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“Trust starts with the truth and ends with the Truth” John Ruskin

Torbay coastal Heritage Trust. A Charity Organisation 2018

contact [REDACTED]

**Our ref. 305. re. Planning Application P/2020/0731 7th September 2020 - re Crossways
Letter of Objection. Proposal requires a radical material revision as reasons below.:**

Dear Sirs,

Torbay Economic Development Company Ltd, owned by Torbay Council is a typical development company seeking to develop, Torbay Parks, Open spaces, and urban forests for commercial buildings, residential, hotels. Developing existing cultural buildings and make them modern.

A development company naturally avoids the good deeds to -Protect, Restore, Enhance Cultural Built and Natural Heritage or parts of Planning legislation,- for the financial benefits.

The Company has released it's proposals for revitalising the shopping footfall in Paignton.

Included in the current proposals is this above Torbay planning application on behalf of London and Edinburgh developers who have not agreed to sell to the Council. It could be argued a Planning approval would escalate the value of the site to purchase.

The strategy of Torbay Council's proposal is to develop the Paignton public car parks reducing severely the ease and availability of public parking to attract customers to the Town centre. Torbay Council over the years has encouraged with planning permissions new retail development adjacent or near the ring road with ample free parking, that does not fail to attract customers.

To revitalise Paignton Town centre an existing carpark is to be demolished for housing. To save speculative Hotel developers the cost of providing adequate parking on site, from the days of Mayoral lobbying by developers, further public parking spaces are denied to the public.

To top it all, this planning application eliminates 111 public parking spaces in the heart of the Paignton shopping area. The general Council policy apparently is the car must die? The strategy must be to bus, walk or cycle the pot holes to Paignton Town centre. Not every resident can avoid using their car to visit the pharmacy, dentist or doctor.

Whilst it is agreed a reduction in vehicles coming to the town centre is ideal for the environment ! Surely with housing estates being built ever further from the town centre, lack of convenient alternatives and for those wedded to their car, Paignton Town centre will be avoided?

This Planning application proposes to make Paignton Town centre, more inconvenient and less attractive to visit?

The redevelopment is for 13 sheltered flats and 76 care flats with a central core of parking overlooked by the accommodation. The proposed parking of 22 private parking spaces and only two disabled is inadequate for the traffic generated by the proposals for staff, care workers changing duty, some active residents and the commercial needs.

There is no identification in DAS of the Council Torbay Plan policy for staff to arrive by cycle and provision of secure internal cycle storage, one space for every two employees.

It is for these reasons amongst others that whilst re development is welcomed, the proposals need re-visiting to consider the damaging effect, the material consideration on the well being of the Town centre as well as lack of certain necessary facilities within the development.

Sincerely Torbay coastal Heritage Trust Mervyn Seal Chairman of Trustees and Members, -

Voice of Torbay