

**Public Participation Statement – PART 2  
Regulation 12 (s) Town and Country Planning (Local Planning)  
(England) Regulations 2012**

December 2015

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**About this statement**

This Public Participation Statement (Part 2) follows a previous, earlier Public Participation Statement which details how the community was involved in the preparation and development of the Torquay Gateway (Edginswell) Masterplan SPD prior to the formal Regulation 13 consultation which was carried out in November 2014 in accordance with the Town and Country Planning (England) (Local) Regulations 2012. This statement (Part 2) deals specifically the formal Regulation 13 consultation in terms of persons consulted, issues raised and how those issues were addressed. Both statements should be read in conjunction with each other as well as the SPD itself for a full understanding of public participation throughout the process.

**Public consultation in accordance with Regulation 13 of the Town and Country Planning (England) (Local) Planning Regulations 2012 [As Amended]**

The Council consulted formally on a draft version of the then titled 'Torquay Gateways Masterplan Consultation Draft' document for a four week period between Monday 27 October 2014 and Monday 24 November 2014. This consultation followed an extensive period of public engagement and involvement in preparing the draft document (see earlier Public Participation statement (October 2014))

**Persons consulted and general publicity during formal public consultation stage**

The Council holds a database of persons who are consulted regarding Spatial Planning documents. This database contains a list of specific and general consultees containing persons and organisations who have expressed interest in being consulted on planning policy matters or have been identified as having a specific interest. Appendix 1 to this document contains a full list of persons contacted via letter or e-mail and were asked for comments on the draft SPD.

The consultation documents were placed on the Council's website as well as hard copies in Libraries and Connections Offices in Torbay. A public notice was placed in the local newspaper and a press release issued. Presentations were made to local community groups including the Neighbourhood Forums and the business community.

**Summary of representations made at formal consultation stage – Regulation 13 of the Town and Country Planning (England) (Local) Planning Regulations 2012 [As Amended]**

<b>Name</b>	<b>Organisation</b>	<b>General comments</b>	<b>Detail</b>	<b>Torbay Council response</b>
Alex Scholefield	Torbay Coast and Countryside Trust	Concerns over Greater Horseshoe Bat impacts and biodiversity impacts	<ul style="list-style-type: none"> <li>• Further surveys of bats required</li> <li>• Links of new cycle routes with Occombe/Cockington trail could be referenced as well as with wider cycling network</li> <li>• Biodiversity value of GI improvements are queried due to potential impact of recreational pressures in this area</li> <li>• Loss of habitats may necessitate off-site compensation and to ensure overall net gain in biodiversity</li> </ul>	Comments noted. Further ecological surveys will need to be carried out as part of the preparation for detailed development proposals for the site. Text added to make the need for further assessment clear and requirements for a net gain in biodiversity (page 17)
Carole Box	CPRE Torbay	Objection to principle of development at Edginswell	<ul style="list-style-type: none"> <li>• Edginswell area should be retained as agricultural land and its current role as open landscape (reference to existing Local Plan designation as AGLV)</li> </ul>	Principle of development is dealt with through the new Torbay Local Plan and not this SPD. Landscape character comments noted and have informed design concept for masterplan.

David Stuart	English Heritage	General comments and observations regarding clarity of influence of heritage on the masterplan	<ul style="list-style-type: none"> <li>• Additional clarity sought regarding historic landscape character, strategic setting of the area and the identification/analysis of the heritage interest of the area</li> </ul>	<p>The Masterplan SPD will work in conjunction with the new Local Plan. Historic and heritage issues have been taken on board as part of the consideration of a detailed evidence base which underpins local plan making. This includes identifying assets of historical importance and taking full account and responding fully to them. Specifically the design concept and retention on a significant 'green gap' will safeguard the special character of Edginswell Hamelt.</p>
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Shaun Pritchard	The Environment Agency	Objection/general comment regarding impact of business park on flooding	<ul style="list-style-type: none"> <li>Concerns over impacts of business park development on edge of floodplain within flood zone 2 and 3. The location could present conflict with national policy and provision of SUDs could be compromised in this location</li> </ul>	Comments noted. Further detailed drainage and flooding assessment will need to be carried out as part of detailed development proposals, though overall strategy for Edginswell Business Park is considered to be sound at this stage but subject to further very detailed assessment. Modifications to layout may be required.
Gavin Bloomfield	RSPB	General comments	<ul style="list-style-type: none"> <li>RSPB request involvement in the design of off-site mitigation for Cirl Bunting habitats</li> </ul>	Noted
Sarah-Jane Barr	Devon & Cornwall Police	General comment regarding further detail and recognition of crime and disorder	<ul style="list-style-type: none"> <li>Principles of Crime Prevention through Environmental Design (CPTED) should be incorporated relating to: access and movement; structure; surveillance; ownership; physical protection; activity; management and maintenance</li> </ul>	Comments noted. Masterplan proposals are fully compatible with Principles of Crime Prevention through Environmental Design and will need to be transposed further through detailed planning development proposals later on.
Joe Keech	Devon County Council	General support and observations	<ul style="list-style-type: none"> <li>Support for cycle link proposals (alternative option also suggested)</li> <li>No education impact on DCC proposals envisaged</li> </ul>	Noted

Laura Horner	Natural England	Comments relating to further information/clarification in respect of a number of ecology considerations, which have been highlighted	<ul style="list-style-type: none"> <li>• Lowland Meadow - loss of priority habitat will result from the development</li> <li>• Hedgerows - masterplan does not appear to have considered the effects of removing hedgerows. Natural England standing advice and further survey work required.</li> <li>• Cirl Bunting mitigation in the form of compensatory land should be identified as part of the plan and in accordance with the emerging new Local Plan</li> </ul>	Masterplan SPD needs to be read in conjunction with new Local Plan and with the knowledge that further detail will be forthcoming through development proposals. Further detail added to page 17 of Masterplan to make clear need for further surveys and adherence to standing advice in respect of detailed development proposals. Net gain in biodiversity is set out in Local Plan and NPPF. Further compensation land in addition to that outline in masterplan, as required, will be identified if needed.
Rob Newman	On behalf of Torbay business representatives	Strong support for masterplan	<ul style="list-style-type: none"> <li>• Support for employment proposals at Edginswell</li> </ul>	Noted.

Roger Arscott	On behalf of landowner at Moles Lane (Kingsland)	Object to allocation of employment as opposed to residential land at Moles Lane	<ul style="list-style-type: none"> <li>• Had not been involved in the masterplanning process up until late-on</li> <li>• Feel that Moles Lane should be residential land rather than employment, arguing that sufficient employment space is available at Edginswell Business Park and Kerswell Gardens</li> <li>• See early delivery of the land as part of Phase 1</li> </ul>	Employment is important at Moles Lane to deliver strategy set out in Local Plan (quantum of employment). Update - Note that since this representation, the Council has had further detailed and positive discussions with this consultee and are in further discussion regarding delivery of the masterplan.
James O'Dwyer	Individual	General comments	<ul style="list-style-type: none"> <li>• Suggest school should be to north of site</li> <li>• Desire to ensure affordable housing is spread amongst the residential development rather than in one location</li> <li>• Edginswell Station should be located nearer to Edginswell rather than Torbay Hospital</li> </ul>	School location is restricted due to topography. Comments noted re. affordable housing and this development should seek to secure mixed and balanced communities. Edginswell train station location not specifically part of this SPD.
Leon Butler	Individual	General comments relating to concerns	<ul style="list-style-type: none"> <li>• Suggests that Torquay Neighbourhood Forum was not a formal consultee and production of masterplans pre-empts the Torquay Neighbourhood Plan</li> <li>• There should be a greater emphasis on jobs rather than housing</li> </ul>	Update - it has been acknowledged that Torquay Neighbourhood Forum <b>was</b> formally consulted on this Masterplan SPD. The Torquay Neighbourhood Forum is supportive of the Masterplan.

**Schedule of changes made to the consultation draft Torquay Gateways Masterplan document (October 2014) and now contained within the final version called Torquay Gateway (Edginswell) Masterplan SPD (December 2015)**

<b>Key</b>
<ul style="list-style-type: none"> <li>• Purple text = Instruction regarding an alteration</li> <li>• Black text = existing text to remain</li> <li>• Strikethrough = remove text</li> <li>• Red text = additional/new text</li> </ul>

<b>Page number (inc. paragraph number, figure, etc. where relevant)</b>	<b>Detail of changes</b>	<b>Comment on modification (where needed)</b>
Page 1 (Title page)	<ul style="list-style-type: none"> <li>• Remove 'Consultation Draft' watermark</li> <li>• Change title from '<del>Gateways Masterplan</del>' to '<b>Torquay Gateway (Edginswell) Masterplan</b>'</li> <li>• Remove 'October 2014' title</li> </ul>	
Page 2	<ul style="list-style-type: none"> <li>• Remove box of text beginning '<del>Important note to the reader</del>'</li> </ul>	
Page 3	<ul style="list-style-type: none"> <li>• Colours of titles within Contents list need to be updated to match the coloured sections within the rest of the document.</li> </ul>	
Page 4	No specific changes	
Page 5	<ul style="list-style-type: none"> <li>• <b>1.1.1.</b> - Change second paragraph to read "<del>The brief for both sites is included in Appendix 1 but</del> <b>The main thrust of the masterplan is to:</b>"</li> <li>• <b>1.1.1.</b> – Change third paragraph to read "The process of producing the masterplans <del>has been carried out over a 6 month period and</del> has included..."</li> <li>• <b>1.1.1.</b> – Change third paragraph to read "... (refer to Section 3)..."</li> <li>• <b>1.1.1.</b> - Add another sentence at end of third paragraph to read '<b>This masterplan covers Torquay Gateway.</b>'</li> <li>• <b>1.1.2</b> – Edit first paragraph to read "<del>With A</del> high class natural environment..."</li> <li>• The text in the purple ribbon on this page relates to the town centre rather than the Gateway area so would suggest changing text as follows: "In order to rise to the challenges of the 21<sup>st</sup> Century and to improve Torbay's commercial and</li> </ul>	

	<p>retail position, it is proposed that Torquay retains its role as the core shopping area, but that it needs to develop as a multi functional centre with improved retail and new commercial and residential floorspace. Torquay Gateway is an important area for the sustainable growth of Torquay. As well as providing much needed new homes and jobs, there will be opportunities to improve transport connectivity and green infrastructure. The highest quality of design will need to underpin what will create a special sense of place and community.”</p>	
Page 6	<ul style="list-style-type: none"> <li>• The text on the left of the page is difficult to read as it interferes with Figure 2. Perhaps it could be ‘boxed’ with a different coloured background to make it clear.</li> <li>• Change second paragraph from “The Council identified the land to the east of Hamelin Way as an ‘Area of Search’ a ‘Future Growth Area’ in the emerging Local Plan”</li> <li>• Change second paragraph (right side of page) as follows: “The northern area is the partly completed Edgismwell Business Park, accommodating a range of established businesses and it is here that Tesco are currently appealing a refused application for a large format store and dotcom facility.”</li> </ul>	
Page 7	<ul style="list-style-type: none"> <li>• 2.1. – Change title to ‘The National Planning Policy Framework’ rather than ‘The Purpose of the Masterplan Document’</li> <li>• 2.1. - Change second paragraph to read “It is desirable that local planning authorities should have an up-to-date development plan in place. And part of these plans is supportive guidance such as the gateway and town centre plans. This masterplan helps to articulate the vision for the regeneration of the town centre as underpinned by both the Council’s current Local Plan and its emerging, new Local Plan.</li> <li>• 2.1. – Change fifth paragraph with first and second bullet points as follows: “For plan-making the presumption means that Local Planning Authorities (LPA) should positively seek opportunities to meet the development needs of their area. For decision making the presumption means For decision making the presumption means approving applications that accord...”</li> <li>• 2.1. - Change last paragraph as follows: “Policies in Local Plans should follow the approach for the presumption in favour of sustainable development. In addition, the application of the presumption will have implications for how communities engage in neighbourhood planning.</li> </ul>	



	Neighbourhoods should:"	
Page 8	No specific changes	
Page 9	<ul style="list-style-type: none"> <li>• <b>2.2.</b> - Remove first paragraph and replace text with "Torbay Council's new Local Plan, <i>A Landscape for Success</i>, will replace the current Adopted Torbay Local Plan 1995-2011 and provide a framework for guiding development and investment across Torbay for the next 20 years. This masterplan builds on the policies within <i>A Landscape for Success</i> for growth and development in Torquay Gateway which, together with the Torbay Economic Strategy, represents the strategic objectives of what this area should become."</li> <li>• Remove all text relating to SDT2 Torquay Town Centre (all text on page) and replace with reference to SDT3 Torquay Gateway, as follows:   <b>"Policy SDT3 – Torquay Gateway</b>   Torquay Gateway is an important area of growth for Torquay. In addition to providing new homes and jobs, there will be opportunities provided through strategic developments to improve connectivity for pedestrians, cyclists, public transport and motor vehicles within the area and to the town centre. High quality design that reflects the strategic context of closely situated but distinct development sites will be important to the area's functional success. This is particularly important considering the opportunities to provide place-making improvements.   The South Devon Link Road is a key piece of strategic infrastructure to support both short-term (including existing sites with planning permission) and long-term growth in this part of Torquay as well as the rest of Torbay. A range of sites are identified to support future growth. In particular, the Edginswell Future Growth Area has been identified for a large mixed-use development which could deliver around 550 homes and up to 37,600 square metres of employment space (subject to masterplanning). The site is developable but needs to be masterplanned to show how the necessary infrastructure can be delivered to unlock this development. An outstanding level of design will be needed due to the scale and location of the site. The effective provision of green infrastructure will be provided as part of the development to improve the accessibility of greenspace in the area, improve connections between communities, manage flood risk (particularly minimising run-off into Aller Brook) and maintain and enhance the strategic green gap between Torquay and Kingskerswell.</li> </ul>	
Page 10	<ul style="list-style-type: none"> <li>• <b>2.3.</b> – Slightly alter first paragraph to read "The Torquay</li> </ul>	

	<p>Neighbourhood Plan <del>has been</del> <b>is being</b> developed in parallel with the Torbay Local Plan being prepared by Torbay Council. More than that, each plan informs and strengthens the other. The local plan (titled “a landscape for success”) provides the big picture for the whole Bay, and the neighbourhood plans for Brixham, Paignton and Torquay <b>will</b> add detail about local outcomes, projects and sites.”</p> <ul style="list-style-type: none"> <li>• <b>2.3. - Slight addition to second paragraph</b> – “...All Current Community Partnerships (CP) statements...”</li> <li>• <b>2.3 – Change fourth paragraph</b> as follows: “The Gateway masterplan area falls within the Shiphay and The Willows CP area. <del>The Town Centre masterplan area lies within Tormohun, which incorporates the Torre and Upton CP and the Town Centre groups. A smaller but significant part of Ellacombe (around Market Street) is also included, and a portion of Wellswood (around the Imperial Hotel just along from the harbour).</del>”</li> <li>• <b>2.3. – Change fifth paragraph</b> as follows: “The plan, in common with the local plan, covers the period from now until 2032 and beyond. The development proposals it contains relate to <del>the period of up to 2027 in compliance with the local plan’s development horizon</del> <b>and further articulate how and where Torquay will develop.</b>”</li> </ul>	
Page 11	<ul style="list-style-type: none"> <li>• <b>Change first line to read</b> “The plan has the following policies related to the <del>town centre and the</del> Gateway”</li> <li>• <b>Remove all paragraphs related to Transport and Movement (3 in total). Instead add more detail from the merging Neighbourhood Plan relating to Gateway Design and Principles as follows (cut and pasted from the draft NP):</b></li> </ul> <p><b>GATEWAY DEVELOPMENT AND DESIGN PRINCIPLES</b></p> <p>The gateway area is a natural focus for development interest. It lies at the entrance to Torquay and the wider Bay area. It will be increasingly well connected as the South Devon Link Road is completed and a new local railway station is provided at Edginswell.</p> <p>Successful development of the area will require a comprehensive master-planning approach. This plan does not specifically identify site proposals, but the opportunity exists now to establish some basic principles to guide the future design and planning of the area and help ensure that it contributes to the sustainability and well-being of existing neighbourhoods and the whole town.</p> <p>The overarching principle of development in the Gateway area should be to engender structured growth which will support</p>	

	<p>existing neighbourhood centres at Shiphay and Barton, with housing developments focussed around the emerging district centre at The Willows and where appropriate creating new small local centres as part of new developments.</p> <p>The plan establishes principles for the planning, design and development of sites at the gateway.</p> <p><b>Development at the Gateway should conform with an approved overarching masterplan for the area and include a detailed masterplan for each development area demonstrating:</b></p> <ul style="list-style-type: none"> <li>- good pedestrian, cycle and vehicular connectivity to adjoining sites and existing neighbourhoods, enhancing existing local centres at Shiphay, Barton and The Willows</li> <li>- quality housing design, heights and density appropriately related to their local context (higher density town houses and terraces around local centres with detached homes towards the edge of neighbourhoods)</li> <li>- a mix of uses including employment and community facilities, open space and retail at key junctions or focal points</li> <li>- mixed building footprints (size and design) in local centres to enable a wide range of shop, business and community uses</li> </ul> <p><b>Opportunities for infill development in and around The Willows district centre will be promoted in order to enhance its design distinctiveness and sense of place.</b></p> <p><b>Development at the Gateway shall contribute both directly through its good design and indirectly through financial contribution to the creation of a striking, significant and attractive entrance to Torquay with improved public realm and public art.</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Label the Figure</a></li> </ul>	
Page 12	<ul style="list-style-type: none"> <li>• <b>3.1. – Alter first paragraph (now second paragraph) as follows: “The first stage of the consultation and engagement process took place during the production of the first draft masterplan and included the following:</b> <ul style="list-style-type: none"> <li>- 1<sup>st</sup> Public Exhibition</li> <li>- 1<sup>st</sup> Stakeholder Workshop</li> <li>- 2<sup>nd</sup> Public Exhibition</li> <li>- 2<sup>nd</sup> Stakeholder Workshop</li> <li>- <b>An <del>SurveyMonkey</del> online survey (to support the 2<sup>nd</sup> Public Exhibition) ran from the May to August 2014.</b></li> <li>- <b>A number of stakeholder meetings with the following organisations – various groups including – Torquay Neighbourhood Forum, business owners in Edginswell, land owners in Edginswell, developers in the town centre as well as numerous other local community</b></li> </ul> </li> </ul>	

	<p>groups and representatives.</p> <ul style="list-style-type: none"> <li>• <b>3.1.</b> – Insert this additional paragraph at the end of this section (after the Objectives) “A second stage of consultation took place on the draft consultation masterplan and was carried out in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Torbay Council’s Statement of Community Involvement 2014. The consultation ran for four weeks from 27 October to 24 November 2014. The draft masterplan was advertised and placed for consultation on the Council’s website and at public libraries and buildings across Torbay. Consultation bodies were notified in writing. Public notices and news articles appeared in the local news media and public consultation events took place in conjunction with the Torquay Neighbourhood Forum and with local business representatives. Representations and comments made on the consultation draft masterplan have been taken into account in changes made to this final version.”</li> <li>• <b>3.1.</b> – Change third paragraph to read: “Through the process of talking to stakeholders, councillors and the community, the town’s aspirations have been found to include:”</li> </ul>	
Page 13	<ul style="list-style-type: none"> <li>• <b>3.1.</b> – Change last sentence to read: “A full summary of the outputs from the various consultation events stages can be found in Appendix 2 a separate document, on the Council’s website.”</li> <li>• Remove first paragraph on ‘Movement’ as this relates to the town centre, not the Gateway.</li> <li>• Add a new paragraph as follows:  <b><u>Critical issues to address:</u></b>  ‘The Gateway is designed so as to: <b>Avoid the creation of sub-urban Sprawl</b> Ensuring that the urban extension has a character and connects with the existing community to enhance the existing area and respond to the rural outlook o Avoid the creation of unconnected streets and isolated land use parcels <b>Creating a centre</b> Ensuring that there is a natural centre to the scheme which could be connected to existing facilities or create new ones that serve both the new</li> </ul>	

	<p>development and existing residents.</p> <p><b>Sustainability and Infrastructure</b>  Ensure that there is sufficient infrastructure to cope with the increased population density health, education, access, shopping etc)  Provide the opportunity for sustainable life styles, recycling and biodiversity.</p> <p><b>Movement</b>  Consider the possibility of a new station at Edginswell  Ensure that pedestrian, cycle and public transport links are provided</p> <p><b>Landscape</b>  Protect views and respect ridgelines on this urban / rural edge.</p> <p>As such development in the Torquay Gateway area will facilitate:</p> <ol style="list-style-type: none"> <li>1. The enhancement of a strong sense of community and place through the effective design and layout of homes and the provision of local facilities;</li> <li>2. Provision of a range of residential schemes that offer a mix of housing types;</li> <li>3. Creation of employment space, delivered in the early stages of development, designed to meet identified economic growth sectors;</li> <li>4. Essential transport and utilities infrastructure, including green infrastructure, and appropriate links;</li> <li>5. A suitable range of recreational, leisure and tourism facilities;</li> <li>6. High quality design standards that embrace sustainable and energy efficient construction techniques; and</li> <li>7. Appropriate phasing to ensure overall a balanced provision of jobs, homes and infrastructure'</li> </ol>	
Page 14	<ul style="list-style-type: none"> <li>• Change title to clarify it is 'The Gateway' rather than 'The GatewayS'.</li> </ul>	
Page 15	<ul style="list-style-type: none"> <li>• Label the figure</li> <li>• Change title of number 2 to "Edginswell Business Park – The Riviera Gateway"</li> </ul>	
Page 16	<ul style="list-style-type: none"> <li>• Label the figure</li> </ul>	
Page 17	<ul style="list-style-type: none"> <li>• Label the figures (including reference within the text to both Figures)</li> <li>• Add sentence at end of text to state that "Further detailed Phase 2 habitats surveys and other ecological assessments will be required. Natural England's standing advice should be followed with regards to assessments. Any loss of habitats may necessitate off-site compensation to ensure</li> </ul>	

	<p>an overall net gain in biodiversity. The proposals within this masterplan are subject to these assessments and any required off-site compensation being further identified and delivered.”</p>	
Page 18	<ul style="list-style-type: none"> <li>• There are a couple of typos in the existing paragraphs – please re-read and correct.</li> <li>• Add line to final paragraph to read “Water attenuation will need to be considered. The vast majority of the site lies within flood zone 1 but special attention (supported by flood risk assessments) to providing Sustainable Drainage Systems (SUDS) and Water Sensitive Urban Design (WSUD) will be required, particularly due to the scale of development and particular topography in this area.”</li> </ul>	
Page 19	No specific changes	
Page 20	<ul style="list-style-type: none"> <li>• Title should read ‘4.4’ Access rather than ‘4.3’</li> <li>• Inset new paragraph at beginning of this section as follows: “The failing of much of the northern area of Torquay is as a consequence of the lack of connectivity, the lack of walkable neighbourhoods, the segregation of uses and the sprawl of monotonous housing estates. It is critical that this be changed and that connected places, with integrated mixed use facilities and improved local facilities are provided in order to create a sea change in urban planning in this area of Torquay.”</li> <li>• Label the figure (also including reference within the text to the Figure and pages)</li> <li>• In paragraphs headed ‘Vehicular’ and ‘Rail’ correct references to kms distances.</li> <li>• In seventh paragraph, remove line referring specifically to commuters to Exeter, so that it reads as follows: “...The gateway site is very close to this junction and will therefore be highly accessible and desirable for new homes and jobs to be seen as a strategic housing site for commuters to Exeter and beyond once the road is open...”</li> </ul>	
Page 21	No specific changes	
Page 22	<ul style="list-style-type: none"> <li>• Change sub-title to “4.5 Land Uses”</li> <li>• Change sub-title to “4.6 Local Facilities &amp; Land Use”</li> <li>• Label the figures (including reference within the text to the Figure)</li> </ul>	
Page 23	<ul style="list-style-type: none"> <li>• Label the figures (including reference within the text to the Figure)</li> <li>• 4.7 – there is a reference to the water main but no figure to show its location. If this is included, use the following image as a basis for the illustrated figure to show location of the main</li> </ul>	

Page 24	<ul style="list-style-type: none"> <li>Label the figure (including reference within the text to the Figure)</li> <li>First sentence, change to "...This delivers 500-550 homes and 19000 sq metres of employment space..."</li> <li>Sixth bullet point down, change sentence to read "Provide S.U.D.S (Sustainable Drainage Systems) Ponds within the valley alongside a variety of WSUD (Water Sensitive Urban Design) measures throughout the development to prevent downstream flooding"</li> <li>Eighth (and ninth) bullet point down, I think this should be split into two bullets</li> <li>The Concept Plan would benefit from a Key. Please include.</li> </ul>	
Page 25	No specific changes	
Page 26	No specific changes	
Page 27	No specific changes	
Page 28	No specific changes	
Page 29	<ul style="list-style-type: none"> <li>Could the paragraphs relating to each design parameter be formatted differently so that they stand out more, e.g. boldening the subtitles</li> </ul>	
Page 30	<ul style="list-style-type: none"> <li>Change first paragraph as follows: "<del>Carbon neutrality</del> <b>Low carbon use and climate resilience</b> should be seen as <b>an key objectives</b> for the <b>Gateway</b>. <b>For example</b>, new development in the <b>Gateway</b> should demonstrate the use of sustainable building techniques to ensure high levels of energy efficiency <b>and consider in detail options for the massing, orientation and use of new buildings in order to support low carbon lifestyles and limit the likelihood of summertime overheating...</b>"</li> <li>Add additional paragraph titled 'Health' as follows: "<b>Health:</b> there are opportunities to positively influence the wider determinants of health through development at the <b>Gateway</b> through promoting healthy lifestyles, encouraging a leptogenic (as opposed to obesogenic) environment that supports physical activity and access to healthy food. This masterplan has sought to provide opportunities to support a healthy environment. Detailed development proposals should be screened to identify if a further Health Impact Assessment is required (which could be incorporated as part of EIA if required)."</li> <li>The final paragraph appears to be missing some text as it stops mid-sentence</li> </ul>	
Page 31	<ul style="list-style-type: none"> <li>The first sentence (and paragraph) on this page, needs to be looked at so it reads more clearly – there are a couple of gaps in the text.</li> </ul>	
Page 32	<ul style="list-style-type: none"> <li>Label figures and references to the figures within the text</li> <li>Change first paragraph to read as follows: "...This could <del>well</del> <b>be subject to</b> change depending on the developer approach but this <del>is</del> <b>strategy is</b> based on the <b>Edginswell Valley area being delivered in a homogenous way which unlocks the</b></li> </ul>	

	<p>wider site for development and support the early delivery of employment land as set out below; the following criteria;”</p> <ul style="list-style-type: none"> <li>• Add text to fourth bullet point in Phase 1 as follows: “Employment land to the south could come forward early due to its close proximity to Marldon Road. If viability was a barrier to delivering employment in this area (south of Moles Lane) consideration of using developer contributions from the wider Edginswell Valley area and/or Section 278 agreements to help deliver site infrastructure will be considered. Alternatively, some mixed-use development to enable delivery of employment uses may be considered.”</li> </ul>	
Page 33	<ul style="list-style-type: none"> <li>• Amend title to read: “Edginswell Business Park - ‘The Riviera Gateway’”</li> </ul>	Feedback from local businesses suggested a name like this could help market the site better.
Page 34	<ul style="list-style-type: none"> <li>• Include a completed reference to distance (...kms) within third paragraph.</li> <li>• Label Figure</li> </ul>	
Page 35	<ul style="list-style-type: none"> <li>• Label Figure and re-format the Key as part of it appears to be cut-off and not visible</li> <li>• Change first paragraph as follows: “...The remainder of the site is undeveloped and has been promoted previously for a large retail foodstore. Those proposals were not supported by the Council and refused planning permission on appeal. The Local Plan supports the use of high quality B1 employment space in this area.” subject to a current application for a circa 70,000 sq ft food store and additional B1 offices which was refused by the Council and is due to go to Appeal in October 2014....”</li> </ul>	
Page 36	<ul style="list-style-type: none"> <li>• Label Figure and references within the text to the figure</li> </ul>	
Page 37	No specific changes	
Page 38	<ul style="list-style-type: none"> <li>• Change first paragraph as follows: “There could be 3-4 storeys but the volume is may be limited by the road capacity onto Riviera Way so would need to be subject to more detailed Highway capacity analysis.”</li> </ul>	
Page 39	No specific changes	
Page 40	No specific changes	
Page 41	No specific changes	
Page 42	<ul style="list-style-type: none"> <li>• Label figure</li> </ul>	
Page 43	<ul style="list-style-type: none"> <li>• Label figure</li> </ul>	
Page 44	No specific changes	
Page 45	<ul style="list-style-type: none"> <li>• Change first paragraph to read as follows: “The Council have identified the land to the east of Hamelin Way as an ‘Area of Search’ a Future Growth Area in the emerging Local Plan...”</li> <li>• Add additional text to first paragraph under Funding heading as follows: “....This masterplan expands on the Local Plan which sets out the quantum of development that</li> </ul>	



	<p>this Future Growth Area should deliver, forming a fundamental part of the local strategy for what sustainable development means in Torbay. This masterplan tests and shows how those various land uses can be delivered in order to achieve the best outcomes in terms of place-making. Where necessary, the Council should seek to use Section 106 agreements and other mechanisms in order to secure the necessary quantum of housing, employment and other infrastructure outlined in this plan. This will help support delivery of the key elements across the masterplan area, which are likely to come forward as separate development proposals.”</p>	
Page 46	<ul style="list-style-type: none"> <li>Amend second paragraph as follows: “The aim is to create an urban village, <b>delivering quality new homes and employment</b>, that is sustainable and an exemplar community that will set the standard for future developments in the town.”</li> </ul>	

**APPENDIX 1 – List of persons consulted by letter and/or e-mail as part of Regulation 13 Stage consultation on Torquay Gateway (Edginswell)**

**SPD**

**Table 1 : List of ‘specific’ consultees invited to engage in plan preparation at Regulation 13 Stage – October 2014**

<b>Title</b>	<b>Given Name</b>	<b>Family Name</b>	<b>Position</b>	<b>Company / Organisation</b>
Mr	William	Comery	Corporate Affairs Manager	3
Mr	Gordon	Jennings	Chairman	Barton and Watcombe Community Partnership
Mr	George	Thomson	Vice Chair	Blatchcombe Community Partnership
Mr	Andy	Tucker	New Sites	British Telecom
Mr	Dave	Hodgetts	Chairman	Brixham Community Partnership
	Jackie	Stockman	Chair	Brixham Peninsula Neighbourhood Forum
Ms	Ki	Barnes	Town Clerk	Brixham Town Council
Mr	Adam	Billings	Chairman	Churston Galmpton & Broadsands Community Partnership
c/o	Tracey	Cabache	Community Partnership Support Officer	Clifton & Maidenway Community Partnership
	Consultee			Coal Authority
Mr	Leon	Butler	Chair	Cockington, Chelston & Livermead Community Partnership
Mrs	G	Hermesen	Clerk	Coffinswell Parish Council
Mr	Martin	Gill	Architectural Liaison Officer	Devon & Cornwall Constabulary
Mr	Joe	Keech	Regional and Strategic Planning Coordinator	Devon County Council
		Administration Team		Devon Fire and Rescue
Mr	James	Roden	Secretary	Ellacombe Community Partnership
Mr	David	Stuart	Historic Areas Advisor	English Heritage SW Region
Mr	Ian	Hooper		Environment Agency
Mr	Marcus	Salmon	Sustainable Places Planning Specialist	Environment Agency
Mr	Dean	Auton	Chair	Goodrington, Roselands & Hookhills Community Partnership
Mr	Chris	Garcia	Chief Executive	Heart of the South West Local Enterprise Partnership
Ms	Marilyn	Martin	Chair	Hele and Lower Barton Community Partnership
Mr	Ian	Parsons	Network Manager Planning	Highways Agency

Mr	Matthew	Stead	Investment and Regeneration Manager (Torbay)	Homes and Communities Agency
Mrs	Jackie	Lamont	Clerk	Kingskerswell Parish Council
Mrs	Emma	Illingworth	Clerk	Kingswear Parish Council
Ms	Lisa	Antrobus		Local Access Forum
		Marine Consents Team		Marine Management Organisation
Mr	David	Eeles	Clerk	Marldon and Berry Pomeroy Parish Council
Ms	Ginny	Hall	Senior Planner	Mono Consultants Limited
Dr	Stefan	Preuss	Town Planner	National Grid
Ms	Sarah	Jennings		Natural Devon - Local Nature Partnership
	Natural England	Consultation Service	Consultation Service	Natural England
Mr	Jeremy	Eaton	Town Planner (Western)	Network Rail
Mr	Peter	Foster	Head of Aquisitions	O2
Ms	Gemma	Bridges	Community Liason	Orange
Mr	David	Watts	Chair	Paignton Neighbourhood Forum
Ms	Louise	Gilson	Chair	Paignton Town Community Partnership
Mr	Tony	Hogg	Police and Crime Commissioner	Devon & Cornwall Police
Ms	Gesche	Buecker	Chair	Preston Community Partnership
Ms	Eunice	Porter	Secretary	Shiphay and the Willows Community Partnership
Mr	Graham	Swiss	Forward Planning Manager	South Hams District Council
Ms	Sarah	McFarlane		South West Peninsula Health Authority
Mr	Martyn	Dunn	Development Co-ordinator	South West Water
Ms	Rachel	Ives	Secretary	St. Marychurch & District Community Partnership
Cltr	John	Robinson		Stoke Gabriel Parish Council
Mrs	Joyce	Annal	Clerk	Stokeinteighhead Parish Council
Mr	Simon	Thornley	Service Manager -Spatial Planning and Delivery	Teignbridge District Council
Mr	Tony	Page	Head of Policy and Heritage	Teignbridge District Council
Ms	Rose	Freeman/Mr Mark Price	Planning Assistant	The Theatres Trust
Mr	John	Carwardine		T-Mobile

Ms	Caroline	Dimond	Director of Public Health	Torbay Care Trust
Mr	Damian	Offer	Director	Torbay Coast and Countryside Trust
Ms	Susie	Colley	Chair	Torquay Neighbourhood Forum
Mr	Paul	Turner	Chair	Torquay Town Centre Community Partnership
Ms	Susie	Colley	Chair	Torre and Upton Community Partnership
	Plant Enquiries	Team	Plant enquiries team	Virgin Media
Mr	Brian	Truman	National Planning Manager	Vodafone
		Plant Protection Team	Plant Protection Team	Wales & West Utilities
Mr	John	Rawson	Chairman	Wellswood & Torwood Community Partnership
Mr	Tim	Seabrook	Manager - Torbay	Western Power Distribution (South West)

**Table 2 : List of 'general' consultees invited to engage in plan preparation at Regulation 13 Stage – October 2014**

Title	Given Name	Family Name	Position	Company / Organisation
Ms	M	Martin	Manager	1st Replacement Windows Company Limited
		Unknown		Acorn Youth & Community Association
Mr	Adrian	Gee	Designer	ADL Design
Mr	Richard	Brett		AG Design
Ms	Anna	Clark	Senior Planner	Age UK
Mr	A	Schelestynsky		Alder King
Mr	Steve	Anderson	Planning & Development Consultant	AM Schelestynsky
				Anderson Planning & Development Consultant
				Anglian Home Improvements Conservatories
Mr	Robert	Pain		Anglian Home Improvements Windows
Mr	Tim	Hines	Planning Consultant	Architect
Mrs	Pauline	Roberts	Proprietor	Atkins
Mr	Arthur	Christian	Chairman	Atlantis Holiday Apartments
				Babbacombe & St. Marychurch Traders

Mr	Simon	Wills and Mr. Mike Rhodes	Proprietor	Babbacombe Model Village
Mr	Cormac	O'Keefe	General Manager Imperial Hotel	Barcelo Hotels (UK) Ltd
Mr	Matthew	Twiggs	Conservation Officer	Barn Owl Trust
	Andrea	Hardy		Barnardos
Mr	Tim	Larner		Barratt Homes
Ms	Jean	Cope	Secretary	Barton and Watcombe Community Partnership
Mr	Mark	Harris		Barton Willmore Partnership
Mrs	P	Trayhorn		Battery Gardens Group
				BBH Chartered Architects Ltd
Mr	Edward	Bence	Proprietor	Berry Head Hotel
Ms	Claire	Jeavons	Unknown	Beverley Holidays
Mr	Andrew	Easton and Mr. Alan Taylor	Proprietor	Blue Chip Vacations
Mr	Micheal	Buxton	Town Planner	Bovis Homes Ltd-SW Region
Mr	Antony	Procter	Property Developer	Bowrain Construction
Mr	Neil	Mantell		Boyer Planning
The	Manager			Bradfield Routledge Associates
Mr	Chris	Baxter		Bradley's Land Dept.
Ms	S	Renshaw		Brewery Park Friends Group
Mrs	C	Hodgetts		Brixham 21 Regeneration/Heritage
	Penny	Lewis		
Mr	John	Smith	Chairman	Brixham in Bloom/Town Action Group
Mr	Robbie	Robinson	Spokesperson	Brixham Regeneration Focus Group
Mr	Rick	Smith		Brixham Trawler Agents Ltd
Mr	Steven	Freer	Secretary	Broadsands & Elbury RA
Mr	Richard	Anderson	Senior Planner	Broadway Malyan
Mr	P	LeMar		Brunel in Torbay Trust
Mr	Tom	Hyde		Building Research Establishment
The	Manager			Burke Associates
Mr	Richard	Cuming	Proprietor	Bygones

Ms	Jenny	Waggett			Campaign for Better Transport
Ms	Claire	Cain		Campaigns Officer	Campaign for Real Ale (CAMRA)
Mr	John	Hartley		Chairman	Campaign To Protect Rural England
Mr	Justin	Haden			Carers Consortium
		Unknown			CB Design
The	Manager				CHAD Disabled Information Service DIS
Mr	Simon	Blake		Director	Charles Blake & Associates
Ms	Louise	Graham		Chair	Chelston Parks Friends Group
Ms	E	Luxton			Chelston Tenants' & Residents Association
Ms	Angela	Neil		Centre Co-Ordinator	Chestnut Heights Community Association
	Caroline	Jones			Children's Society
Mr	Christopher	Chillcott			Chillcott's
Mr	Chris	Thomas			Chris Thomas Ltd
		Unknown			Christopher Curtis Associates
Mr	Christopher	Stacey			Christopher Stacey Architecture
	Jill	Read			Coalition of Disabled People South Devon
		Unknown			Coastal Windows & Conservatories UK Ltd
Mr	Leon	Butler		Chairman	Cockington Village Residents Association
	Collaton St Mary Res. Association				Collaton St Mary Res. Association
Mr.	James	Edwards			Colliers Cre
Mrs	C	Palfrey			Compton Vale Residents' Association
The	Manager				Construction Design Schemes
Mr	Mischa	Eligoloff			Creative Torbay Residents and Visitors Services
Mr	Robert	Belcher			Crossways Shopping Centre
Ms	Alison	Priestley			CSJ Planning
Mr	Liam	McGrath			CVA Torbay
		Unknown			Darren Simner Architecture
Mr	Chris	France		Director of Planning & Sustainable Development	Dartmoor National Park Authority

Mr	Mark	Tyrrell			Deeley Freed Estates Ltd
Mr	Derek	Butler	Planning Consultant		Derek Butler Bsc Hons
Ms	Clare	Rutherford	CABE Assistant		Design Solutions
Mr	Marc	Moser			Design Solutions
Mr	Edward	Bright	Assistant Planner		Development Planning Partnership DPP
Mr	Tim	Jones	Chairman		Devon & Cornwall Business Council
Mr	Gareth	Jones			Devon & Cornwall Housing Association Ltd
The	Manager				Devon Community Housing Society Ltd
Ms	Leanne	Crawford	Administrator		Devon Conservation Forum
Mr	James	Wyeth	Chairman, Planning & Transport Committee		Devon Conservation Forum
Mr	Ian	Bateman	Climate Change Officer		Devon County Council
Mr	Jim	Masters	Devon Maritime Forum Coordinator		Devon County Council
Mr	Malcolm	West	Conservation Officer		Devon Gardens Trust
Mr	Paul	Hawthorne			Devon School of English
Mr	Bill	Broadbent	Conservation Officer (Planning Policy)		Devon Wildlife Trust
Dr	Ed	Moffatt	Assistant Diocesan Secretary		Diocese of Exeter
The	Manager				Drayton Studio Design Associates
		Unknown			East Devon District Council
		Unknown			EJW Architects
	Melanie	Border			English Riviera Geopark
	Carolyn	Custerson			English Riviera Tourism Company
		Unknown	Planning Services		Exeter City Council
Ms	Tessa	Saunders	Planning Assistant		Exmoor National Park Authority
Ms	Kate	Matthews	Assistant Planner		FirstPlan
Mrs	L	Corrall			Force for Change Environmental Trust
Mr	G	Thompson	Chairman		Foxhole Community Association
Mrs	E	Britton			Foxhole Forum
Mr	A	Franks			Franks'
Mr	Paul	Howard	Chairman		Friends of Armada Park

Mr	D	Lilley	Chair	Friends of Furzeham Green
Ms	V	Barnes	Marketing Manager	Friends of Paignton Zoo
Mrs	K	Hawkins		Friends of St Anne's Hall
Mr	Alan	Griffey	Torbay Co-Ordinator	Friends of the Earth
Mrs	R	Coveney		Friends of the Pilgrim
Mr	Alex	Wilson	Development Surveyor	Fulfords Land & Planning
Ms	Ann	Morris		Fuse Architecture
		Unknown		G F Simmons
Mr	Gordon	Batten	Assistant Secretary	Galpton Residents Association
		Unknown		GAP Architecture
Mr	Alan	Hindley		George Wimpey
Mr	Andy	McMullan		Gerald Eve
		Unknown		Global Windows
Mr	Mark	Axford		Goadsby & Harding Commercial
		Unknown		Graham T Thursfield MCIQB
Mr	M	Drake		Great Parks Community Association
Mr	Leonard John & Pamela Joan	Endicott c/o Mr Mepsted		Great Parks H1.13 (Haldene)
Mrs	Beryl	Perrin		Great Parks Residents' Steering Group
Mr	Philip	Beamont	Acting for Dr J Endicott	GreatParks H1.13A (Haldene/Endicott)
Ms	Paula	Hermes		Green Party & Transition Torbay
Mr	Jason	Parry		Grosvenor Hotel
	Jackie	Francis		Groundwork (Devon & Cornwall Programme Manager)
Ms	Mel	Higgs		H & H Caravans
		Unknown		Haldons Chartered Surveyors
Mr	Andrew	Birch	Senior Planner	Hallam Land Management
Mr	Anthony	Champion	Partner	Halls (Worcester) LLP
Mr	Peter	Hope		Harbour Gifts
Ms	M	Gifford		Hele Village Community Association
Mr	Mark	Bevan		Hoburne Torbay



Mr	Peter	Fanon & Mrs. Gail Fannon	Proprietor	Howden Court Hotel
Mr		Howes		Howes Architects
Mr	Roy	Kinder & Mrs Janet Kinder		Hudson's Bay Holiday Apartments
		Unknown		Ian Hobson Design
Mrs	V	Groom		Ilsam Neighbourhood Group Groundwork
Ms	Lorrie	Layne		Imagine Group
Mr	Tom	Darwall-Smith	Assistant Planner	Indigo Planning Limited
Mr	Chris	Jewell	Hon Secretary	Inland Waterways Association
Mr	Marcel	Venn	Land Director	Inox Group -SW Regional Office
		Unknown		Kay Elliott Architects
Mr	Nick	Powe		Kents Cavern Ltd
The	Manager			KH Design
Mr	Michael	Wellock	Managing Director	Kirkwells Consultants
Ms	Jenny	Offord	Senior Planner	Knight Frank LLP
Mr	Dean	Jones		LAL Torbay
Mr	Stephen	Robinson		Land at Yalberton
Ms	Liz	Weaver	Policy and Research Officer	Level Consulting Ltd
Mr	Dave	Poolman		LGBT Group
				Lincolnshire Automatics Ltd
Ms	Elaine	Hayes	Director	Living Coasts
		Unknown		M & S Cladding & Window Systems
Mr.	Malcolm	Kingdon		Malcolm Kingdon Architectural Services
Mr	Mike	Smith	Manager- Torquay & Brixham Marinas	Marina Development Limited
		Unknown		Martin Cox MBEng
				Mccarthy & Stone Retirement Lifestyles Ltd
Mr	Len	Lindon		Melba House B & B
Dr	Sarah	Wollaston		Member of Parliament
Mr	Adrian	Sanders		Member of Parliament
Mr	Lewis	Perkins		MENCAP

		Unknown			Michael Bailey
	P.J.R	Michelmore	Chartered Surveyor		Michelmore
		Unknown			Mid Devon District Council
		Unknown			Mike Richards Architects
Mr	Mike	Smith	Planning and Design		Millwood Homes
		Unknown			MTA Architects
		Unknown			Narracotts
	Chris	Easthaugh	Secretary - NAED Devon Area Federation		National Association of Funeral Directors
Mrs	Alice	de la Rue	Planning Officer		National Federation of Gypsy Liaison Group
Mr	Paul	Bates			Newgrove
Mr	R W	Keyes	Secretary		Newton Abbot Civic Society
		Unknown			North Devon District Council
Mrs	L	Gilson			North Goodrington Action Group
Mr	John	Winstanley			Northern Trust Ltd
Mrs	Margaret	Carswell	Chair		Oakridge MGT. Co.
		Unknown			Oliver Green Partnership
Mr	Lee	James			OurGlass, Cockington
Mr	Andrew	Pooley			Paignton & Dartmouth Steam Railway
Mr	T	Moss			Paignton Preservation Society
Mr	Simon	Tonge and Ms Pippa Craddock			Paignton Zoo
Mr	Matt	Purdom	Director		Park Holidays
Mr	John	Britton			Parkbay
	Jan	Anderson	Researcher		PCL Planning Ltd
Mr	Nigel	Bennetto	Director		Peluma Ltd
Mr	Adam	Chambers	Chief Executive		Peninsula Enterprise Business Link Devon & Cornwall
Mr	Shaun	Pettitt	Strategic Land Manager		Persimmon Homes South West
Mr	C	Moore			Plandscape
Mr	Peter	Orban	Manager		Planning Aid South West
Mr	Alexander	Bateman	Planner		Planning Bureau Limited

Mrs	Tanny	Stobart			Play Torbay
Mr	James	Carter		Property Manager	Plymouth & South West Co-op
Mr	Jonathon	Bell		Head of Development Planning	Plymouth City Council
Mr	Kes	Osborne			Premier Inn
Mr	Laurence E	Buckley		Secretary	Preston Down Trust Charity
Ms	Wendy	Bennett		The Manager	Princess Theatre
Ms	Maggie	Bolt		Director	Public Art South West
Mr	Mark	Luck			Public Arts South West
Mr	Kevin	Dudman			Rainbox Café
Ms	Usha	Garrattley		Secretary	REACH and Ellacombe Parks
The	Manager				Riviera Housing
Mr	Nicholas	Hayward (&Miss Camilla Yerbury)		Planning Director	RPS Planning, Transport & Environment Ltd.
	RSL Planning Consortium				RSL Planning Consortium
Mr	Gavin	Bloomfield			RSPB
Ms	Mabel	Cheung			RSPB
		S W Parkes Architects			S W Parkes
Sergeant	Richard	McLellan		Crime Reduction Sergeant	Safer Communities Torbay
Ms	Rachael	Powell & Kirsty Passmore		Information & Communication Officer	Safer Communities Torbay
	Chairman				SAIF
					Sainsbury's Supermarkets Ltd
Mr	Neil	Clements			Sanctuary Housing Association
Mr	Jonathan	Steele			Savills
Miss	F	Pickering			Savills
Ms	Katie	Walker			Savills (L & P) Exeter
Mr	Mark	Chugg			Savills Exeter
Mr	Nick	Jones			Savills Exeter
Mrs	Tina	Edgell		Hon Secretary	Scotts Meadow Project Group
Mrs	Helen	Welsh			Sea Spray Restaurant

Mrs	Alex	Scholefield			Sea Torbay
Mr	Chris	Howell	Director		Seaway Insurance
Mr	Steven	Briggs	Planner		Smiths Gore
Mr	A B	Bell			Social Club
Mr	Tony	Smyth & Mrs. Julie Smyth			Sonachan House
	Lesley	Darke	Director of Estates and Commercial Development		South Devon and Torbay Healthcare NHS Foundation Trust
Mr	Robin	Toogood	Manager		South Devon AONB
Mrs	Brenda	Hooper	Administration Secretary		South Devon Chamber of Commerce
Mr	Barry	Buxton	Chairman of the Torquay Branch		South Devon Chamber of Commerce
Mr	Joe	Cloutman	Chairman of the Brixham Branch		South Devon Chamber of Commerce
Mr	Christian	Seiflow-Moran	Chairman of the Paignton Branch		South Devon Chamber of Commerce
Mr	Douglas	Roxburgh	Chairman		South Devon Chamber of Commerce
Ms	Helen	Marshall			South Devon College
	South Devon	College			South Devon College
Ms	S	Harwood			South Devon Conservation Volunteers
Miss	Elaine	Hayes			Southwest Zoo Enterprises Ltd
Ms	Sarah	Griffin			Sovereign Housing Association
Mr	Si	Langridge			Speak Out Torbay (SPOT)
Ms	Alyson	Haynes			Spectrum Housing
Mr	Gary	Parsons	Planning Manager		Sport England
Mr	J	Lawrence			St Marychurch District Action Group Bay Blooms
Mr	D	Westaway	Secretary		St Marychurch Town Action Group
Ms	Michelle	Hargreaves	Managing Director		Stagecoach Devon Ltd
Ms	Laura	Ross			Stewart Ross Associates
Ms	Sue	Walker			Strategic Land Partnerships
		Unknown			Stratton & Holborrow
Mr	James	Gibbs			Strutt & Parker
Mr	Kalem	Reece	Area Manager		Subway (Symbro)

Mr	Richard	Mead	Land & Planning Manager	Summerfield Developments (SW) Ltd
Mr	Tony	Page	Head of Policy and Heritage	Teignbridge District Council
Ms	Jacqueline	Mulliner		Terence O'Rourke
Mr	D	Perry		The Beulah Holiday Apartments
Mr	Ian	Solkin		The Carey Arms
	Cavanna	Group		The Cavanna Group
Mr	L	Croney		The Commission for Architecture and the Built Environment CABE
Ms	B	Tooze		The Curious Club
Ms	Hilary	Mabutt	Proprietor	The English House & Restaurant
Ms	Lyn	Hookings		The English Riviera Association of Tourism
Ms	Gina	Bowen		The English Riviera Tourist Board
Mr	John	Clark		The Garden History Society
Mr.	Keith	Richardson		The Grand Hotel
The	Manager			The Institute for Sport, Parks & Leisure
	Jan	Mughrabi		The Interfaith Forum
Mr	Jamie	Piper		The Land and Development Practice
Ms	Janet	Venture		The National Affordable Homes Agency
Mr	Ian	Davies		The Osborne Hotel
Mr	Alan	Archer		The Select Group Ltd
Ms	Heather	Clay	Secretary	The Showmen's Guild of Great Britain
Mr	Matthew	Clarke		The Torbay Bookshop
Mr	Laurence E	Murrell		TLH Leisure Resort
Mr	Alex	Heathcote		TLT Solicitors
Mr	Michael	Hourican		Tor Homes
Mrs	Jane	Hill	Committee Member Torbay	Torbay & Teignbridge Campaign for Rural England
				Torbay Accommodation Providers
Mr	Andrew	Ford		Torbay and District Deaf Society
Mr	Roger	Ballinger	Hon Secretary	Torbay and District Trades Union Congress

Mr	Michael	Atkinson			Torbay Business Forum
Mr	Ian	Handford			Torbay Civic Society
Mr	Dominic	Acland			Torbay Coast and Countryside Trust
	Paul	Hellyer			Torbay Design Unit
Mr	Phil	Gregory		Secretary	Torbay District Labour Party
Mr	Richard	Taylor			Torbay Greenspace Forum
Ms	Linda	Hill			Torbay Hospitality Association
Mrs	Teresa	Butto		For the Attention of the Chairman	Torbay Hospitality Association
Mr	Ron	Collins			Torbay Neighbourhood Watch
The	Manager				Torbay Play Forum
Mr	Matt	Newbury			Torbay Pride
Mr	Carter	Brown		The Manager	Torbay Property Management
Ms	Paula	Stewart			Torbay Social Club for the Visually Impaired
Mr	R	Mann		Chairman	Torbay Sports Council
	Liz	Wimbleton			Torbay Sports Council
Ms	Fran	Mason		Supporting People Manager	Torbay Supporting People Team
The	Manager				Torbay Teens
Mr	Barry	Buxton		Chairman, Torbay Town Centres Company	Torbay Town Centres Company Ltd
	Paddy				Torbay Voice
Mr	Tim	Whitehead			Torbay Week
Mr	Collin	Shorthouse		General Manager	Torquay Connexions Information and Advice Centre
Mr	Clive	Baker		Chairman	Torquay Fishermen's Association
Ms	Ros	Palmer			Torquay Museum Society
Ms	Lucinda	Heron			Torre Abbey Historic House & Gallery
Mr	Ian	Rowland		Planning Policy Officer	Torridge District Council
Mrs	K	Hawking			Townswomen
Mr	Chris	Irwin			Travel Watch South West CIC
Mr	Rob	Peters			Turley Associates
Mr	Roger	Budgeon		Chairman	UK Rainwater Harvesting Association

Ms	Sue	Wreford	Secretary	Upton Park Friends Group
Mr	P	Read	Chair	Victoria Park Action Group
Mr	Vince	Flower	Director - Hotels	WA Shearings
Mr	Andrew	Brownsworld		Waddeton Court Estate
		Unknown		Walker Newton Architecture
Mrs	N	Ewings	Vice Chair	Wanderer's Club
Ms	Sue	Kenway	Secretary	Wellswood & Torwood Community Partnership
Ms	Jo	Perry	Planning Policy Manager	West Devon Borough Council
The	Manager			Westcountry Housing Association
Mr		Munford		Weston Estates Ltd
Ms	Helen	Holgate		Westward Housing
		Unknown		WG Couldrey Son & Ptnrs
	Lee	Jones		White Young Green
Mr	Justin	Milward	Regional Policy Officer (South West)	Woodland Trust
Mr	Mike	Parkes		Yalberton Valley Community Forum
Mr	Paul	Adersley		YMCA
Mr	Barry	Hawsworth	Chairman	Youngs Park People
Mr	Olivia	Bushell		Youth Parliament
Mr	Reginald	Tarling		
	C.J.	Moulder		
Mr	HM	Jenkins		
Mrs	Jane	Moulder		
Ms	Sandra	Baxter		
Mr	Donald	Vowles		
Mr	Ralph	Tonkin		
Mr	Cyril	Waite		
Mrs	Cynthia	Waite		
Mrs	Petra	Gee		
Mr	Graham	Drew		

Mrs	Mary	Drew	
Mr	William	Scholes	
Mrs	Patricia	Scholes	
Mrs	Mary	Payne	
Mr	Gerald	Payne	
Mr	James	Parish	
Mr	Allan	Strange	
Mr	Peter	Coetzee	
Mrs	Susan	Eames	
Mr & Mrs	Eric	Barbe	
Mrs	Joan	Barlow	
Mr	John	Taylor	
Mrs	Lynette	Kirven	
Mr	Derek	Hopkins	
Mrs	Frances Ellen	Killington	
Mr	Eric	Goldie	
Mr	Alan	Davies	
Mrs	Judith	Davies	
Mr	Robert	Stone	
Mr	Hugh	Hamilton	
Mrs	Rosemary	Rolfe	
Mr	Martin	Rolfe	
Mrs	Sylvia	Heath	
Mrs	Susan	Puddicombe	
Miss	Rachel	Puddicombe	
Mrs	Hannah	Coetzee	
Mr	Craig	McCracken	
Miss	Rihannon	Tutt	



Mr	Mark Harry	McCracken	
Mr	Stephen	Butler	
Miss	Katherine	Hughes	
Mr	Paul	McCracken	
Mr	George	Porter	
Ms	Kay	Grover	
Mr	David	Beadman	
Miss	Jessica	Beadman	
Mrs	Emma	Beadman	
Miss	Becky	Beadman	
Mr	Leslie	Rawlins	
Mrs	Diane	Mealor	
Mrs	Sylvia	Brown	
Mr	John	Mealor	
Mr	John	Dwyer	
Mr	Frederick	Salter	
Mr	Anthony	Brown	
Mr	Richard	Parish	
Mrs	E M	Foster	
	L	Shergold	
Mrs	P	Shergold	
Miss	Elizabeth	Chandler	
	S	Melsome	
	Jaqueline	Leigh	
Mr	Roy	Roper	
Mr	R	Bristow	
Mrs	C	Wills	
Mrs	Eileen	Harris	
	Tina	Melsome	

Mr	Geoff	Melsome		
	A L	Coombe		
Mrs	M A	Gale		
	Lynne	Taylor		
	A D	Gale		
Mr	A C	Lyons		
Mr	Shaun	Wills		
	E S	Wills		
Mrs	Helen	Harvey		
Mrs	L M	Gardner		
Mr	Benjamin	Melsome		
Mr	James	Melsome		
	J N	Spillman		
Mrs	R	Spillman		
Mrs	P J	Bristow		
Mrs	Fiona	Lewis		
Mr	David	Leigh		
Mr	Mervyn	Kemish		
Mr	B	Lucas		
	M	Bourne		
	K	Bourne		
	S	Thomas		
	J	Potter		
	A J	Bonfield		
Mrs	Jean	Imeson		
Mrs		Howells		
Mrs	Hilary	Ray		
Mr	Ronald	Courtenay		
Mr	David	Hughes		

Mrs	Anne	Stuge		
	J	Glover		
Mr	M	Aspel		
Ms	Tracey	Clarke		
	The	Occupier		
Mr	P L	Adam & Mrs W Adam		
Mr	M	Wilkins		
Mr	Eric	Stuckey		
Mr	T	Perrett		
Mrs	C	Bustard		
Mr	Mark	Hoyle		
Mr	Robin	Causley		
Mr	Lee	Wallington		
Mr	A C	Easterbrook		
Mr	John	Pouney	Youth Worker	
Mr	P	Bailey		
Mr & Mrs		Salomone		
Mr	G	Howes & Ms A Courtman		
Ms	Glenn	Frost		
Ms	Julie	Bevan		
Mr		Finnigan		
Mr	Roger	Holdsworth		
Mr & Mrs	D & E	Petts		
Mr	Andy	Scarlett		
Mrs		Dawkins		
Mr & Mrs	Stuart & Beryl	Perrin		
Mrs	R	Valentine		

Mr & Mrs	J	Reed	
Mrs	S	Caves	
Mr	Phil	Silavant	
Mr	P	Walker	
Mr	EM	Baker	
Mrs	J	Dundridge	
Mr	P	Cloke	
Mr	B	Bowder	
Mr & Mrs	T & D	Raynor	
Mr	R T	Walsh	
Mr & Mrs	G	Keshishian	
Mr	N J F	Dodd	
Mr & Mrs	R G	White	
Mr	Kevin	Riley	
Ms	Mandy	Lowe	
Mr	Roy J	Gable	
Mr	Marshall	Cooper	
Dr	Robert	Bromige	
Mr	David	Walden	
Mr	P.G.	Willis	
Mr	James	Fordham	
Mr	J	Pinches	
Mr	Graham	Booth	
Mr	S	Wyeoph	
Mr	David	Thompson	
Mr	Ken	Robertson	
Mr		Brincombe	

Mrs	P	West	
	J	Jowitt	
Mr & Mrs	M	Blayton	
Mrs	Diane	Raynor	
Mr	Nicholas	Tobin	
Mr	Barry	Jobson	
Mr	Peter	Silley	
Mr	Alan	Hill	
Mr	John	Connorton	
Mrs	Helen	Drew	
Mr	Michael	Matthews	
mr	dennis	milstead	
Mrs	Sarah	Morrison	
Mrs	Estelle	Green	
mrs	jane	dennant	
Mr	Sam	Moss	
Mrs	J	Fletcher	
Mr	Derek	Payne	
Mr	Neil	Tozer	
Mr	Nicholas	Tobin	
Mr	Mervyn	Kemish	
Mrs	Janet	Bray-Pullin	
Mr	Nick	Pannell	
Mr	Alan	Forster	
Mr	Stuart	Lewton	
Ben		Ricketts	
Mr	James	O'Dwyer	
Mr	Tony	Smyth	

Ms	Janet	Butler	
Mrs	Deirdre	Makepeace	
Mrs	Alison	Botting	
Mr	Peter	Lloyd	