

Brixham Peninsula Neighbourhood Plan - Consultation

Policy Reference	Plan Reference	TOAD Reference	Property	Comments
Policy E4 - Local Green Spaces				
E4 - 2	E4 - 2	B0198	Astley Park	Recreational Area - no objection
E4 - 3	E4 - 3	B0086	Battery Gardens	Recreational Area - no objection
E4 - 4	E4 - 4	B0001	Berry Head County Park	Recreational Area - no objection
E4 - 5	E4 - 5	B0089	Bonsey Garden & Land	Cultivated Garden - no objection
E4 - 9	E4 - 7	B0083/85/87	Furzeman Greens	Recreational Area - no objection
E4 - 10	E4 - 8	B0061	Jubilee Grds, Berry Head Road	Poss. Objection - redevelopment potential
E4 - 12	E4 - 9	B0063	Shoalstone Beach	Recreational Area - no objection
E4 - 15	E4 - 12	B0084	Stoney Park Allotments	Allotments - no objection
E4 - 14	E4 - 11	B0006	St Marys Park	Recreational Area - no objection Golf Course subject to long lease - no objection (<u>save for Holes 1 &18 / Clubhouse site - where potential redevelopment exists - reject designation at this location</u>)
E4 - 7	E4 - 13	B0326	Churston Golf Course	
E4 - 8	E4 - 14	B0333	Elberry Headland	Pitch & Putt Course - no objection
E4 - 17	E4 - 15	B0340	Warborough Common (Windy Corner)	Recreational Area - no objection
E4 - 16	E4 - 16	P3036 / P0057	Sugar Loaf Hill	Recreational Area - no objection
Policy E5 - Open Spaces of Public Value				
E5 - 2	E5 - 1	B0017	Wall Park	Leased to Football Club - public recreation - no objection
E5 - 4	E5 - 3	B3007	Chestnut Primary School Playing Field	Poss. Objection - part of School Grounds
E5 - 5	E5 - 4	B0056	Churchhill Memorial Gardens	Recreational Area - no objection
E5 - 12	E5 - 12	B0329	Land at Sommercourt Way	
E5 - 14	E5 - 8	B3021	Garlic Rea Open Area	Recreational Area - no objection
E5 - 16	E5 - 9	B3007	Woodland adj to Chestnut School	leased to Indigoes go Wild - no objection
E5 - 17	E5 - 10	B3013	Monksbridge Skate Park	Recreational Area - no objection
E5 - 8	E5 - 11	B0215	Mount Pleasant Quarry Site	Allotments - no objection
E5 - 18	E5 - 12	B0327	North Boundary Playground	Poss. Objection - redevelopment potential
E5 - 19	E5 - 13	B0279	Parkham Field	Recreational Area - no objection
E5 - 21	E5 - 15	n/a	Penn Meadows Verges	Poss. Objection - Public Highway
E5 - 22	E5 - 16	B0279	Rowan Way Playground	Recreational Area - no objection
E5 - 24	E5 - 18	B3019	Sharkham Village Playground	Recreational Area - no objection
	E5 - 19	B0386	Maritime Steps North View Road	Poss. Objection - designation not required
E5 - 25	E5 - 21	B0402	Washbourne Close	Recreational Area - no objection
E5 - 11	E5 - 24	B0401	Ferrers Green Land	Recreational Area - no objection
	E5 - 25	P004	Land at Blue Water Drive	
E5 - 13	E5 - 26	B0354	Galmpton Memorial Playing Field	Leased to Football Club - public recreation - no objection
Policy H3 - Delivery of New Homes				
H3 - C2	H3 - C2	B3018	Sharkham Village - Land North of St Marys Road	31 New Homes
H3 - I1	H3 - I1	B0397 /B0109	Central Car Park	25 New Homes
H3 - I3	H3 - I3	B3011	St Kilda	10.2.11 of Policy Document - at this stage it would be inappropriate to be so specific around classification of use on this site
H3 - I6	H3 - I6	B0097 / B0088 / B0177	Oxen Cove & Freshwater Quarry	10 New Homes
	H3 - R4	B0063	Shoalstone Beach Car Park	Rejected Site
	H3 - R8	B0326	Churston Golf Course (1 /18th Holes)	Poss. Objection - Redevelopment Potential - Rejected Site
	H3 - R9	B0325	Churston Fields	Rejected Site

Policy J1 - Employment land, proposed, retained and refurbished

E1 - 6	J1 - 1	B0397 / B0109	Town Centre / Central Car Park	500sq m
E1 - 3	J1 - 2	B0097 / B0088 / B0177	Oxen Cove & Freshwater Quay	2000sq m
E1 - 2	J1 - 7	B0335	Broadsands Beach Behind Promenade	

Comments on Policy Document

Policy H1	6.0.2			Suggested change in wording to 'provision of affordable homes should be provided on site unless in exceptional circumstances'
Policy H1	6.0.3			Due to site availability in Brixham it would be more beneficial for Affordable Housing to be delivered on site. A case could occur where a commuted sum was accepted but no where within the peninsular where housing could be provided.
Policy H2	6.0.7			This conflicts with the Councils Local Connection Policy which has been approved at Council and as established by Devon Home Choice and would make it particularly difficult to administer a 2 tier system.
Policy HW2	10.2.12			Comments appear vague and ask size which is difficult to quantify, deliver and enforce.
Policy HW3	10.2.15			What constitutes a larger development? Also do we want to just limit it to healthcare workers?