

23rd May 2018
Our Ref: CJ/17.8093

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Mr David Watts
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Dear Mr Watts,

LAND NORTH OF TOTNES ROAD, COLLATON ST MARY, PAIGNTON PRESENTATION OF FUTURE DEVELOPMENT PROPOSALS

We write on behalf of our client, Bloor Homes (South West) Limited, in respect of future development proposals at Land North of Totnes Road, Collaton St Mary.

We would like to formally invite you as Members of the Neighbourhood Forum and Members of the Ward Council to a presentation of the future development proposals for the above site.

We are seeking to hold the presentation within the forthcoming weeks, preferably the week commencing 18th June 2018. We would therefore be grateful if you can write back to us to confirm your availability at a time that suits you.

Background and Planning Policy Context

Policy Context

The site comprises a 10.5 ha area of land that consists of a series of open green fields to the north of Totnes Road, which is predominantly a rural settlement sitting on the edge of the wider Paignton urban area.

As you will be aware, the site forms part of the Future Growth Area under Policy SS2 of the adopted Torbay Local Plan. This policy identifies the area as being able to accommodate development during the latter part of the Plan. In light of this, Policy SDP3 - Paignton North and Western Area, and specifically, sub Policy 3.3, sets out the extent of development. It identifies scope for approximately 460 homes in and around Totnes Road to meet future housing need.

It is proposed within the adopted Collaton St Mary Supplementary Planning Document that land to the north of Totnes Road is to come forward as the final phase of development. However, it is recognised that a standalone scheme could be delivered earlier without negatively impacting upon the other phases should the need arise sooner.

Pre-Application Discussions

Bloor Homes has already engaged with the Local Planning Authority and has entered into pre-application discussions with the Council, where the principle of development was discussed and established with Council Officers.



The Officers recognised the need for the development and set out the constraints and opportunities associated with the development at the site that would need to be considered when an application is submitted to the authority.

Development Proposals

The intention is to submit an outline planning application with all matters reserved except for access during the mid-part of 2018. The detailed design of the scheme has yet to take place and it is anticipated that the final quantum of development may be subject to change prior to the application's submission.

The proposal is likely to be for approximately 150. No dwellings (including affordable housing) with significant landscaping proposed to the rear of Borough Park Road, adjacent to Kings Ash Road, as well as the necessary drainage and highways infrastructure. A new access is to be provided directly onto Totnes Road via a new junction arrangement.

Presentation

The main purpose for seeking this meeting is to present the proposed layout and approach to the site's development and inform of Member / Neighbourhood Forum of the process and timescales related to the application's submission.

It is therefore proposed that the Member's presentation will cover the following:

- Background to Proposals.
- Development Proposals.
- Pre-Application Discussions & Community Engagement.
- Technical Considerations.

Following the end of the presentation, we will hold a brief Question & Answer session where we address any queries by Members / Neighbourhood Forum.

The presentation forms part of a wider community consultation strategy, where an online public exhibition will be held, to provide the opportunity for members of the public to provide their comments to inform the proposals. This process will include a leaflet drop to neighbouring occupiers surrounding the application site, inviting local residents to view the proposals online and to provide their comments in writing.

Summary

In light of the above, we trust this information is to your satisfaction, however should you require any further information please do not hesitate to contact me.

We look forward to hearing from you in due course to confirm your attendance.

Yours sincerely



Boyer

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