

PAIGNTON NEIGHBOURHOOD FORUM

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



c/o 34 Totnes Road
Paignton
TQ4 5JZ

4 May 2016

By email to:

Planning@torbay.gov.uk

Torbay Council

Planning and Development Services (FOA Ms Carly Perkins)

2nd Floor Electric House

Castle Circus

Torquay TQ1 3DR

Dear Ms Perkins

Planning Application P/2016/0188: Proposed sports pavilion and associated development – Amended description - Land West of Brixham Road Paignton

I refer to the Public Notice in the Herald Express on 14 April 2016 requesting any comments to be submitted to the Council by 4 May 2016.

On behalf of the Forum please note that there is objection to the lighting proposed for two principal reasons:

- 1) Detrimental effect on the habitat of the protected Greater Horseshoe Bat in particular given the location of the site within the South Hams SAC. Greater Horseshoe Bats are known to be very light sensitive. A full Habitat Regulation Assessment should be completed reflecting all of the proposed changes, along with an appropriate and satisfactory mitigation action plan, before any formal approval is granted. Any mitigation measures proposed must also be demonstrated to be deliverable in perpetuity by formal guarantee via S106 Agreement.
- 2) Detrimental impact on the nearby Area of Outstanding Natural Beauty. The AONB extends over a large area. Light pollution, including cloud reflection, has the potential to be seen from a wide area and many villages, including on the opposite banks of the River Dart e.g. Cornworthy.

There is also doubt that it is appropriate to make a decision on this application as a discharge of a condition given that the introduction of a significant lighting scheme has materially altered the original scheme approved in outline.

Yours sincerely

David Watts

Chairman, Paignton Neighbourhood Plan Forum

c.c. Mike Parkes, Forum Secretary