

PAIGNTON NEIGHBOURHOOD FORUM

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



c/o 34 Totnes Road
Paignton
TQ4 5JZ

24 February 2016

By email: To Mayor Oliver and all Torbay Councillors
Torbay Council
Town Hall
Castle Circus
Torquay
TQ1 3DR

Dear Mr Mayor and all Councillors

Council Meeting 25 February 2016: Agenda Item 15
Re: Proposed Collaton St Mary Masterplan Supplementary Planning Document

On behalf of the Paignton Neighbourhood Forum, I am writing to bring the following information to your attention in addition to the Council reports published:

- 1) The Paignton Neighbourhood Development Plan being produced by the community as the approved body will supersede the SPD as planning policy in accordance with planning legislation following the Neighbourhood Plan Referendum stage.
- 2) The Neighbourhood Forum has received confirmation in writing from the Council that the housing trajectory included in the Draft Paignton Neighbourhood Plan is in general conformity with the strategic policies of the adopted Local Plan as required by the statutory Regulations;
- 3) The provision included is for more than 2,300 homes that greatly exceeds the 5 year rolling requirement of the NPPF, at the very least until the required Local Plan Review date of 2020/21 and beyond, **without** the need to include the Greenfield land shown in the proposed SPD;
- 4) The adopted Local Plan policies as modified by the Inspector are based on a net growth of jobs being provided in tandem with the additional homes. Official figures confirm that net Job numbers have declined by 1,800 from the base figure in the adopted Local Plan.
- 5) There continues to be unanswered questions on the deliverability of key components of infrastructure, habitat impact and resolution of flooding problems in the proposed SPD area, as acknowledged in the Council report.

An Independent Assessor is required to be appointed by the Council in agreement with the Forum to assess the Neighbourhood Plan. This will include the above. It is important to ensure that the Council is fully aware of this.

Yours sincerely

David Watts

Chairman, Paignton Neighbourhood Forum

cc

Mike Parkes, Forum Secretary

Strategic Planning Office, Torbay Council