

## Inglewood Appeal

My name is Jackie Stockman I am both the Chair of the Brixham Peninsula Neighbourhood Forum and the Cabinet Member for Public Health and Adult Services on Torbay Council I wish to make it clear that I am not speaking on behalf of the Local Planning Authority.

I have led the Neighbourhood Planning Process in the Brixham Peninsula Area since its inception when the former working group of Brixham Town Council produced the Brixham Town Design Statement in 2010 and gained front runner monies to produce our Neighbourhood Plan. I am also representing the views of the residents of Brixham many of whom are not able to attend virtually.

Much of what I am going to say is contained within the Preface and Introduction to our Neighbourhood Plan. For me the Localism Act 2011 provided a legal framework for Communities to influence the future of development in their neighbourhoods and was welcomed. This devolution of Powers to Communities combined with the clarity for Local Planning Authorities and for any potential Developers could ease and speed up the Planning Process and ensure that Homes would be built to the right design, in the right places and in a timely manner. It is particularly relevant to note that unusually the Three Neighbourhood Plans cover the whole of Torbays Local Plan Area. Two of the three Forums chose to allocate Housing Sites which we were not actually required to do but in the spirit of working together and a smooth Planning Process we did so. Paignton is currently refreshing its Plan and is now also allocating their sites. It has been a very arduous and sometimes frustrating journey but the passion of the Communities to produce a truly sustainable Plan has remained throughout. We now look to you Sir to uphold it.

A huge amount of Consultation occurred throughout the years and we feel that the Communities produced a Plan that is both for the present and the future, our children's future a Plan that I believe that we can be proud of. It seeks to achieve this by what we understand to be sustainable development "growth that ensures better lives for us doesn't mean worse lives for future generations" this definition accords entirely with the Ministerial foreword in the NPPF 2012. To endorse this the successful vote was almost 90% in support of the Plan. So you see Sir we did not take a protectionism attitude but a supportive one towards sustainable development whilst recognising the constraints within our area of the Sea being on one side and being almost surrounded by the Area of Outstanding Natural Beauty on all sides.

Sir we worked with the Local Planning Authority to allocate the Housing Sites within our Area with the Housing Numbers required of us and these sites are being built out at a high percentage rate. Our Plan was carefully constructed to produce the Homes needed whilst protecting the unique and beautiful area we are privileged to live or work in. The Landscape Character and Beauty is an essential asset due to the reliance on the Tourism Industry for the local economy and for the Health and Wellbeing of the residents.

We made the choice to open our Membership up to Developers and most became members or engaged with the Neighbourhood Forum. Unfortunately the Developers for this proposed Green Field Site did not engage until May 2017 which was just three months before we submitted our Plan and after the Public Consultation which was held between January and March 2017. This proposed development if allowed would produce more than half as many again of the housing numbers that we were required to allocate for our area. We had already allocated the Sites for in excess of the number required and therefore if this development is allowed it would nullify 10 years of voluntary work by the Communities and have grave consequences for the Plan as a whole.

I will leave others to quote the many Policies contained within the Plan which we feel this development is contrary to and just confirm to you that the development is proposed within a Settlement Gap which is contrary to Policy E3. I would just like to say that the enhancement of our beautiful natural environment and the distinctive character of the Devon Landscape and the benefit to the Health and WellBeing of both residents and visitors is of paramount importance. During this Pandemic period it has been proven that the benefit to both physical and mental wellbeing of walking and observing the open Countryside has been huge. To allow a Development of this magnitude in an area of such beautiful Landscape Value adjacent to the Area of Outstanding Natural Beauty and visible from the public foot paths and the main road when approaching our area would totally undermine our Neighbourhood Plan and demoralise the four Communities who have engaged and worked on a Plan that has received much praise from Statutory Consul-tees including Natural England.

In the past an application for a much smaller Industrial Development in this area was turned down mainly because of the impact on the Dart Valley AONB whilst it was a different application never the less the one proposed today is huge in comparison. My final comment is that to allow this development would be a travesty you cant put a value on open Green Space like this its priceless it is simply not being created any more.

I would therefore request you to Dismiss this Appeal.

Thank you.

Jackie Stockman  
Cabinet Member for Adult Services and Public Health  
Independent Furzeham with Summercombe Ward  
Torbay Council