

Blatchcombe Neighbourhood Planning Consultation Evening

**Tuesday 16th July 2013
Great Parks Community Centre**

1.0 Introduction

Neighbourhood planning activity in the Blatchcombe Community Partnership area has been varied and in some areas quite detailed over the past 12 months. In addition to the SWOT exercises conducted in stage 1 of the Paignton Neighbourhood Plan, the Paignton Neighbourhood Forum Western Corridor group have undertaken detailed work on the Collaton St Mary part of the ward, and this has been supplemented by the Collaton Village Plan produced by the Collaton St Mary's Residents Association. The Great Parks Estate has participated in a master planning exercise for its forthcoming expansion, and the Foxhole Estate has benefited from the development of a Community Plan drawing upon previous consultations facilitated by Sanctuary Housing.

But there have been some parts of the Community Partnership area that have not been engaged in neighbourhood planning activities.

The purpose of the consultation evening was to:

- i) Offer those residents who had not yet participated a chance to inform the Blatchcombe submission to the Forum
- ii) To prioritise the areas of improvement identified so far in each area
- iii) To solicit feedback on the housing and employment sites identified by the revised Strategic Housing Land Availability Assessment (SHLAA).

To facilitate this 4 separate exercises were run. There were 80 participants on the evening and all were encouraged to participate in each exercise, but people naturally spent more time on the exercise nearest to their residence. The results follow by area.

2.0 Foxhole

2.1 Mapping the future

A map was provided of the area and participants were asked to comment on areas that could be better used on the estate, or areas that need improving. There were two suggestions that emerged.

- Retaining Redwell Lane amenity area. (Comments were: *Keep Redwell Lane site as dog walking & natural play. Keep as Green space. Keep Redwell lane site for the dog walking. Let the Community take over Redwell Lane. Keep Redwell Lane Green.*)
- Keep Smallcombe Road Play Site as a Play site

2.2 Our wish list

Over the last 6 years residents in Foxhole have been asked at various occasions what improvements they would like see come forward in their area. Nine different consultations have taken place including some conducted by local community researchers. These have been grouped together by Sanctuary Housing and have led to a Community Plan with 21 priorities. Participants were asked to prioritise these. Each participant was given 5 votes.

Improvements	Votes
Encouraging people to take a pride in their neighbourhood;	12
Encourage food growing and healthy eating	10
Ensuring the cleanliness and maintenance of green spaces and hard landscaped areas	9
Improving community organising skills - giving residents a voice	8
To raise awareness of health issues within the ward and encouraging healthy lifestyles with a focus on physical and emotional wellbeing;	8
Introduce a range of interesting things for older people to do e.g. computer clubs, horticulture, & opportunities for intergenerational activity;	6
Provide diversionary activities to prevent young people becoming involved in anti-social behaviour or criminal activity	6
Providing information and signposting to services & activities in the area;	5
Improving facilities such as play areas, playing fields, sports facilities	5
Training & volunteering opportunities to ensure quality youth work	5
Provide a greater range of activities at community centres	5
Encouraging volunteering in the community	4
Encourage engagement with young people in terms of their involvement in the management of community facilities	4
Developing projects and activities that support reducing the health gap within the community, across a range of health issues including substance abuse;	4
Considering the parks, green spaces, streets and environment around the area, what it provides and could provide	3
Provide positive role models for young people	3
Encouraging support to those further from the labour market eg life skills.	3
Provide support networks for vulnerable residents	2
Access to clear information about the range of employment and skills support available	2
Working with local employers to encourage targeted recruitment;	2
Providing advice and assistance on budgeting and living independently	1

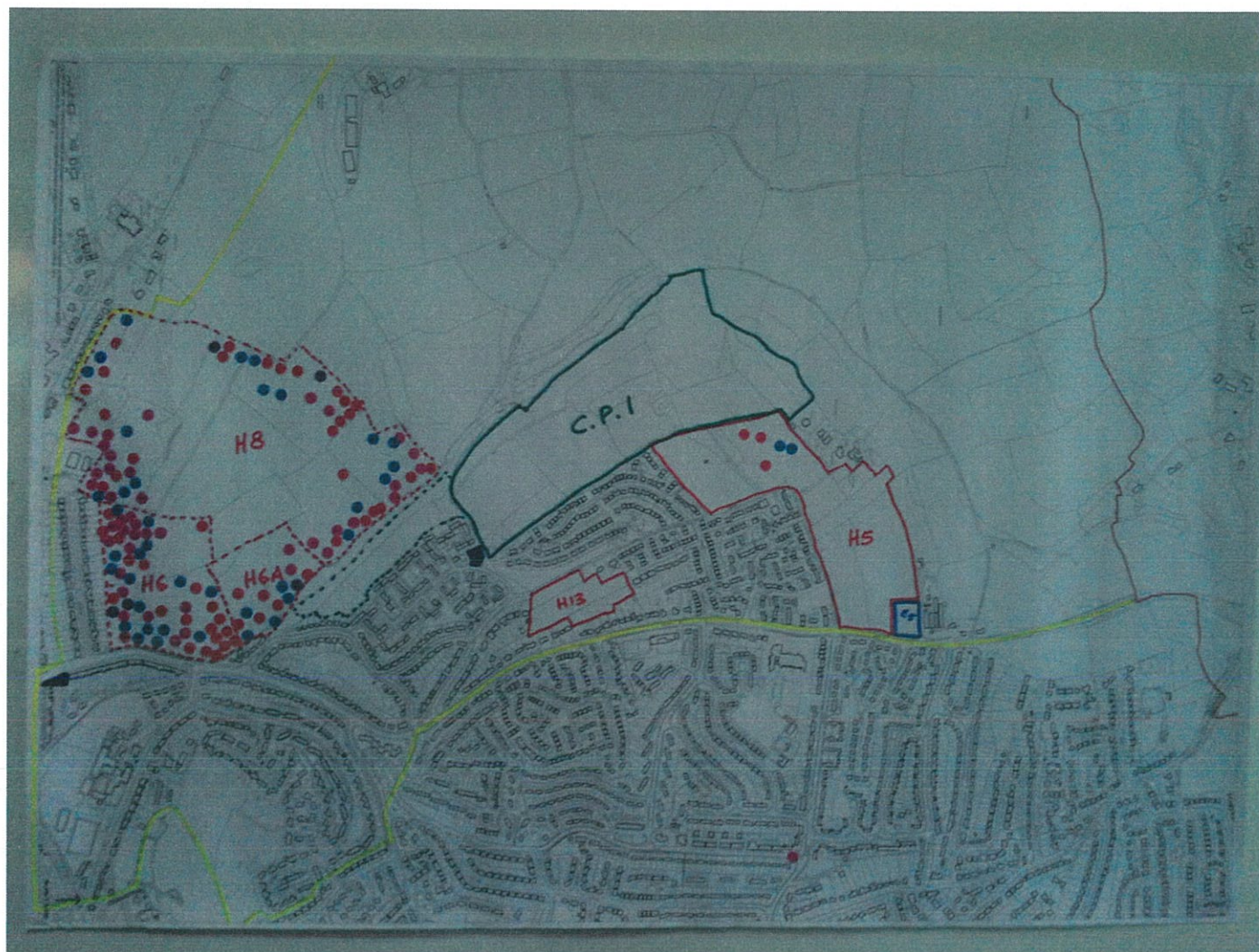
Two participants said all of the above were a priority for the estate.

3.0 Great Parks, Queen Elizabeth Drive and Waterleat

3.1 Mapping the future

Residents were provided with a map outlining the various facilities in the Great Parks, Queen Elizabeth Drive and Waterleat area and proposals for future use (see below). This included areas with existing planning permission, those identified in the current Local Plan and also new areas identified by the SHLAA. Sites marked in red are under consideration for housing (those with bold outlines already have planning consent or are allocated in the existing Local Plan, those with dotted outlines are new proposals), those in blue are employment space, the green area marked CP is a proposed country park.

Participants were given 5 numbered stickers and asked to rank their preferred housing locations with 1 being their most preferred, and 5 their least. In this exercise Great Parks 2 was mostly taken as a given and residents voted on the new possible sites. It was further explained that the areas identified as H6, H6A and H8 were likely to only have a maximum of 30 houses and these would be built to retain the largely rural feel of the area.

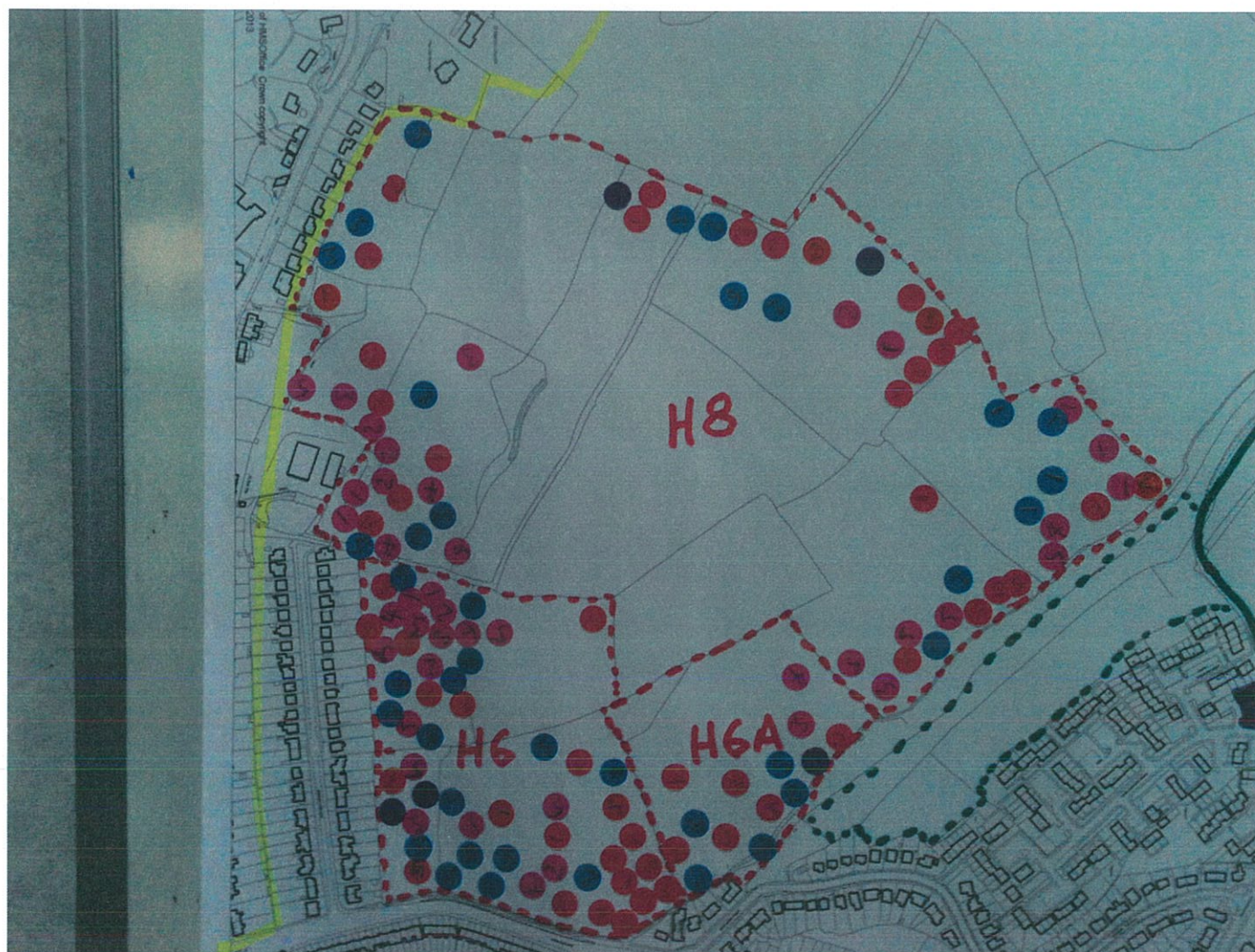


The following table provides a reflection on the preferred locations. To provide some guidance the number of votes for each site has been multiplied by the value on the sticker so in the simplest analysis the lowest value is the preferred location.

Site	Rank of housing locations					
	1	2	3	4	5	Total Value
H5 Great Parks 2	3		1	1		10
H6A	1	3	6	3	1	42
H8 Left hand side middle	4	8	5		2	45
H6 Borough Park Road End	2	2	5	6	1	50
H8 Top right hand corner – Borough Park Road end	10	1	1	3	6	57
H6 Kings Ash Road End (bottom right)	8	4	2	4	6	68
H8 Bottom End – on Kings Ash Road	3	7	7	4	5	79

The following picture shows the Waterleat locations in more detail. Many participants were keen to make clear that they would prefer no housing on the H6, H6A and H8 sites (see also comments in 3.2 below).

(Please note there is no significance to the colour of the stickers below – but they were all numbered 1-5 for preference).



3.2 Our wish list

In the recent master planning exercise Great Parks/QED residents developed the following list of improvements. No additional improvements were added at the consultation.

Great Parks/QED improvements	
Great Parks Country Park	Already planned
A local centre	Already planned
An access route avoiding Cothele Drive	Already planned
Develop with access to views using the contours of the land	Already planned
Good links with the school	Already planned
Have a range of densities of housing keeping the Luscombe Lane more rural in feel	Already planned

Waterleat residents were asked to add to the list of improvements they wanted to see in their area – two suggestions had come through the earlier SWOTs

- Ease congestion on Kings Ash Road
- More community allotments

To this the following comments were added:

- That the suggested 30 houses will not be added to in number!!
- That Borough Park Road will remain a cul-de-sac and will not be opened up at the top for access
- If built behind Borough Park Road due to rain running down hill to houses – not suitable
- Natural resources are being pushed to the very limits already. New development housing, roads will decimate them
- Behind Borough Park Road a very steep field – there will be flooding
- Loss of agricultural land with associated wild life. Houses built on steep slopes would be extremely intrusive in what is a very pleasant landscape – is it worth it for 30 houses?
- Serious thought should be given to the existing wildlife – which is plentiful and we wish to keep it for us and for future generations. Tragically once it is gone it can never be brought back
- It will create traffic problems, flooding for houses/bungalows in Borough Park Road. It's happened in the past
- Totally unsuitable to build on land behind Borough Park Road. Wildlife access, water, sewerage problems will create more problems

4.0 Collaton St Mary and surrounding area

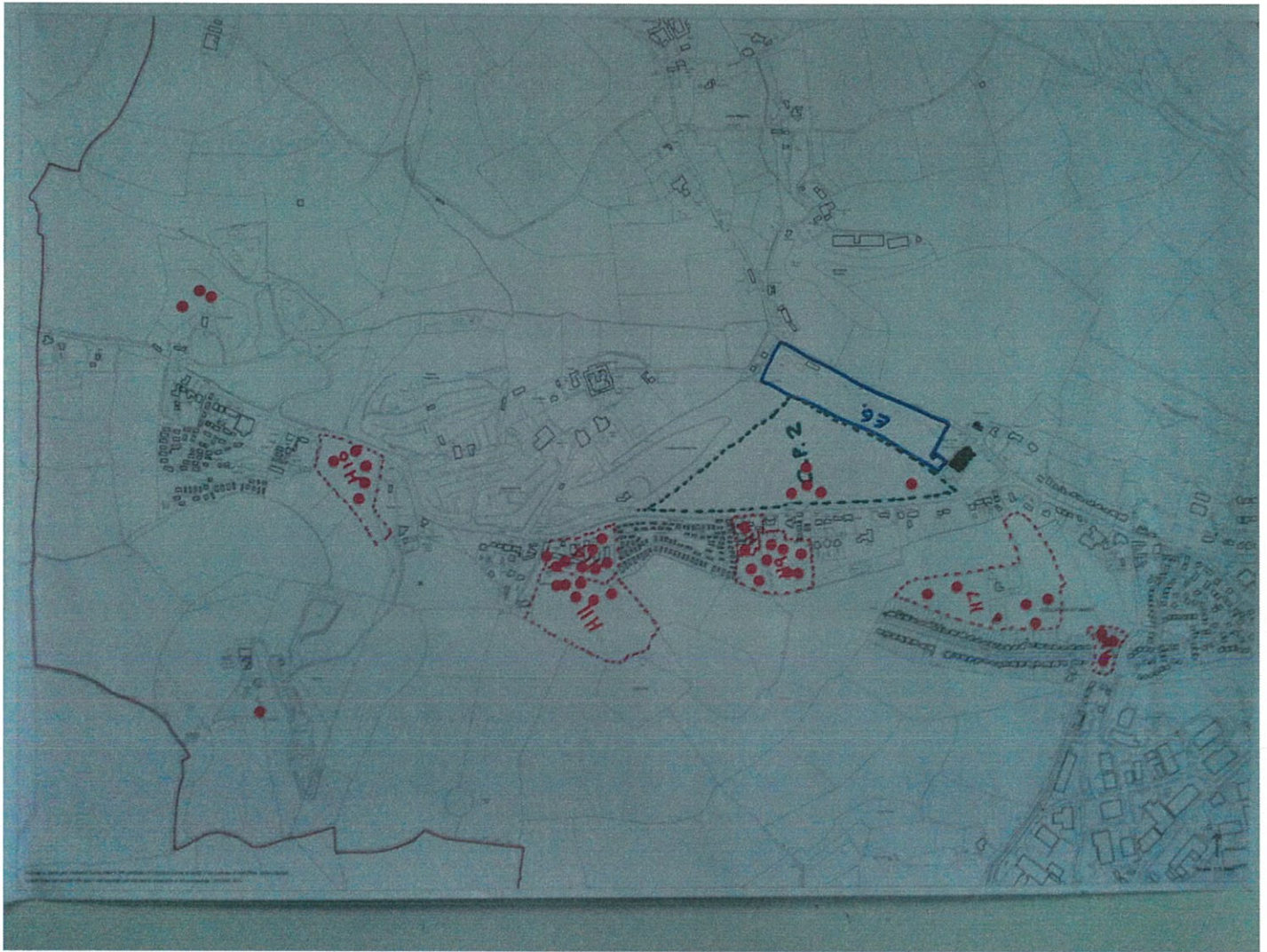
4.1 Mapping the future

Residents were provided with a map outlining the various facilities in their area and proposals for future use (see over page). This included areas with existing planning permission, those identified in the current local plan and also new areas identified by the SHLAA.

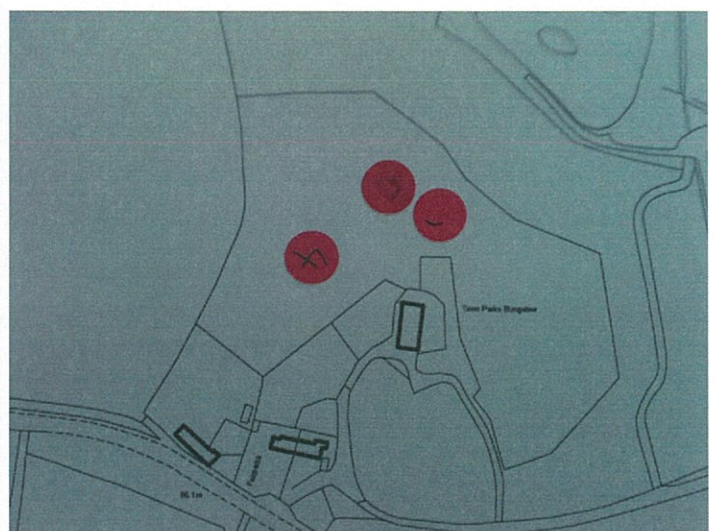
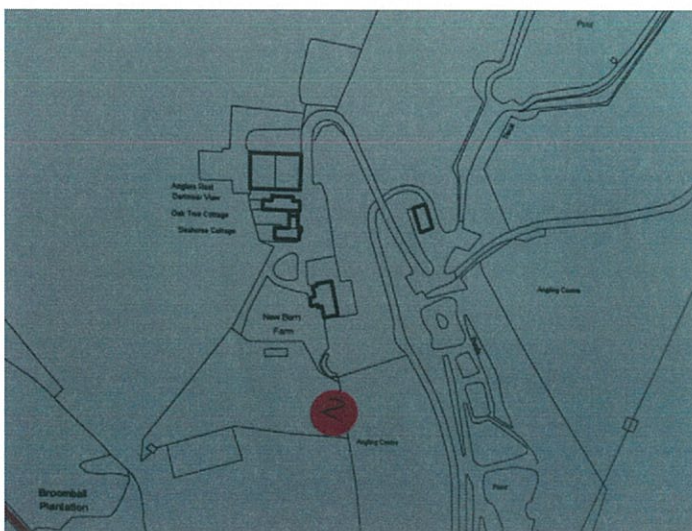
Participants were given 10 numbered stickers and asked to rank the housing locations by placing a sticker on the map with 1 being their most preferred. Sites marked in red are under consideration for housing, those in blue are employment space, the green area marked CP is proposed by local residents as a village green/country park. This is also the site for which Taylor Wimpy has submitted a planning application for housing development.

The following table provides a reflection on the preferred locations. To provide some guidance the number of votes for each site has been multiplied by the value on the sticker so in the simplest analysis the lowest value is the preferred location.

Site	Ranking of housing locations										
	1	2	3	4	5	6	7	8	9	10	Total Value
H15		1	1								5
H14	7	1									9
H11	2	3	1								11
H10		1	2	2							15
H16									2	1	28
H9	1		2		3				1	1	41
H7							3	2		1	47
CP2								1	1	3	47



Two additional sites were also suggested by participants as outlined below.



The following comments were also added to the map:

- Retention of ALL agricultural land – not some ALL unless Grade 4 or 5
- Could green fields be reviewed every 5 years and not designated to housing before needed

- Affordable housing on Council Yard and adjoining around on Borough Road – Council could move down to other yard
- H 16 – 10" deep water over road
- Why designate green fields
- Brown field sites baywide first
- Keep control of developers
- H7 – not suitable, poor access very obtrusive flooding in gardens
- Remember more people need more food – build on agricultural land and starve or pay through the nose for your food
- Support the car boot field becoming a Country Park
- Collaton St Mary's is a village we do not want 'MAJOR' development C.P.2
- We do not require connection from Totnes Road to top end of St Marys Road owing to problems with traffic (commercial) trying to get access
- H14 Motel Site – suitable for redevelopment and bring back into use brown field site
- H14 Brown field so use first – too intrusive
- Town Parks Farm – currently underused
- This land is not brown filed and can be used and may help spread traffic access along the road
- Whatever site you choose it will be built on
- Blatchcombe is getting an unfair amount of housing – 12.3% of 20 year supply over 5 years whilst only 6% of Torbay
- C.P.2 Site 1,2,3,4 would take same as T.W Propose
- Local Council and planners need to maintain control – not developers

4.2 Our wish list

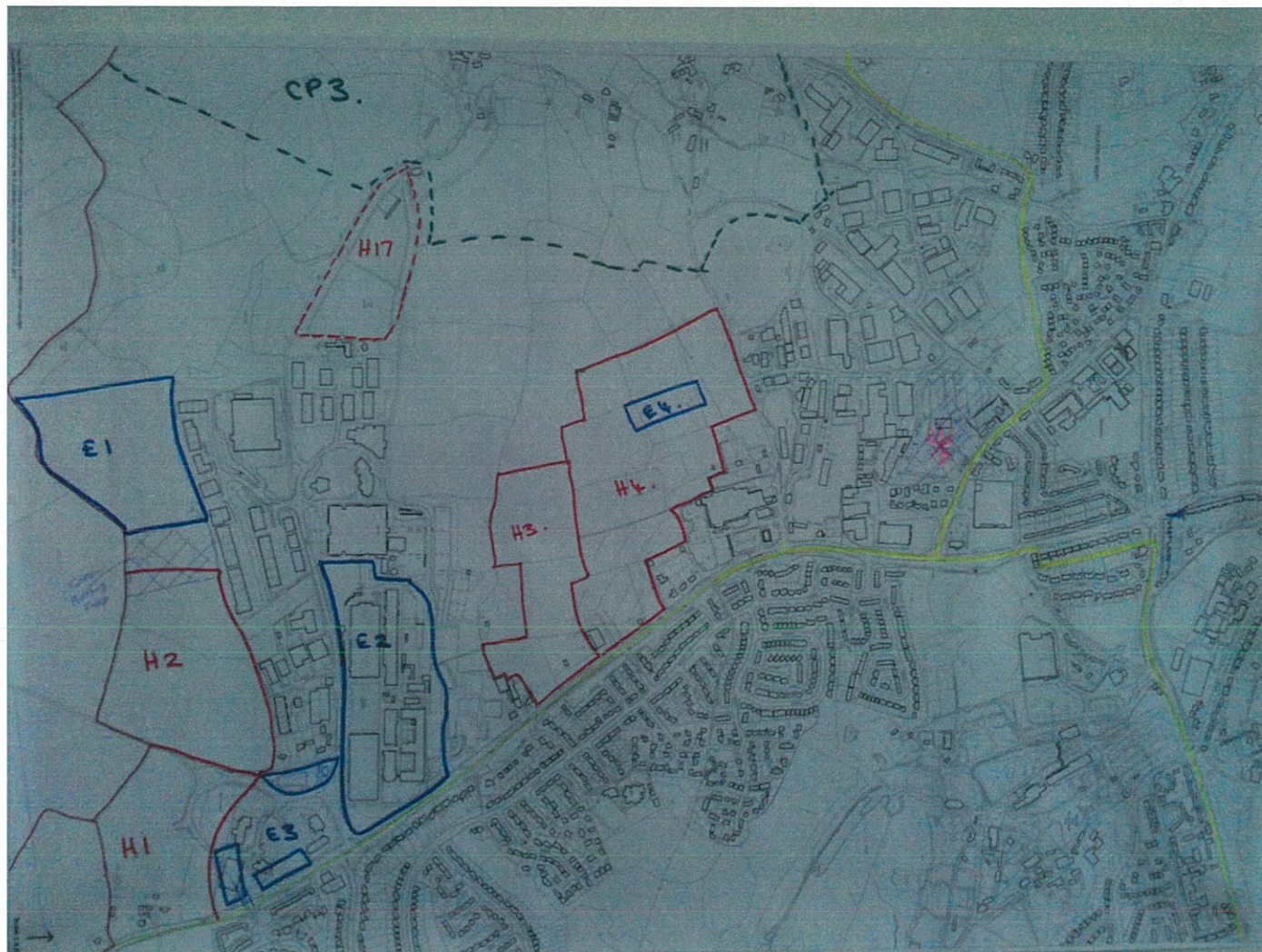
Over the past year residents in Collaton St Mary have identified the following improvements they would like see come forward in their area over the next 5-20 years. Participants were asked to vote for the three they felt were the most important.

Improvement	Votes
Retention of some agricultural land	11
Sustainable traffic flow management	9
A sustainable ecological environment for wildlife, fauna, and our children through the creation of a village country park linked to other green spaces through cycle tracks and bridleways	7
A sustainable flooding, drainage, and sewerage system	4
A village green for fetes and sport events including the once very popular annual dog racing, also a dog exercise area enclosed so that dogs can play/exercise off their lead.	4
Children's play area	2
A village centre / market centre bounded by a pub, post office, village shop and a medical centre perhaps.	
A public sports field for multi-use	

5.0 Yalberton Valley to White Rock

5.1 Mapping the future

Residents were provided with a map outlining the various facilities in their area and proposals for future use. This included areas with existing planning permission, those identified in the current local plan and also new areas identified by the SHLAA. Sites marked in red are under consideration for housing, those in blue are employment space, the green area marked CP is a proposed country park. Those with bold outlines already have planning consent or are allocated in the existing Local Plan, those with dotted outlines are new proposals. Participants were asked to add any comments they had on future land use to the map.



The only comment added was that the Council depot was well placed for a housing development, close to schools, jobs, shops etc. See over page.

(Specific feedback was also given to Cllr David Thomas by residents about the proposed changes to parking on Kings Ash Road in approach to Tweenaway Junction.)



5.2 Our wish list

Over the past year residents in this area had identified the following improvements they would like see come forward over the next 5-20 years. Participants were asked to vote for the three they felt to be the most important. The results follow:

Improvement	Vote
Yalberton Valley Country Park – protecting the valley	20
More employment opportunities for local people	13
Improved road infrastructure	11
More well maintained country walkways	6
Improve broadband speed	4
More local shops	4
More cycle lanes	4
Improve mobile phone coverage	1

The above priorities and suggestions for land use will be used to complement the information already collected for the Blatchcombe part of the Paignton Neighbourhood Plan.

Blatchcombe Community Partnership