

PAIGNTON NEIGHBOURHOOD FORUM

- Blatchcombe
- Clifton with Maidenway
- Goodrington, Roselands & Hookhills
- Paignton Town
- Preston



c/o 34 Totnes Road
Paignton
TQ4 5JZ

11 February 2016

By email to:

Future.Planning@torbay.gov.uk

Scott.Jones@torbay.gov.uk

Torbay Council (FOA Mr Scott-Jones)

Planning and Development Services

2nd Floor Electric House

Castle Circus

Torquay TQ1 3DR

**Redevelopment of Torbay Motel, Totnes Road, Collaton St.Mary,
Paignton: Planning Application P/2015/0709**

Dear Mr Scott-Jones

On behalf of the Paignton Neighbourhood Plan Form I write to bring the following to your attention in respect of the above planning application.

Would you please treat these as interim comments as it is recognised that the scheme is an evolving one.

They include views that were expressed at a well attended public meeting in Collaton St Mary on 30 January 2016 and a further meeting is planned to understand this very important scheme.

The Neighbourhood Development Plan being produced by the Forum under the relevant legislation supports in principle the redevelopment of this site. It is recognised that the existing complex of buildings have come to the end of their useful life and residential redevelopment would be an appropriate alternative

However there is considerable concern that the existing scheme appears to have the following deficiencies:

Foul Water disposal

It is understood that the existing complex is the equivalent of 8 dwellings. The proposal on Drawing 602/10E shows 33 dwellings which mean it would appear that capacity is required for an additional 25 dwellings.

This is a very substantial increase given the serious constraint on sewerage capacity that exists in Collaton St Mary where there are existing properties that already have to rely on septic tanks, and where foul water flooding into property downstream occurs.

No indication has yet been found in the application that demonstrates how the foul water disposal will be achieved. As you will be aware, this requirement to demonstrate

the solution is required under Policy W5 of the Torbay Local Plan adopted by the Council on 10 December 2015 following an extensive examination in public and Modifications by the Inspector.

Surface Water disposal

The proposal appears to make use of oversized pipes beneath the proposed road network to achieve additional capacity in time of heavy rainfall and flood. However, it appears also that the proposal is to connect surface water overflow to the water course to the south east corner of the site behind the existing homes fronting onto Totnes Road.

Serious flooding occurs downstream of the site from time to time and there is the very real risk that this scheme could make the situation much worse.

There is a clear need for an infrastructure delivery plan that shows how this site and the further possibility of development to the east will prevent the situation from arising.

Traffic and access

There are three aspects that cause concern.

First, the internal road layout on Drawing 602/10E appears not to have taken sufficient account of the needs of the mobile homes park to the east. The layout appears to show that all traffic, including Council refuse vehicles, delivery vehicles, emergency service vehicles and movement of mobile homes, must rely on access via Road B.

However, the drawing appears also to show a fence line across the connecting route at the eastern end of both Road B and C and a ground level crossfall that would be challenging.

All of the above vehicles and residents use the existing route through the site to gain access.

Second, It is not clear how existing access by farm vehicles and residents will continue to gain access to the field to the south of the site. No reference to this need appears to have been incorporated into the scheme.

Third, the opportunity has not been taken to introduce a sight line at the access point immediately to the west of the site. The present access emerges onto Totnes Road is at a 'blind' point due to the existing wall. Repositioning a short length of the existing wall at Plot 1 shown would enable provision of a sight line to improve safety.

Appearance

This is a critical consideration in maintaining the present 'identity' of Collaton St Mary in terms of the village feel that it has.

There is concern that by having the new homes backing onto Totnes Road that the wall along Totnes Road will not be sufficient along its whole length to screen the clutter and washing lines that normally are associated with any homes. Plots 1 and 2 in particular show ground and finished levels that give particular cause for concern. These proposed properties at least need to be re-orientated to avoid the problem.

By including farmland into the scheme along the south west boundary, the existing tree belt is removed and replaced by the description of 'ecology buffer' and ground

excavation. This appears to result in the removal of soft landscaping on rising ground that currently adds to the rural backcloth to the present site and is a negative feature of the scheme.

Given the importance of this application and to the future of the wider area, may I please ask you to keep me informed of any further change that may be made to the scheme to resolve the above issues or any other matters that may arise. I am sure you would be very welcome to attend the next public meeting if you are willing and able to do so.

Yours sincerely

David Watts

Chairman, Paignton Neighbourhood Plan Forum

c.c. Mike Parkes, Forum Secretary