

## **A Landscape for Success- Draft Torbay Local Plan. Summary of Consultation Comments Received**

The following provides a headline summary of representations received following widespread consultation, in September – November 2012, on the draft Local Plan. This summary should not be read as being a full list of comments, nor does it represent the Council's position on any issues. A more detailed assessment of responses will be made available, before the end of January, following completion of a comprehensive review of all responses.

There were around 1,000 comments on the Plan, arising from 120 individuals or organisations.

### **General:**

- Consultation on the draft Local Plan generated around 1000 comments, many of which were channelled through Neighbourhood Forums.
- Many comments request minor changes/amendments.
- There is general support for the style of the document but some calls for it to be more specific.

### **Local Residents/Forums**

- Objections to 8-10,000 dwellings being too high and above natural population levels (leading to in-migration)
- Objection that 15,000 jobs are not achievable and will lead to economic in-migration.
- Calls to update evidence base on housing need and suitability of sites ("SHLAA and SHMA")
- Calls for stronger policy of limiting new housing until jobs are created.
- Affordable housing policies should seek more than 30% on large sites.
- Several proposals for "Self Build Affordable Housing" (Shropshire quoted).
- Infrastructure constraints (especially sewerage and roads) and environmental limits mentioned.
- Support for –and call for stronger- environmental protection and sustainability standards policies.
- General support for town centre regeneration and town centre first approach.
- Mixed views on tourism – overall support for reduction of accommodation areas (but some calls to reinstate PHAAs). Some additional suggested Tourism investment areas e.g. Brixham.
- HMOs need more enforcement.
- Fracking (hydraulic fracturing) should be prohibited.

### **Housebuilders/business (private housebuilders and affordable housing consortium).**

- Objections that 8,000-10,000 dwellings is not high enough- fails to meet objectively assessed need and will not reverse Torbay's decline.
- Objections that Plan places too much reliance on brownfield sites and that SHLAA is out of date - need to update evidence.
- Objections that 15,000 jobs are not achievable. Objections that policy re 1.5 jobs per home is not achievable and will impact on viability of development.
- Growth levels proposed will not generate sufficient value to improve infrastructure.
- Concern that range of sustainability/design policies and 30% affordable housing will impose undue cost on businesses/viability.
- Several sites west of Paignton promoted for development, as well as Wall Park, Brixham.

### **External Stakeholders/ Neighbouring Councils**

- Teignbridge DC objection that 8-10,000 dwellings do not meet need and will place pressure on Teignbridge.
- South Hams DC objection about impact of development around West Paignton on A385 and landscape quality. Similar views from Stoke Gabriel Parish Council.
- DCC call for cross boundary working on dwelling numbers and other matters - suggest that Torbay's lower range (8k dwellings) may not be sufficient.
- Continued cross boundary working on waste and minerals is supported.

- General support from Homes and Communities Agency – policies should consider role of institutional investment in affordable homes, and self build housing.
- General support from English Heritage- Plan should proactively support enhancement of historic environment and mention this as a USP.
- General support from Natural England. Special Areas of Conservation (Marine CSAC and south Hams “bat” SAC) warrant strong protection.
- Network rail- support Edginswell station and request S106/CIL contributions towards this.
- Highways Agency- support approach of the Plan
- Torbay Coast and Countryside Trust – General support subject to amendments on environment and Green Infrastructure. Support for biodiversity offsetting.
- RSPB- Object that greenfield expansion could harm wildlife, particularly curlew buntings.
- Environment Agency – Suggest various minor amendments to address flooding, water quality and Green Infrastructure issues.
- AONB Partnership – Support most of plan, but request stronger coastal and countryside protection policies.
- Sport England- Need to update evidence base on sport and recreation needs.
- Torbay Care Trust – Plan should prioritise: active travel, open space, quality food and energy efficient housing to maximise health benefits.
- Woodland Trust – support Green Infrastructure policies. Recommend and increase in woodland as a key element of (green) infrastructure.