



Collaton St Mary Masterplan

Additional Consultation on Access Arrangements

Introduction

This consultation is about options for access into the Collaton St Mary Future Growth Area, and whether there is scope to reduce traffic movements through the village in general.

The area forms a Future Growth Area in Policies SS2 and SDP3 of the new Torbay Local Plan 2012-30 "A landscape for success". Policy SS6.2 proposes online improvements and traffic management schemes at Collaton St Mary. The draft Masterplan was the subject of stakeholder engagement in April 2014 and public consultation in October/November 2014.

However, following the public consultation, there remain several options for gaining access to the site. Therefore, this consultation specifically seeks the views of residents and other interested parties solely on the issue of access arrangements. It does not replace the need for detailed transport assessments and detailed junction/road design at the planning application stage.

Please note that this consultation is not about the principle of development and cannot reopen matters that were part of the Local Plan consultation and Examination. Please also note that comments made at the previous consultation stage on the Collaton St. Mary Consultation Draft Masterplan (October 2014) have been considered by the Council and, together with representations made at this additional stage regarding access arrangements, will inform the final version of the Collaton St. Mary Masterplan SPD which the Council plans to adopt during early 2016.

What this consultation is about

This consultation seeks views on five options for access arrangements. All will need to be considered against their impact on the highway network, safety, and scope to encourage walking, cycling and the use of public transport. In addition the protection of wildlife corridors, especially in the vicinity of the meadow will be a critical consideration.

The Options are:

- 1) Junction arrangement as per draft masterplan with access through Ocean BMW garage with a new link road across the meadow. Stoke Road junction is unchanged.

- 2) The proposed temporary access onto Totnes Road becomes permanent, so that there are two accesses onto Totnes Road (in addition to the proposed access at Torbay Motel). Cycle and pedestrian access only across the meadow and Stoke Road junction is unchanged.

- 3) Access across the meadow via Ocean BMW with new alignment of Stoke Road along the western side of the meadow towards Stoke Gabriel. Rearranged road layout in the village centre with closure of Stoke Road at the Parkers Arms.

- 4) Two accesses onto Totnes Road with cycle and pedestrian access only across the meadow (as per option 2). New alignment of Stoke Road on eastern (Paignton) side of the meadow. Closure of existing Stoke Road junction at Parkers Arms.

- 5) As per option 4, but with vehicular access across the meadow.

The five options are shown in more detail on the attached maps.

Please can we have your comments on which option you prefer, and any other comments about the options, on or before 8th January 2016.

Please note that comments about matters other than the highway layout cannot be considered at this stage.

Please reply by email to future.planning@torbay.gov.uk

Alternatively comments may be sent by post to Future Planning and Transport, 2nd Floor Electric House, Castle Circus, Torquay TQ1 3DR

Next Steps

Comments received on this consultation will be used to inform the final Masterplan. It is intended to adopt the final masterplan as a Supplementary Planning Document in early 2016.

For further information please call: 01803 208814

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Please say which option you prefer:

1)

2)

3)

4)

5)

Do you have other comments on the highway access to the Future Growth Area?

Please make sure comments reach us on or before 8th January 2016.

Please note that comments about matters other than the highway layout cannot be considered at this stage.

Please reply by email to future.planning@torbay.gov.uk

Or send to Future Planning and Transport, 2nd Floor Electric House, Castle Circus,
Torquay TQ1 3DR