

**TORBAY LOCAL PLAN - A landscape for success: The Plan for Torbay – 2012 to 2032 and beyond**

**PROPOSED SUBMISSION PLAN (FEBRUARY 2014)**

**PROPOSED MAIN MODIFICATIONS TO THE SUBMISSION LOCAL PLAN**

**LIST OF REPRESENTATIONS BY PERSON/ORGANISATION IN TOPIC & ALPHABETICAL ORDER**

<b>Consultee ID</b>	<b>File No.</b>	<b>Person /Organisation Consultee</b>	
899378	SC1	Nicola	Hall : Online petition with 75 signatures
898918	SC2	M	Adams
828928	SC3	Mr P D	Aggett
898929	SC4	Miss Lee	Allen
898930	SC5	Mr & Mrs G H (letter)	Antieul
898931	SC6	David & Jacqueline	Appleby
898932	SC7	Peter	Archer
898933	SC8	Craig	Axford
898934	SC9	Salt	Barnes
898712	SC10	Suzanne	Beasley
898940	SC11	Kevin	Begley
898942	SC12	W E & J	Bell
898944	SC13	Marilyn	Bennion
898946	SC14	Carole	Benton
898948	SC15	Janet	Bestwick
898950	SC16	Shaun, Mandy Ian & Laura	Biddle
898951	SC17	Mr C E (letter)	Brokenshire
898952	SC18	Chris & Dave	Bullen
898956	SC19	David & Debbie	Cadwallader
898957	SC20	Joanna	Cannings
899021	SC21	Samantha	Chammings
899025	SC22	E M & R G (letter)	Cole
899380	SC23	Colin	Cook
899029	SC24	Debbie	Cooper
899123	SC25	Karen	Cousins
899032	SC26	Mrs P M & Mr B L	Cripps
899034	SC27	Andrew	Critchlow
899036	SC28	Chelsea	Crofts (?)
899040	SC29	Cllrs. Steve & Roger	Darling & Stringer
899225	SC30	Richard & Andrea	Davies
899044	SC31	Robert	Day
899045	SC32	Yemaya	Design
899046	SC33	Mr & Mrs L (letter)	Dodson
899049	SC34	William & Susan	Edmund
899051	SC35	Glynis	Elliott
899056	SC36	Mr D	Ellis
899058	SC37	Mrs Jackie	Fauset
899062	SC38	Mrs Margaret	Firth
899384	SC39	Mr G	Fletcher-Frost
899065	SC40	Peter	Foxon
899063	SC41	Debbie & Paul	Freer
899066	SC42	Greg	Frost

<b>Consultee ID</b>	<b>File No.</b>	<b>Person /Organisation Consultee</b>	
899068	SC43	Tim	Gawn
899069	SC44	Stephanie	Glasper
899390	SC45	Peter John	Godber
899071	SC46	Mrs Barbara	Hanford
899073	SC47	S P & Ryan (letter)	Harris
899074	SC48	Mr & Mrs C M (letter)	Harris
899076	SC49	Katrina	Harris-Byrne
899077	SC50	Pete	Harris-Byrne
899078	SC51	Martin	Hayman
899080	SC52	Sarah	Haywood
899081	SC53	Maria & Adrian	Head
899085	SC54	Paul	Hellyer +6 others
899088	SC55	Donald	Hesketh
899089	SC56	Mr Robert	Hibell
899090	SC57	Ms J	Hickley
899091	SC58	John	Hockin
899092	SC59	Ann	Horner
899093	SC60	James	Horner
899095	SC61	M & H	Humphries
899094	SC62	Mr Robin	Hyde
899099	SC63	Audrey & David (letter)	Jenks
899101	SC64	Paul	Keen
899102	SC65	Mrs B (letter)	King
899106	SC66	Robin & Sylvia	Lander
899107	SC67	Mrs Annette	Lang
899111	SC68	Jane	Lang
899114	SC69	Joanne	Ledger
899116	SC70	Sally	Lemar
899117	SC71	David	Lemar
899118	SC72	Gillian	Lemar Collings
899120	SC73	Miss Karina (letter)	Lidbury
898715	SC74	Mrs M (letter)	Lidbury
899121	SC75	David & Barbara	Lightbown
899125	SC76	Nancy (letter)	Lucas
899394	SC77	Emma	M
899396	SC78	Daniel	Mallandaine
899136	SC79	Tina	Maunder
899137	SC80	Patricia & Piers	McBride
899135	SC81	Gabriele (Boari?)&Andrea (ltr)	Miles
899139	SC82	Caroline & Huw	Milner
899141	SC83	Venna & John	Milsom
899142	SC84	Mr T (letter)	Moore
899399	SC85	Adam	Morton
899146	SC86	Paul & Angela	Newman
829508	SC87	David	Newton
899147	SC88	Lesley	Newton
899148	SC89	J W	Nicholls
899150	SC90	Mrs Michelle	Noble
899151	SC91	Tony	Noble
899155	SC92	Mike & Val	O'Connell
899152	SC93	Derek F (letter)	Oatley
899156	SC94	Dee	Parnell
899160	SC95	Jim	Pearson
899157	SC96	Sandra	Pearson
899161	SC97	R V	Pells
899164	SC98	Mrs M	Piggott
899167	SC99	Anita	Piller



Consultee ID	File No.	Person /Organisation Consultee	
899169	SC100	Brian (letter)	Piller
899172	SC101	Nigel	Piller
899177	SC102	Elaine Ann	Poole
899174	SC103	Jennifer	Powley
899401	SC104	Mrs Jo	Preston
899181	SC105	Anna	Pryor
899187	SC106	S & R (letter)	Rankin
899190	SC107	Michael	Read & Mrs H Burdon
899196	SC108	Mr & Mrs E	Rixon
899200	SC109	William & Janine	Roberts
899205	SC110	J B	Rogers
899212	SC111	Mrs Elizabeth (letter)	Roper
899218	SC112	Mrs Wendy	Salter
899220	SC113	Amie	Schofield
899231	SC114	P E & K J (letter)	Sercombe
899234	SC115	Marie	Shepherd
899237	SC116	Greta	Sheppard
899240	SC117	Mike	Smart
899242	SC118	George & Jeanne	Stetson
899248	SC119	Gary	Stevens
899252	SC120	Carol	Stockton
899259	SC121	Mark	Stockton
899269	SC122	Tina	Stockton
899263	SC123	Judith	Sumner
899271	SC124	Stuart & Carol (letter)	Tallamy
899273	SC125	Raymond J	Taylor
899274	SC126	Margaret	Templeman
899405	SC127	Adam	Towning
899275	SC128	Derek	Urban
899276	SC129	Jenny & Arthur	Vowden
899317	SC130	B (?)	Ward or Weed (?)
899407	SC131	Mrs M	Warrilow
899408	SC132	Neil	Warrilow
899328	SC133	Nicolette	Wells
899320	SC134	Mrs H	West
899323	SC135	Julie	Weymouth
899332	SC136	Mrs Sally	White
899335	SC137	Mr P C (Letter)	Whittam
899165	SC138	Mr & Mrs	Willcox & Mr & Mrs Pike
899336	SC139	D	Windsor
899337	SC140	Mr Terry	Womsley
899338	SC141	Mr Christopher	Woodman
899339	SC142	Robert	Woolcott
899340	SC143	Dave	Woolway
899343	SC144	Christopher	Yeoman
899345	SC145	Susan	Yeoman

SC1 899378

**Brooks, Tracy**

---

**From:** Nicola Hal [REDACTED]  
**Sent:** 21 March 2015 18:47  
**To:** Planning, Strategic  
**Subject:** Save Steps Cross Playing Field!  
**Attachments:** Petition Comments.pdf; Petition.pdf

Dear Torbay Council,

Please find attached a list of signatures and comments to **oppose** the proposed development of Steps Cross Playing Field.

Regards

Miss Hall.

**change.org**

Recipient: **Torbay Council**

Letter: **Greetings,**

**Save Steps Cross Playing Field!!**

**This is a petition OBJECTING the proposal to allocate land for development at Steps Cross Playing Fields, Moor Lane in Torquay.**

**We do not want houses on this green field site. It would be a great loss of a much loved recreational amenity where our kids love to play! It will also have a severe impact on traffic in the neighborhood which is already bad and will greatly impact on the landscape.**

# Comments

Name	Location	Date	Comment
sarah hall	TORQUAY, United Kingdom	2015-03-17	we need our playing field
Kim byrne	Torquay, United Kingdom	2015-03-17	Save our green spaces & our children's parks!!
joanne ledger	Torquay, United Kingdom	2015-03-17	We need our playing field, for our children, and recreational use.
Luisa Moates	Torquay, United Kingdom	2015-03-17	We don't need any more houses in this area especially as there are still new houses being built at the Willows...leave our green spaces alone!
Victoria Mortimore	Torquay, United Kingdom	2015-03-17	My daughter who is classed as vulnerable goes to the school opposite. As there are so many paedophiles around I don't think building a load of houses overlooking 2!! Not 1 school for children with special needs is acceptable. There is also the issue with the amount of congestion from traffic in that area as there are actually 3 schools there in total. Had all the transport for children not stopped then many parents at Mayfield and Coombe Pafford would not have to drive right to school to make sure their child is SAFE.
mel farthing	Torquay, United Kingdom	2015-03-17	Stop taking children's green areas away from them. Our next generation are being punished before their lives have got started, not much hope for the future if our council keep taking their childhood off them!  Also Moor Lane is already a rat run for speeding drivers who drive fast to beat each other through the poor traffic calming!! What I have witnessed from drivers when waiting to pick my child up from school is beyond shocking and dangerous, why encourage more traffic problems!!?
donna boon	Torquay, United Kingdom	2015-03-17	I used to play on this park when I was a kid and use it now as an adult. It would be a great place for the kids of the future to play football. It was always a football pitch.
Leanne Bevan	Paignton, United Kingdom	2015-03-17	There are way too many houses being built in Torbay, when there is not enough jobs, schools or space in the hospital to accommodate the people. Plus that field is loved by many, and we need to keep more green spaces!
Rob Moates	Torquay, England, United Kingdom, ENG	2015-03-17	Somebody got to stop these muppets in charge of our council.
Keren Hele	Torquay, United Kingdom	2015-03-17	I'm signing because Moor Lane is already busy enough and dangerous with traffic for the 3 schools and I feel adding 70 houses to Steps Cross is only going to increase congestion. I am also concerned that the council seem willing to sacrifice yet another sports playing field. Where are local football teams of any age, meant to play if you cover them all in houses?
LOUISA WEIR	torquay, United Kingdom	2015-03-17	The council won't let me chop down a tree that severely encroaches on my property to prevent the 'beauty of the area' being spoilt yet it's fine for them to build more houses on a field as this would bring them in more money. One day the council will employ people with common sense and not people that are only concerned about the bottom line
Karen Sanders	Torquay, United Kingdom	2015-03-17	We have lost enough green areas already. The childhood obesity crisis will never get solved if there is nowhere for them to play!
Paula bickford	Devon, United Kingdom	2015-03-17	I use this field most weekends n half teams with my children

Name	Location	Date	Comment
Katie Leszman	Torquay, United Kingdom	2015-03-17	I'm signing because where you are going to building is on the land I'm on. That is where my horses are being kept. Your building everywhere and in a minuet there is going to be no land left!! You all say "were animal friendly" if you really where then u would stop destroying all the land. Signed Miss Katie V Leszman
Anne Bradford	Torquay, United Kingdom	2015-03-17	Ther are brown field sites that should be developed such as the old B&Q site in Torre before you start destroying playing fields.The schools around Steps Cross are for special needs children,lots of disruptive building will be detrimental to them.
Tony Hele	Torquay, United Kingdom	2015-03-17	Green areas are precious to residents and particularly in an area with so many children living, and attending 3 schools. Build housing on brown field sites that are vacant, rather than supermarkets!!!!!!
JANICE pawley	Torquay, ENG	2015-03-17	We have so few parks left in Torquay or green areas. There is enough traffic on this road already and it will not cope with any more
vikki collings	Torquay, United Kingdom	2015-03-17	We love to go their with our kids after school and it were my youngest ones nursery go sometimes for kids to get out
stuart collyer	Torquay, ENG	2015-03-18	the area itself is already overcrowded and deprived in parts, there are two schools in close proximity which would be affected by the extra traffic and population. The green space itself is vital to the area, children have played there for hundreds of years as well as local football teams. Leave steps cross field alone
Phil Moores	BRIXHAM, United Kingdom	2015-03-18	We're losing too many playing/sports fields.
emma connolly	torquay, United Kingdom	2015-03-18	Area already built up with two special needs schools with in meters of the site.. Roads can't cope with traffic already.. Its also a children play park !!!
Adam Ayres	Torquay, United Kingdom	2015-03-18	There are plenty of other ares that would be better suited to new houses.
lorna pitts	Torquay, United Kingdom	2015-03-18	I am worried about the removal of green spaces across. I love taking my grandchildren and dogs for walks on the greens across Torquay but these are slowly disappearing.
Sam Beer	Torquay, United Kingdom	2015-03-18	I'm signing because I disagree and can't believe that torbay council are trying to take our amenities away from us, playing field, safe roads and a nice school that's not over crowded at the moment. Where we live will be ruined as a close community and neighbourhood !!!! This cannot be approved!!!
Rose Radmore	Torquay, ENG	2015-03-18	We don't have enough school places to facilitate the local children at present! Families have to drive to Paignton to get their children into education and the council think it's a grande idea to build more homes with families in them!
Joanna Brailsford-Dunn	Devon, United Kingdom	2015-03-18	I live near there and the kids use it
Lucie Holmes	Torquay, United Kingdom	2015-03-18	It's very close to the schools which would cause more traffic when it all ready gets very busy. It should be kept as a green area.



Name	Location	Date	Comment
Jacqueline Tayler	Torquay, United Kingdom	2015-03-18	I am signing because the blight being planned will be totally detrimental to the area for numerous reasons, not least the road congestion already with 2 (3 in the vicinity) schools bordering it. It is already almost impassable at times, and would be impossible if this development took place. There is also the fact that this space is extremely important to current local residents for recreational purposes, and if used for housing would push people (especially children) into crossing the dangerous main Teignmouth Road with possible dire consequences. This is an extremely important area that should remain as a green field site as originally intended. It would be detrimental for housing there as there is nothing similar nearby as well as the landscape being ruined. It is imperative for locals sanity that this little bit of open space is kept.
Kerry Stevens	Torquay, United Kingdom	2015-03-18	I do not want 70 new houses being built in an area where the school is fit to bursting and are children enjoy using steps cross playing field
Tarquin cowlng	Torquay, ENG	2015-03-18	I grew up there and my parents still live there. This is already an area that has incredibly bad traffic issues and a couple of schools on this road increasing the traffic will result in a fatality it won't be if it will be when ! Also where are all the kids I. The area going to play its a ridiculous idea for this to even be considered on this bit of land
Gem Wise	Torquay, United Kingdom	2015-03-18	In this area we have no where to take our children or dogs and although it isnt a fantastic park it is all we have within walking distance. It would be such a shame to lose it.
Meg Jolliffe	Torquay, ENG	2015-03-18	Steps Cross School does invaluable work for children in our community and for them to lose there playing fields would be nothing short of a disgrace
kerry stanton	Basildon, United Kingdom	2015-03-18	I'm signing because my auntie and cousins use this field everyday to walk their dogs.
katrina silvester	Torquay, United Kingdom	2015-03-18	The park should remain as a park as it has been for years, for the children to play in, for dog walkers to walk their dogs in. Why take away yet another green field site and fill it with new build houses. It will have a massive impact on the immediate area, it is already a very busy road, plus the schools that are already there cause congestion as it is.
Lisa Eales	Torquay, United Kingdom	2015-03-18	traffic congestion already in that area.
David Ward	Torquay, ENG	2015-03-18	This is a much needed open green space
david wirrich	Torquay, ENG	2015-03-19	This is a much needed green space
john kelland	torquay, United Kingdom	2015-03-19	Far too many playing fields and other green spaces are being taken for development.
John Collison	Torquay, United Kingdom	2015-03-19	because this would be the destruction of much needed green space in the immediate area
Pauline mills	Torquay, United Kingdom	2015-03-19	too many playing fields being taken away from the communities of Torbay.
Joanne Blakeman	Torquay, ENG	2015-03-21	I am local, there are children and dog owners who use this facility. Mayfield School overlooks the green area - a housing estate would not be the same. There are plenty of new houses etc already being built.

**change.org**

Recipient: **Torbay Council**

Letter: **Greetings,**

**Save Steps Cross Playing Field!!**

**This is a petition OBJECTING the proposal to allocate land for development at Steps Cross Playing Fields, Moor Lane in Torquay.**

**We do not want houses on this green field site. It would be a great loss of a much loved recreational amenity where our kids love to play! It will also have a severe impact on traffic in the neighborhood which is already bad and will greatly impact on the landscape.**

# Signatures

<b>Name</b>	<b>Location</b>	<b>Date</b>
Nicola Hall	Torquay, ENG, United Kingdom	2015-03-17
sarah hall	TORQUAY, ENG, United Kingdom	2015-03-17
Kim byrne	Torquay, ENG, United Kingdom	2015-03-17
joanne ledger	Torquay, ENG, United Kingdom	2015-03-17
Lee Evans	torquay, ENG, United Kingdom	2015-03-17
Luisa Moates	Torquay, ENG, United Kingdom	2015-03-17
emma lake	Torquay, ENG, United Kingdom	2015-03-17
Victoria Mortimore	Torquay, United Kingdom	2015-03-17
Donn westlake	Torquay, ENG, United Kingdom	2015-03-17
Mel Farthing	Torquay, ENG, United Kingdom	2015-03-17
donna boon	Torquay, ENG, United Kingdom	2015-03-17
Leanne Bevan	Paignton, ENG, United Kingdom	2015-03-17
Kellie sheppard	Paignton, ENG, United Kingdom	2015-03-17
Rob Moates	Torquay, England, United Kingdom, ENG, United Kingdom	2015-03-17
Debbie Redmond	Torquay, ENG, United Kingdom	2015-03-17
Lauren Hewings	Torquay, ENG, United Kingdom	2015-03-17
Keren Hele	Torquay, ENG, United Kingdom	2015-03-17
katie robinson	Paignton, ENG, United Kingdom	2015-03-17
Sam Damshenas	Paignton, ENG, United Kingdom	2015-03-17
LOUISA WEIR	torquay, ENG, United Kingdom	2015-03-17
Karen Sanders	Torquay, ENG, United Kingdom	2015-03-17
Paula bickford	Devon, United Kingdom	2015-03-17
Katie Leszman	Torquay, ENG, United Kingdom	2015-03-17
Anne Bradford	Torquay, ENG, United Kingdom	2015-03-17
Tony Hele	Torquay, ENG, United Kingdom	2015-03-17
Omar Munip	Scarborough, ENG, United Kingdom	2015-03-17
Alison Moss	Torquay, ENG, United Kingdom	2015-03-17
JANICE pawley	Torquay, ENG, United Kingdom	2015-03-17
vikki collings	Torquay, ENG, United Kingdom	2015-03-17



<b>Name</b>	<b>Location</b>	<b>Date</b>
Eve Cowell	Paignton, ENG, United Kingdom	2015-03-17
fiona cook	Torquay, ENG, United Kingdom	2015-03-17
Lucy Pitts	Torquay, ENG, United Kingdom	2015-03-17
Stuart collyer	Torquay, ENG, United Kingdom	2015-03-17
Phil Moores	BRIXHAM, ENG, United Kingdom	2015-03-17
emma beattie	Torquay, ENG, United Kingdom	2015-03-17
Adam Ayres	Torquay, ENG, United Kingdom	2015-03-17
Elly Stevens	Torquay, ENG, United Kingdom	2015-03-17
trevor nosworthy	Paignton, ENG, United Kingdom	2015-03-17
lorna pitts	Torquay, ENG, United Kingdom	2015-03-17
Sam Beer	Torquay, ENG, United Kingdom	2015-03-17
Rose Radmore	Torquay, ENG, United Kingdom	2015-03-17
joanna brailsford-dunn	Torquay, ENG, United Kingdom	2015-03-18
denise LANE	torquay, ENG, United Kingdom	2015-03-18
mac runciman	torquay, ENG, United Kingdom	2015-03-18
sharon elliot	plymouth, ENG, United Kingdom	2015-03-18
karen stapleton	Torquay, ENG, United Kingdom	2015-03-18
lucy holmes	Torquay, ENG, United Kingdom	2015-03-18
Chrisie Ayres	Torquay, ENG, United Kingdom	2015-03-18
Jacqueline Tayler	Torquay, ENG, United Kingdom	2015-03-18
Kerry Stevens	Torquay, ENG, United Kingdom	2015-03-18
Tarquin cowling	Torquay, ENG, United Kingdom	2015-03-18
Kirsty mcdonough	Torquay, ENG, United Kingdom	2015-03-18
Gem Wise	Torquay, ENG, United Kingdom	2015-03-18
Poppy Noble	Torquay, ENG, United Kingdom	2015-03-18
Meg Jolliffe	Torquay, ENG, United Kingdom	2015-03-18
Jenna medway	Torquay, ENG, United Kingdom	2015-03-18
Rachel Walters	Paignton, ENG, United Kingdom	2015-03-18
Nikki Wells	Torquay, ENG, United Kingdom	2015-03-18
kerry STANTON	Basildon, ENG, United Kingdom	2015-03-18
katrina silvester	Torquay, ENG, United Kingdom	2015-03-18
Louise Cheakley	Newton Abbot, ENG, United Kingdom	2015-03-18

<b>Name</b>	<b>Location</b>	<b>Date</b>
Dan garswood	Torquay, ENG, United Kingdom	2015-03-18
Sue Crowther	Dawlish, ENG, United Kingdom	2015-03-18
Lisa eales	Torquay, ENG, United Kingdom	2015-03-18
David Ward	Torquay, ENG, United Kingdom	2015-03-18
david wirrich	Torquay, ENG, United Kingdom	2015-03-19
Margaret Scarf	Torquay, ENG, United Kingdom	2015-03-19
john keland	Torquay, ENG, United Kingdom	2015-03-19
John Collison	Torquay, ENG, United Kingdom	2015-03-19
Pauline mills	Torquay, ENG, United Kingdom	2015-03-19
Kristian Wells	Cullompton, ENG, United Kingdom	2015-03-20
Katrina Harris-Byrne	Torquay, ENG, United Kingdom	2015-03-20
Peter Harris-Byrne	Torquay, ENG, United Kingdom	2015-03-20
Pete Harris-Byrne	Torquay, ENG, United Kingdom	2015-03-20
Joanne Blakeman	Torquay, ENG, United Kingdom	2015-03-21

SC2. 898918

Mr M P Adams  
18 Peasland Road  
Barton  
TORQUAY  
TQ2 8NY

19 March 2015

Dear Sir/Madam

My neighbours and I object strongly to the proposal of 70 homes being built on our local playing field Steps Cross in Moor Lane, this proposal will have a huge impact on the landscape of our area as well as a severe impact on the traffic in the neighbourhood and also put the children at Steps school at a greater risk with the increase of traffic. This proposal can only mean a loss of recreational amenities in the area for the local football teams which have only just had their changing rooms replaced, the schools and local children and people which use this park to relax and play in.

Yours Sincerely

A solid black rectangular box used to redact the signature of the sender.

Mr M P Adams

**Pickhaver, David**

---

**From:** Mr P D Aggett [REDACTED]  
**Sent:** 15 March 2015 13:49  
**To:** Planning, Strategic  
**Cc:** Darling, Steve  
**Subject:** SS11 Housing and SDT4 Babbcombe & St Marychurch

Re ; Steps Cross Playing Fields, Moor Lane (Torquay).

I have been informed that there is a proposal to build 70 homes on this site.

I strongly object to such an ill conceived plan.

**Traffic Issues**

Moor Lane is already a well used access route and suffers from traffic congestion. The development of Mayfield School and the other schools in the immediate vicinity have already caused a significant impact on the area and any further increase in traffic would hardly be advisable. The only real solution to the problem is to ban parking on Moor Lane, Steps Lane and Brunel Avenue. Ensure that all employees and visitors to the local schools are able to park onsite. The local council could insist that the developer makes a large financial contribution to ensure that they are able to. Why you allowed Mayfield school 's visitors and employees to use Steps Lane as their work place car park seems very unjust to me as a local resident. One incident involving an inconsiderate employee blocking Steps Lane two days in a row springs to mind.

**Impact on the landscape**

Obviously detrimental impact on the landscape. People do not retire to Torquay to look at the volume of houses !

**Recreational amenity**

I have brought up my family here. Walked my dog there. Played with my children when they were young. It would be very sad to see the last bit of open space be lost to the developer for ever.

In my experience it is much harder to preserve and improve the facilities that we have rather than sell them off and cash them in.

We as a nation let alone a local community we have lost our way !

The words are written as a 58 year old male who has had a long working life involved in business. My family has lived in Torquay since 1900 and has seen generations of developers change this town into a builders paradise. I am not an individual that objects to change but one that realises when the change proposed is **NOT well considered**.

I wish you all well and should this proposal go ahead I will sell up and leave. I was always taught to vote with my feet !

Yours sincerely  
Philip Aggett

**Pickhaver, David**

---

**From:** Lee Allen [REDACTED]  
**Sent:** 20 March 2015 13:14  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field

I object to the proposal to build 70 homes on this green field site because:

1. It would have a significant impact on the landscape.
2. It would have a huge impact on the traffic in the neighbourhood.
3. That area is a very popular recreational ground and dog exercise area.

I hope that the Council will reconsider and realise that this proposal should not go ahead.

Miss Lee Allen  
43 Golden Park Avenue  
Barton  
Torquay

Sent from my iPad

505-898930

TORBAY COUNCIL PLANNING	
REC'D	19 MAR 2015
TO	

44 Brunel Avenue.  
Brunel Park,  
TORQUAY,  
TQ2 8NW.

Tel: [REDACTED]

18 March 2015

Spatial Planning  
Electric House (2<sup>nd</sup> Floor).  
TORQUAY.  
TO1 3DR.

Dear Sirs.

Re: Main Modification to Local Plan no.9 & 14: STEPS CROSS PLAYING FIELD

We wish to object to the above Local Plan modification in SS11 Housing in the Local Plan and SDT4 Allocation for Babbacombe & St Marychurch Housing & Development policies as follows:

- 1) This site is in a COASTAL CONSERVATION AREA
- 2) **SEVERE IMPACT ON TRAFFIC in the neighbourhood** would occur as there are **three schools** in close proximity to the site, and traffic and parking have increased to the extent that Moor Lane is virtually (and especially at peak periods) a one-way 'rat run', and traffic from the proposed 70 homes site would exacerbate this situation.
- 3) Site access onto the main and very busy A379 Teignmouth Road would be **dangerous.**
- 4) How is the loss of the **recreational facilities** afforded at present by the Steps Cross Playing Field to be compensated?
- 5) There would be a **detrimental impact on the landscape** generally, and especially a deterioration when entering Torquay along Teignmouth Road.

Yours faithfully,

[REDACTED]

Mr and Mrs G.H.Antieul.

SC6. 898931

David & Jacqueline Appleby  
3 Froude Ave.,  
Torquay.  
TQ2 8NS

Spatial Planning.  
Electric House,  
2<sup>nd</sup> Floor.  
Torquay  
TQ1 3DR

TORBAY COUNCIL PLANNING	
RECD	18 MAR 2015
TO	

15<sup>th</sup> march 2015

**Ref : SS11 Housing & SDT4 Babbacombe & St Marychurch**

Dear Sir/Madam,

I wish to enter on behalf of my wife and I, **clear and unambiguous objections** to the above planning application.

I would present our objections as follows;

1. The impact on the landscape – there are currently three large schools buildings in this small area. All attracting large numbers of vehicles and pedestrians in what is a quiet residential area. Additional homes and the consequent increase in vehicles and people would cause the area, which already suffers from serious traffic problems, even greater problems and dangers to the school children and local people. The parking of vehicles to support the current population and more especially the schools is already out of control. Entry and exit from Steps Cross field onto either the main A379 or Moor lane would present untold problems and considerable danger for other traffic and pedestrians. There is just not the room or space for such a road.
2. Loss of recreational amenity - the loss of green spaces around towns and villages has increased exponentially. Such green spaces should be protected and enhanced not developed. In the case of this current application Steps Cross Playing Field is both a playing field for young people; football in the main but other sports on occasions, as well as a green space for locals to enjoy walking and in summer sitting. Young people especially need green spaces in which to exercise and play.
3. The infrastructure is just not capable of taking such a development in that particular area without causing considerable danger to locals and those attending any of the three schools.

Your s sincerely,



**Pickhaver, David**

---

**From:** Peter Archer [REDACTED]  
**Sent:** 22 March 2015 15:29  
**To:** Planning, Strategic  
**Subject:** Steps cross playing field

Dear Sir,

I am lead to believe you are planning to build 70 homes on the steps cross playing field, if correct I must object most strongly.

The parking and traffic in Moor Lane due to the three schools is already bad enough without the proposed new development.

I live in Froude Ave and have to suffer the overspill parking from the schools.

I suggest your planning committee visit the area at 3.0pm any weekday to see the problem where a major accident is waiting to happen.

You should kick this ridiculous planning idea into touch and keep the playing field for the recreational use is was meant for.

P.W. Archer



**Pickhaver, David**

---

**From:** Craig Axford [REDACTED]  
**Sent:** 22 March 2015 22:31  
**To:** Planning, Strategic  
**Subject:** SS11 Housing SD4 babbacombe and St Marychurch Objection

Dear Sir/Madam,

I would like to object to the proposal to allocate land at Steps Cross Playing Field, Moor Lane in Torquay for a housing development. There are a number of reasons I object; this land is a valuable and well used resource for the local community, it is very important to have green recreational spaces for the health of the local community. There are a number of trees and hedges at the playing field which not only are lovely to look at provide home for wildlife. Steps Cross playing field is one of the reasons which make this area lovely to live in, it would not only spoil the landscape and make this area too densely populated , a housing development would also make the traffic situation on Moor Lane even worse than it is already.

Your sincerely,

Craig Axford  
Casablanca, Moorlane Close, Torquay, TQ2 8PL

SC9. 898934

**Pickhaver, David**

---

**From:** Sally [REDACTED]  
**Sent:** 16 March 2015 11:46  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field

Dear Sir/Madam

I am writing to register my objection to the proposed building of 70 homes on Steps Cross playing fields. This would have an adverse impact on the traffic of the neighbourhood which is already congested at times during the day due to fact that there are 2 schools in that area of Moor Lane.

I am very concerned when driving around Torquay seeing properties springing up in gardens etc.

Loosing playing fields is not acceptable as we want children to use outside facilities rather than Xbox etc.

Regards  
Salt Barnes

Sent from my iPad

898712  
SC 10

**Pickhaver, David**

---

**From:** suzanne long [REDACTED]  
**Sent:** 19 March 2015 19:31  
**To:** Planning, Strategic  
**Subject:** Policies SS11 Housing and SDT4 Babbacombe & St Marychurch

Dear Sirs,

I completely and Utterly Object to the proposal of building 70 new homes on the Steps Cross Playing Field. I am a local resident, I live in Barradon Close and my 2 children attend Watcombe Primary School.

I cannot begin to tell you how much of a problem crossing the road outside the school is already. The road has been slowed down by the islands and traffic passing through one direction, however, the cars do not stop for pedestrians and there is no crossing or patrol at all for any of the three schools on the same road.

It is a knight mare at school times, we never know if cars are stopping for us or going to keep going, the poor children are constantly getting shouted at to stop!! or Wait!! and that is not just my children, it is a constant noise you hear in the morning.

Can you imagine how awful this will get if there are 70 more houses on the same road???  
How many accidents is this going to cause!???

The poor children have nowhere along that road to safely cross as it is.

I find it amazing that people would want to get rid of beautiful Greenland to build more and more and more housing. Why not do something for the community like a lovely playpark??

More people. More traffic. More accidents.

Ridiculous, I just wish some people would think of the community and the children rather than more housing.

Thank you for your time in reading my objection and I hope the houses proposal does not happen.

Kind Regards

Suzanne Beasley

Pickhaver, David

---

**From:** KEVIN BEGLEY [REDACTED]  
**Sent:** 23 March 2015 06:59  
**To:** Planning, Strategic  
**Subject:** Objection For Planing Permission at Steps Cross Watcombe

- I would like to make an objection to your proposed planning application based on the points below
- The lack off local facilities for the youth of the area
- The impact on the community of Watcombe
- More traffic in the area there are 3 schools within 100 yards of the proposed site
- We here at Watcombe Wanderers Football Club have been gradually growing the club since 2008 when we only started with one team we now currently have 3 adult teams and will have 5 youth teams running next season, we are a community based club who look to put as much back into the community of Watcombe as possible by providing the local youth in the area with regular exercise learning them the quality of a good team spirit and giving them something to focus on to keep out of trouble.
- Within our catchment area we really only have two options Steps Cross or King George V playing Fields, we currently use King George V but with the club growing year on year we will soon be out growing this facility and will require more pitches to support the growth of the club.
- 70 More houses 100 more cars 3 schools within 100 yards of proposed application don't really need to say any more
- we were made aware early last year that the local council had a feasibility survey produced on all of the local sports facilities in the Torbay area after reading a copy of the report we discovered the local facilities we currently use at King George V are deemed as unfit to play football on, at this point we got hold of the local council and Devon FA and had a meeting on 16th July 2014 with Ian Williams (Torbay Council) & Chris French (Devon County FA) to discuss this matter. it was proposed to us as King George V had a covenant on the area we would be better backing the council to gain funding to have two level football pitches at steps cross since this meeting we have made many attempts to to have further meetings with the council and Devon FA regarding this matter to no avail.
- Moving the club forward we are looking to secure our own facilities ideally at Steps Cross as this is close to the catchment area who support the club so we can progress the club to the next level of the football ladder level 7.

we currently have 150 members of our club who take regular exercise twice a week we promote family fun days Zumba Classes and get as many of the local community involved in all the activities we promote we need to keep as many green spaces available as possible

look forward to hearing from you

Regards

Kevin Begley  
Treasurer  
Watcombe Wanderers FC

Pickhaver, David

---

**From:** Bill Bell [REDACTED]  
**Sent:** 14 March 2015 21:04  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field.

Re the proposed development on the above mentioned site, we have severe reservations regarding the effect of extra traffic on the already congested traffic calming scheme in Moor Lane.

In addition it will have a detrimental effect on the recreational facilities of the neighbourhood.

If we had children of school age, we would be very apprehensive about the ability for the local schools to accommodate the possible increase that 70 households with children may demand.

We therefore register our objection to this proposal.

Yours sincerely.            W.E.Bell and J. Bell

Sent from my iPad

SC13 898944

**Pickhaver, David**

---

**From:** Marilyn Bennion [REDACTED]  
**Sent:** 23 March 2015 09:50  
**To:** Planning, Strategic  
**Subject:** SS11 Housing & SDT4 Babbacombe & St Marychurch

Dear Sirs

I wish to object to the proposed development above, regarding steps cross playing field.

The area is regarded by locals as public open space and is not suitable for redevelopment in this manner. It is well used by local residents and should therefore be protected from such redevelopment. Traffic is already problematic, especially with consideration of the traffic calming presently in place in Moor Lane. The increase in traffic will just add to the problems and exacerbate the already manic school runs.

Please will the Planners think carefully about this proposed development. Torbay is losing green areas at an alarming rate.

Yours faithfully

Marilyn Bennion

Sent from Windows Mail

SC/4. 8989/06

**Pickhaver, David**

---

**From:** carole benton [REDACTED]  
**Sent:** 15 March 2015 12:35  
**To:** Planning, Strategic  
**Subject:** Steps cross playing field

I strongly object to the plan of building 70 homes on this field where children play also there are enough traffic problems in this area already with the three schools .

Pickhaver, David

---

**From:** Janet Bestwick [REDACTED]  
**Sent:** 22 March 2015 12:20  
**To:** Planning, Strategic  
**Subject:** stave steps cross playing field

I most definately object to the building of 70 homes on the playing field.the area . we do not need more housing development at this site

reasons for objection

1 impact on the landscape

increase traffic

loss of recreational amenity.

this area is used EVERY day to fly kites, childrens safe play area. we the elderly have access to an area of calm and beauty.

janet bestwick



**Pickhaver, David**

---

**From:** Shaun Biddle [REDACTED]  
**Sent:** 14 March 2015 15:24  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field

We wish to register our objection in relation to the above proposed development - the building of 70 homes.

You are obviously not aware of the dreadful traffic situation in Moor Lane which already exists, developing this land will be sheer bedlam.

Apart from the impact on traffic we can't begin to imagine the increased danger to the children at the local schools.

Many local residents use the fields to walk, play, exercise their dogs responsibly and socialise, if the land were to be developed there would be greatly reduced access to these facilities which would impact our local community.

We trust you will seek feedback from all local residents and undertake thorough research into the application before considering the next steps.

We strongly oppose the granting of the development at Steps Cross Playing Fields, Moor Lane, Torquay.

Shaun, Mandy, Laura and Ian Biddle  
TQ2 8QX

Sent from my iPad

MaB

SC17

Mr C. E. Brokenshire  
Greenaway  
27 Moor Lane  
TORQUAY  
Devon  
TQ2 8NU

16-3-15

To Whom it concerns at Planning office,  
I understand 70 homes are proposed  
for Steps Cross Playing Fields at Moor Lane,  
Torquay. My objection is the fact already  
the open space at either end of Wacombe  
school have now been built on first  
the sure start building as it was called  
now recently the yellow frog cafe.  
Coombe Puffin school extension plus Mayfield  
expansion, green open space is getting  
covered in concrete at a rapid rate, before  
long there will be nothing left.

Traffic is a terrible problem now,  
cars parked both sides of the road, even  
the car park next to coombe school was  
sold off now 4 houses stand on it. That is  
why I object to development on Steps Cross  
Playing field. Please excuse any spelling mistakes  
(concerned) Thankyou, yours sincerely  
supporter

**TORBAY COUNCIL  
PLANNING**

**REC'D** 18 MAR 2015

**TO**

**Pickhaver, David**

---

**From:** Chris Bullen [REDACTED]  
**Sent:** 22 March 2015 16:46  
**To:** Planning, Strategic  
**Subject:** Proposed construction of 70 houses on Steps Cross Field

Dear Sirs

My husband and I would like to object to the proposed construction of 70 houses on Steps Cross Field.

We are objecting to this on the following grounds:

1. Loss of the amenity for both children and dog walkers. This area is used daily.
2. Increased traffic congestion. This is already a major problem, during term time, when cars are parked on both sides of the road and with the "traffic calming" chicanes adding to the problem this has already lead to "road rage" and dangerous driving, with drivers trying to race each other through!

With most families these days having at least two cars, if not more, this means that there will be, potentially, 140 additional cars plus visitors etc. Where are these cars going to park? The Torquay/Teignmouth Road is an extremely busy road so the location of these proposed houses, near to the junction, is a ridiculous idea.

Your faithfully

Chris & Dave Bullen

**Pickhaver, David**

---

**From:** David Cadwallader [REDACTED]  
**Sent:** 16 March 2015 09:19  
**To:** Planning, Strategic  
**Subject:** Fw: URGENT - Policies SS11 Housing & SDT4 Babbacombe & St Marychurch

**Importance:** High

To whom it may concern

We have been informed the council are proposing to build 70 homes on Steps Cross Playing field.

**This should not be allowed.**

As a resident in Steps Lane, and a business owner in Moor Lane, it will only add to the already heavily populated area and phenomenal traffic congestion.

At the moment, we have 3 schools, a cafe and 4 local shops – which already causes high risk of safety due to the number of cars being parked by school teachers in Steps Lane, Brunel Avenue and all along Moor Lane.

Add to this the 'traffic calming chicanes' which again due to the severe amount of parked cars around them causes extra havoc, it is only a matter of time before someone gets seriously hurt or damage done.

There were proposals been discussed to bring in double yellow lines around the Steps Lane/Moor Lane area but this would only 'move' the already parked traffic further around the Watcombe Park Estate and cause even more chaos around the local shops

Apart from the existing parking/traffic congestion, you will also be taking away the only local grass recreational area and adding another eye sore to the already diminishing landscape and greenery.

I trust you will understand my concerns and act in an appropriate manner to avoid causing further chaos in our area

Regards

David & Debbie Cadwallader



SC20. 898957

**Pickhaver, David**

---

**From:** joanna.cannings [REDACTED]  
**Sent:** 18 March 2015 07:39  
**To:** Planning, Strategic

i am emailing to express my objection for the development site on steps cross playing field, this field has always been used by us as a family for my three children and we enjoy it greatly, i understand there is a need for more houses that i do, but steps cross is loved and used by so many families not to mention the traffic impact it will have on the neighborhood therefore they are my reasons for objection for development on steps cross playing field.

Sent from Samsung Mobile

**Pickhaver, David**

---

**From:** Samantha Chammings [REDACTED]  
**Sent:** 15 March 2015 13:52  
**To:** Planning, Strategic  
**Subject:** Objection SS11 housing and SDT4Babbacombe& St marychurch

I'm am wring to rise my sincere objection at the proposal above my reasons being , I'm a resident of Moor Lane and we already have a massive traffic problem we have 3 schools along a narrow road where teachers parents residents park and I cannot imagine any more traffic along this road without an accident happening it's already horrendous , and the park is used by dog walkers , children , families from the school football and imagine the impact on the landscape driving along the teignmouth road and seeing even more houses what a terrible eye sore .

16 Brunel Avenue - Watcombe Park - Torquay <sup>SC22</sup> 899025  
TQ2 8NW - 22nd March 2015

Re: Policies SS11 Housing & SD14

Dear Sirs

Babtracombe & St Mary Church

I am writing this letter to inform you of the objections my husband and I have to your proposed development of Steps Cross Playing Fields.

By suggesting building on this site you are obviously unaware of the traffic congestion around your proposed site.

At the end of Steps Lane is Coombe Pafford school, I have been told there are to be 6 new classrooms added in addition ~~to~~ <sup>to</sup> the cafe open to the public. There was a large extension to Mayfield School, when an additional entrance was made. This is in Steps Lane, (which is double parked all day from staff, etc) and pupils are dropped off and picked up in Mini buses. There is also the entrance to Mayfield in Moor Lane where they are also dropped off in Mini buses.

Therefore between approx 8am to 9.30am and \$ 2-15 to 4.30pm it is traffic chaos. They park



almost to Tengenmouth Road both sides of the road.  
There is also staff parking in Moor here which  
means cars etc have to wait to get up to the junction.

My suggestion would be for officials to attend  
the site at the times mentioned - during term  
time - and not as I have been told on a  
Saturday!

Whilst the houses were being built you  
would have workmen's cars, vans etc plus all  
the machinery and lorries delivering materials.  
We wish to know where the building site  
entrance would be? Tengenmouth Road is busy  
and if there are any hold ups the queues  
quickly form.

I understand the playing field site was given  
to the community by a farmer. The same as  
Torquay United ground at Plainmoor was given  
by the Cary family. My grandmother told me  
about the events & races that were once held  
there. I hope you do not go ahead with your  
plans

Yours faithfully



**TORBAY COUNCIL  
PLANNING**

REC'D 23 MAR 2015

TO

Brooks, Tracy

---

From: [REDACTED]  
Sent: 23 March 2015 08:40  
To: Planning, Strategic  
Subject: save steps cross playing field

reference policies ss11 housing and sdt4 babbacombe and st. marychurch.

i strongly object to the planned housing scheme at steps cross. due to :-

the impact on the environment. This is a beautiful area and the landscape would be ruined for ever if built on.

severe impact on traffic in the neighbourhood. With 3 schools on moor ln. traffic congestion is already a major problem. The main Teignmouth rd is an accident blackspot, producing several serious accidents each year.

Loss of recreational amenity. This area is well used by the local community as a childrens play area, dog walking, and adult walking/running area. It is a also a safe space to kick a ball around and excercise. In my opinion this area needs to be improved on for recreation by providing more play equipment and excercise equipment. Also an all weather footpath/cycle path could be provided around the outside. With our population becoming more obese we need to make more of our open spaces for exercise. This is a valuable resource which should not be destroyed but developed in the right way for the good of the community.

Colin Cook

**Pickhaver, David**

---

**From:** Debbie [REDACTED]  
**Sent:** 19 March 2015 22:09  
**To:** Planning, Strategic  
**Subject:** Policies SS11 Housing and SDT4 Babbacombe & St.Marychurch

I am given to understand that you are proposing to build 70 homes on the Steps Cross playing field which borders Moor Lane and Teignmouth Road and I am writing to express my objection to this development for several reasons.

I have friends and relatives living in Teignmouth who have many visitors from this country and abroad who love to come to Torquay along the coastal road and many have commented on the fact that they know they are in rural Torquay when they reach Moor Lane. They do not know its name but recognise it by the way it opens out into fields and countryside - Steps Cross playing field is a landmark which visitors find charming as it faces the old Tythe Barn and the little lane leading to Watcombe beach which is sometimes described as "quaint"! To urbanise that corner would spoil the whole area. It is also the nearest open space for children living along Swedwell road and at Watcombe Park.

The field is a facility for groups and individuals for sporting activities, very important at this particular time when the Government is trying to encourage people generally to get more active and healthy.

Traffic congestion can be chaotic in Moor Lane especially during term time. There is a school for disadvantage children many of whom require purpose-built transport which of necessity has to park outside the school. Traffic from Teignmouth Road turning into Moor Lane can come face-to-face with traffic trying to exit onto the Teignmouth Road and neither can easily reverse which would present a hazard to oncoming traffic.

If I lived in Moor Lane, which I don't, I'm sure that I would also be upset that the development would undermine the value of my property as most, if not all properties, appear to be of superior quality. Surely everything possible should be done to maintain the reputation Torquay has across the country as being a high-class resort.

I hope you will give this matter further consideration and I thank you for what I trust will be your open minded approach.

D. Cooper

**Pickhaver, David**

---

**From:** kaznrog [REDACTED]  
**Sent:** 20 March 2015 17:29  
**To:** Planning, Strategic  
**Subject:** Objection to proposal to build housing on Steps Cross Playing field Moor Lane Torquay

To whom it may concern:

As a resident of 1 Rocombe close Torquay TQ2 8QF I am writing to object to the proposal to allocate Steps Playing Field in Moor Lane Torquay for development and to build 70 houses on the site. I object primarily because of the severe impact such a development will have on traffic in the already congested neighbourhood, especially on school days. I also object on grounds of the detrimental impact I believe such development will have on the landscape and because this will mean the loss of a vital recreational amenity and children's play area.

Kind regards  
Karen Cousins

Y  
Lopbuild

Sent from Samsung tablet

Pickhaver, David

---

**From:** Barrie Cripps [REDACTED]  
**Sent:** 21 March 2015 14:09  
**To:** Planning, Strategic  
**Subject:** Steps cross playing field

Dear sir/madam,

I wish to register my objection to the development of 70 homes on steps cross playing field.

I have been a resident of Barton Torquay all my life, currently in padacre road. The reasons I object are as follows:

1. This area is already highly populated and needs green field areas for recreation and children to exercise.
2. The traffic already gets very congested, with 3 schools in proximity adding to the traffic.

Yours sincerely,

Mrs P.M Cripps

Mr B.L Cripps

**Pickhaver, David**

---

**From:** Andrew Critchlow [REDACTED]  
**Sent:** 20 March 2015 18:50  
**To:** Planning, Strategic  
**Subject:** Step cross playing field

Dear Sir/Madam

I am writing to register my complaint to granting planning permission for 70 dwelling on this site.

In my view with the area containing three schools and a busy main road any increase in traffic will be a danger, 70 dwellings equal 70 cars.

Also the lost of open space for children to play or for people to exercise dogs is unnecessary. There will also be impact to the environment and ecology.

Yours Andrew Critchlow

**Pickhaver, David**

---

**From:** chelseacrofts [REDACTED]  
**Sent:** 20 March 2015 09:58  
**To:** Planning, Strategic  
**Subject:** Steps cross playing feild/park

Instead of building 70 pointless homes which are going to be far too small for an average sized family and I'd bet they wouldn't add housing benefit either way and clearly aren't enough jobs in the bay for people to afford to buy/rent them so they'll be empty houses/flats. Sort the rest of the empty houses/flats in the bay out and get them filled before ruining a children's play park (which 100% needs sorting out) and open field! You will only be complaining of children and teenagers 'hanging around' and causing trouble because everywhere that is available to them you decided to destroy! Sort the park out and make it nice and safe! No one wants 70 homes being built there because my daughter goes to Watcombe school and my son will once he's old enough, if you build them houses how are we except to get our children into the school when there will be more closer meaning me and many other parents will have to walk 30+ mins to walk our children to another school! Also me and a lot of parents take our children to the field when it's nice weather after school so because you don't use the park/field you're just going to get rid of it? Why get rid of the nice views and greenery and ruin it with small uninhabitable homes? Pointless.

I for one am completely against the idea of it.

Sent from Samsung Mobile on 02



**Pickhaver, David**

---

**From:** Darling, Steve  
**Sent:** 22 March 2015 20:46  
**To:** Planning, Strategic  
**Cc:** [REDACTED]  
**Subject:** Torbay Local Plan objection

Cllr Steve Darling & Cllr Roger Stringer  
69 Belgrave Rd  
Torquay  
TQ2 5HZ  
22 March 2015

Dear Strategic Planners

Torbay Local Plan - Re policies *SS11 Housing* and *SDT4 Babbacombe & St. Marychurch*.- Steps Cross Playing Field

We wish to vigorously object to the proposals to build 70 dwellings on Steps Cross Playing Field, Watcombe, Torquay. We have three key reasons.

Impact on the landscape – We are concerned that this is a very open location where there is limited opportunity for screening these dwellings. The field is on the edge of Torquay and will only increase the urban creep of Torquay into the Countryside. It will have a major negative impact at the location on the landscape.

Severe impact on traffic in the neighbourhood. – The area is a quiet residential neighbourhood that suffers from traffic problems caused by the Three schools located on Moor Lane. There are major problems in this community at the time of schools opening and closing. We have liaised with the schools to tackle some of the problems but we continue to receive concerns from local residents about the impact the schools have on local highways. Such a development will only make this problem worse.

Los of recreational amenity. – There is much informal use of this green space by the local community. Dog walkers and children use the green space heavily. We are surprised that this site has been proposed by the Council as it features as a sporting resource for improvement in the sports and playing pitch strategy that was only signed of by the council in recent weeks. Please see appendix 2 & 4. where Steps Cross Playing field features. As ward Councillors we are aware the both the Babbacombe Corinthians and Watcombe Wanders football clubs have been promised this facility to be improved for their clubs use. We feel the Council is not serious about housing allocations at this location as it is one of the few locations where football facilities can be improved in Torbay.

Yours faithfully

*Cllr Steve Darling*

*Cllr Roger Stringer*

Best wishes  
Steve Darling  
Liberal Democrat Group Leader  
Torbay Council  
[REDACTED]

SC30. 899225

**Pickhaver, David**

---

**From:** Sales [REDACTED]  
**Sent:** 18 March 2015 16:19  
**To:** Planning, Strategic

**RE: Steps Cross Playing Fields**

Please register our objection to the proposed allocated land for development at Steps Cross Playing Fields.

It is our understanding that the steps cross playing field has been designated by the council as a sports field or for recreational leisure use and should therefore remain as such,

Regards,

**Richard & Andrea Davies**



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

Pickhaver, David

---

**From:** Susan Day [REDACTED]  
**Sent:** 20 March 2015 08:47  
**To:** [strategis.planning@torbay.gov.uk](mailto:strategis.planning@torbay.gov.uk)  
**Subject:** Re. SS11 Housing and SDT4 Babbacombe & St. Marychurch

I write to oppose the proposal to allow up to 70 houses to be built on the Steps Cross Playing Fields. My objections are on the following grounds.

- the traffic on Moor Lane early morning and the afternoon is both dangerous at certain times with three schools in close proximity . Added to this fact during recent years there have been 4 houses built at the entrance to Combe Pafford School. With added traffic coming from these houses it makes this proposal unrealistic.

- I moved here 20 years ago and these fields were constantly in use. It was the council decision to increase the cost of hiring pitches that has led to less and less clubs being a able to afford to continue to exist.

- of course it is true that at this time of year there is not much activity on Steps Cross Field however in the summer months there a plenty of families using the field with young children and picnics are frequent.

- it is not too long ago that a new block was built( at what cost) to be used for changing and. Showers. Could the council not be a bit more creative and rather than fill the field with concrete think of adapting this new block for use by more of the local community. Just a few possibilities cone to mind. Adapting present block for use by the older aged in the community, ie a place to meet and share.

Adapting present block so that it could be used by parents and young children as a place to meet especially in wet weather.

Adapting present building so that it could provide information and communication to the local community.

- my final objection to this proposal is yet another green site in the bay will be lost and places where at present people with restricted health can walk will be taken away.

I do hope these objections will be taken seriously.

Your sincerely

Robert Day

15, Moorlane Close

TQ2 8PL

Sent from Rob's iPad

**Pickhaver, David**

---

**From:** Yemaya Design [REDACTED]  
**Sent:** 17 March 2015 19:59  
**To:** Planning, Strategic  
**Subject:** Save Steps Cross Playing Field

We object to this development because of the:

- 1) Severe impact on traffic in the neighbourhood - it's bad enough as it is with THREE lots of school/work traffic on Moor Lane, twice a day, every day.
- 2) Risk of over-development. THIS IS NOT 'THE WILLOWS!!!'

It would be better if more thought went into a new swing park on this site - the existing apparatus is falling apart and very dangerous!

Tel



Homecat

SC33. 899046

TORQUAY COUNCIL PLANNING	
REC'D	20 MAR 2015
TO	AB

Shilburn Road

TORQUAY

Devon

TA1 3JH

17th March 2015

Re: SS11 Housing and SDT4 Babbacombe St Marychurch

Dear Sirs

Regarding the proposed development of Steps Cross Playing Field.

We rent out two houses at Kingdom Court in Steps Lane, directly opposite the field.

The issues that we would like to raise are:-

1. The access at an end of the lane is only to our four houses and the Training School for young people with learning difficulties and would not be suitable for any other access. Moon Lane itself is already congested and seriously so from 8.30 - 9.30am and 3.00 - 4.00pm. We feel that the only possible access would be from Teignmouth Road.
2. We assume that the hedge on Moon Lane would be left in situ as our hedge, which follows on from it, is protected and our builder was not allowed to remove it.
3. There are mature trees on the site which we would also assume to be protected.
4. We do not know the actual size of the Playing Field, but 70 houses does seem a lot. We would need to know more details on that issue.

2. We would like to be kept informed of the progression on this proposal.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

(Mrs Mrs L DODSON)

**Pickhaver, David**

---

**From:** Susan Edmund [REDACTED]  
**Sent:** 21 March 2015 15:16  
**To:** Planning, Strategic  
**Cc:** Stringer, Roger; Darling, Steve  
**Subject:** Steps Cross Playing Field

We have just been handed a copy of the letter addressed to Residents in the Moor Lane area - we wish to record our profound objection to the proposal to allocate land for development at Steps Cross Playing Fields, Moor Lane, our objections are as follows;

1. The exit of Moor Lane onto the A379 highway is dangerous for many reasons - there are several schools in the area and the highway is already busy, more traffic turning onto the highway would make things even more dangerous for children and other pedestrians.

2. The loss of the playing field amenity , on which new changing rooms have been installed in advance of the Council Sports Strategy's expected improvement of the site, would mean there would be no sporting facilities for children or adults in the vicinity.

3. The already poor public transport facilities in the area - i.e. one bus an hour - would not be equal to the added amount of passengers. Moor Lane is already too congested - crossing either Moor Lane or the A379 means taking one's life in one's hands, and further development in the area would make an already difficult situation much worse.

We do not live on Moor Lane but on the A379 beside it and we feel strongly that this proposal is bad for the area.

William and Susan Edmund.

**Pickhaver, David**

---

**From:** Glynis Elliott [REDACTED]  
**Sent:** 18 March 2015 19:57  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Fields

I wish to register my objection to building 70 houses on this green area. The traffic is always bad in this area and should be left for the enjoyment of the people of this area.

Glynis Elliott  
3 Hampton Close  
Torquay

Sent from Samsung Mobile



REC'D 19 MAR 2015

MR & MRS D. ELLIS  
2 BRUNEL AVENUE  
WATCOMBE PARK  
TORQUAY, DEVON  
TQ2 8NW

TO

18th MARCH 2015

Dear Sir,

Steps Cross Playing Field,

I would like to object most strongly to the proposed development of houses on the above site.

1) As I understand there is a restriction on the land for sporting and leisure purposes only, made when the land was donated to Torquay.

2) The building on such a large scale would seriously impact on the locality and cause considerable upset and disquiet to the residents, many elderly. It would also spoil a nice quiet leisurely area.


3) There is already an enormous traffic problem in the immediate area with the parking throughout the day by staff of the three schools which

already generate a very big problem with school transport arriving and departing at various times.

4/ In addition the addition of this number of houses would increase the number of children using this busy area thereby greatly creating additional dangers when going to and fro the schools, and clog the congested parked cars and school buses.

5/ It is also probable that with the standard of houses to be built, the crime rate for this locality will also increase to the detriment of the area.

For these reasons I strongly object to the proposal.

Yours Sincerely,  


**Pickhaver, David**

---

**From:** Planning  
**Sent:** 23 March 2015 08:56  
**To:** Turner, Steve; Brooks, Tracy; Pickhaver, David  
**Subject:** FW: Proposed development at Steps Cross Park, Watcombe

---

**From:** Jackie Fauset [REDACTED]  
**Sent:** 20 March 2015 17:02  
**To:** Planning  
**Subject:** Proposed development at Steps Cross Park, Watcombe

It concerns me very much that, through rumour, development may be taking place on this land. I have searched - without success - all possible ways of finding information within your planning site by using Teignmouth Road, Moor Lane, Steps Lane, even Steps Cross Park, and nothing comes up.

Through rumours comments have to be submitted by next Monday. As we live in Padacre Road, this does concern us regarding traffic and parking.

There are several schools in Moor Lane, with absolutely ridiculous parking, and even more ridiculous so called traffic calming measures.

How can we comment on planning issues when we can't find the appropriate information on your site? Please advise.

Mrs J. Fauset

Pickhaver, David

---

**From:** Margaret Firth [REDACTED]  
**Sent:** 19 March 2015 17:33  
**To:** Planning, Strategic  
**Subject:** [REDACTED] 14. The Conifers, Steps Lane, Torquay TQ2 8NG.

Sent from my iPad. Steps Cross Playing Field.

We wish to object most strongly to the proposed development of 70 homes on the above site.

1. The proposed site is an important recreational area, for this part of Torquay.

2. It is also within a small area containing 3 schools, Mayfield, Watcombe Primary and a Pre-school nursery facility, and Combe Pafford school.

3. There already exists a traffic and parking problem, due to the three schools who have varying

Pupil ages, and educational and caring needs.

4. Moor Lane and Steps Lane both parts and Brunel Ave, have parking every day, causing congestion at any time, plus there is the Teignmouth Road at the T junction with Moore Lane, which is an extremely busy road, all day and every day, which adds to the above congestion already mentioned.

Therefore we wish you to register our strong concerns and objections to the proposal, as it will compound the problems we already have to deal with, day by day.

Yours faithfully

Mrs. Margaret Firth.

SC39. 899384

**Brooks, Tracy**

---

**From:** Sales [REDACTED]  
**Sent:** 18 March 2015 08:50  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field

Dear Sirs,

With a reference to the above proposal.

I would like to register my objection, based on the impact to the local landscape and the severe impact on the increased traffic and accessibility issues, no matter where the access points are identified.

Yours sincerely,

**Gregory Fletcher-Frost**

**Gregory Fletcher Frost**



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)



**Pickhaver, David**

---

**From:** Peter Foxon [REDACTED]  
**Sent:** 20 March 2015 11:34  
**To:** Planning, Strategic  
**Subject:** OBJECTION to Proposal for Development of Steps Cross Playing Field

Emailed to [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk) by P.Foxon Buttercup Kingdom Court Steps Lane TQ2 8NL

Please note that I am at present on holiday and have spoken with my neighbour and we agree on the below points which I will be adding to when I return

**Reasons****Extreme Impact on traffic and parking in Neighbourhood.**

Currently there is insufficient parking for visitors and staff using Combe Pafford School, Mayfield School, and Watcombe School. As a result parking on Moor Lane and Steps lane during school hours on Moor Lane and Steps lane severely restricts traffic.

It is totally unacceptable to build 70 houses on such a limited site with will compound this problem creating a danger.

There was a traffic accident on 19/3/15 50 metres from Mayfield School in early afternoon causing a road closure this amongst numerous minor incidents in the traffic calming areas highlights this problem

**Impact on Landscape**

This site has a mature Beech Hedge which runs the length of Moor lane. It has numerous mature trees. It is in an area where all trees in the Mayfield school area are protected and I believed as a green site the trees, hedges would have been protected. This is not the case and I will be making enquires to protect this aspect.

This residential area and landscape will be totally changed and is totally unacceptable.

Currently when there is reasonable rainfall this area contains and absorbs water the excess runs on to Steps Lane and the drain on the entrance to Coombe Pafford School on Steps Lane

This drain and the drains on steps lane and moor lane cannot cope with the combined water which flows from the area and travels down Steps Lane and Moor.

The excess water flows through the school car park and also into our properties until it enters the gully between Kingdom Court properties and the school car park.

This problem was discussed with the Highways dept in 2011/12 and the entrance to Kingdom Court altered. This problem still exists

**Loss of Recreational Amenity**

Numerous people use this area on a daily basis many exercise their pets.

The limited play equipment is well used.

It is the only local recreational area we have and we were led to believe that this resource was going to be encouraged and that the provision of a new changing facility was part of the conservative plan.

**These are only a few points due to the limited time for response as no formal notice was given.**

**Pickhaver, David**

---

**From:** debfreer1 [REDACTED]  
**Sent:** 15 March 2015 11:39  
**To:** Planning, Strategic  
**Subject:** Save steps cross playing fields

We OBJECT to build 70 homes on steps cross playing fields. Our reasons are, impact on the landscape, severe impact on traffic in the neighbourhood, loss of recreational amenities. We already have members of staff from local schools parking and obstructing our driveways everyday. Daytime congestion is already due to already over development of local schools. No parking facilities for staff at schools. We also use this playing field every day for exercise and swing park with grandchildren. Paul and Debbie freer

Sent from Samsung Mobile



**Pickhaver, David**

---

**From:** Greg Fros [REDACTED]  
**Sent:** 20 March 2015 11:57  
**To:** Planning, Strategic

**Reference: STEPS CROSS PLAYING FIELD**

Dear Sirs,

Please register our uttermost objection regarding the proposal indicated above.

The objection notwithstanding is based upon the severe impact on traffic throughout the vicinity, in what is already a manifestly congested thoroughfare at peak times throughout the day.

To re-inforce this objection I am sure the highways agency will be aware of the many serious traffic accidents on an around these perimeter junctions of steps cross playing field with the latest occurring only yesterday March 19<sup>th</sup> 2015.

Regards,



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**Pickhaver, David**

---

**From:** [REDACTED]  
**Sent:** 16 March 2015 11:49  
**To:** Planning, Strategic  
**Subject:** steps cross playing field

Sir,

I must raise a number of objections to the proposed development of the Steps Cross playing field. We may or may not need more housing in the bay, that is a matter of opinion. What is a certainty is that the loss of Steps cross playing fields as a local recreational facility would be catastrophic for the immediate area. There is also the lack of supporting infrastructure, specifically roads. The coast road to Shaldon is uncomfortably busy at times and the milber road is totally inadequate for the volume of traffic it is having to carry. From the area in question the bypass is of no significant benefit as Moore Lane and Barchington Road would effectively become a rat run despite the dangerous traffic calming on Moor Lane. If the traffic calming were to be removed in total the situation re a rat run with or without additional housing would be infinitely worse and the Mayfield School and Steps Cross primary/infants school position re child safety would be infinitely worse. There is also the lack of suitable parking, without causing significant obstruction to the flow of traffic, when there are activities on the playing fields or at delivery and pickup times for the schools. The only way this proposed development should be allowed to go ahead is if the coast road to Shaldon were to be improved very significantly. There are potentially much better locations for the proposed housing, i.e. Sladnor Park, but there again the coast road would have to be significantly upgraded and to be honest I would not have a clue as to the cost of such a project but I suspect it would be significant.

Tim Gawn  
15 Barradon Close  
Watcombe Park  
Torquay  
TQ2 8QE  
tel 01803312223

**Pickhaver, David**

---

**From:** Steph Glasper [REDACTED]  
**Sent:** 16 March 2015 20:50  
**To:** Planning, Strategic

To whom it may concern,

I am writing to object to the proposal of 70 houses being built on Steps Cross playing field. As a local and a frequent user and I am concerned at the loss of a safe green area near 2 schools and 2 very large housing estates. As a child I went to Watcombe Primary School and would walk my dog there after school with my mother creating some of my fondest memories. As a teen I would walk down to Watcombe beach with friends and Steps Cross would be the perfect lunch/resting area afterwards. I now take my nephews and cousins there frequently as it is a safe place for them to play and I can see them at all times.

Yours sincerely Stephanie Glasper (Barton)

SC45 899390

**Brooks, Tracy**

---

**From:** Peter John Godber [REDACTED]  
**Sent:** 22 March 2015 20:05  
**To:** Planning, Strategic  
**Subject:** Proposed Houses at Steps Cross Field!

Hi,

Regarding proposed build of houses at steps cross field, this to me is an outrageous idea when the traffic situation around this area is already bad enough, especially up through Barchington Avenue, which seems to be the route that most people have to use. Further more, surely this area should be kept for the use of the younger generation for recreational purposes, sadly i feel that this e/mail along with many others will be ignored and very frustratingly, 'What Will Be Will Be' To those of of you make these decisions i only hope that your young ones never have to ask their parents to fight for their recreational area's. Please (THINK ON) !

**Pickhaver, David**

---

**From:** Barbara Hanford [REDACTED]  
**Sent:** 19 March 2015 19:20  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field policies SS11 Housing & SDT4 Babbacombe & St Marychurch

I am writing to object to a plan to build 70 homes on the Steps Cross Playing field.

I feel this would be detrimental for many reasons including spoiling the landscape and losing a pleasant green field site. It would be a loss to local wildlife and also to the public who use the area for sport and recreation.

Also if there were houses there the extra traffic created would become a big problem getting onto Teignmouth Road especially at peak times and with the 3 local schools in Moor Lane.

I hope you will register my objection and the plans will not be approved.

Mrs Barbara Hanford  
31 Southern Close  
Watcombe Park  
Torquay TQ2 8QJ

1 LINACRE ROAD 5G47.  
BARTON 899073  
TORQUAY  
TP2 8LE.

To whom it may concern,

I am writing to you regarding the proposal to develop and build 70 homes at Steps Cross playing fields, moor lane, Torquay.

I strongly object to this ludicrous plan.

Reasons for objection:-

- 1/ We have 2 schools in this vicinity, which between them now cause significant traffic chaos, cars are parked on either side of moor lane road reducing the road down to a single lane road. Hence this road is already a death trap and rat run. Moor lane road would not cope with anymore extra traffic. It would come to a stand still.
- 2/ In the past I have spoken to the Council regarding double yellow lines either side of moor lane road to ease the current congestion. The answer was budgets. (not health and safety).
- 3/ But the Council have managed to pay out thousands for a new changing hut for steps cross playing fields. So why not put it to good use.
- 4/ It would down value the existing properties on moor lane road.
- 5/ Increase in crime and anti social behaviour, noise and pollution.

TORQUAY COUNCIL PLANNING	
RECD	20 MAR 2015
NO	DP-

P.T.O.



- 6/ Where else in this vicinity do we have a recreational amenity???
- 7/ Where do you think the extra children would go to school? our schools are full to capacity now.
- 8/ Land by Sainsburys at the willows is now being developed at the rate of knots. They have a recreational area for themselves. So why can't we!!
- 9/ make good of steps cross playing fields, plant more trees, which would benefit the environment and wild life.
- 10/ This green space is well used and has been for many many years.

Hands off steps cross playing fields.

Mrs. M. Harris.



- S.P. HARRIS

Ryan Harris



Reference. SS11 Housing &  
SD14 Babbalombke & St. Marychurch.

58, Padoue Road, SC48  
Watcombe Park 899074  
Torquay  
TQ2 8PX.

19th March 2015.

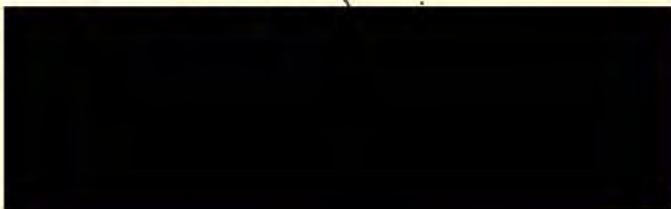
Dear Sir,

With reference the proposed plan to build  
40 homes on Steps Cross Playing field, near home  
Torquay.

Why take a lovely green space, with the  
increased traffic it will create, plus the loss  
of a recreational amenity, loved by many  
families, also dog walkers.

We are totally against this proposal.

Yours faithfully



TORQUAY COUNCIL	
PLANNING	
REC'D:	20 MAR 2015
TO:	DP

**Pickhaver, David**

---

**From:** Katrina Harris-Byrne [REDACTED]  
**Sent:** 20 March 2015 12:24  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field - Planning Objection

I am writing to object to this proposal. This is a valuable playing field for our local community. To build houses on it would be a significant loss of a popular amenity.

However, my biggest concern is the negative impact that the inevitable increased traffic will have on the area. I live on Teignmouth Road and it is already a very busy road (even out of season.)

It is often quite dangerous trying to get out of our drive due to the existing volume of traffic. 70 new homes is almost certainly going to result in a significant increase in the number of cars using the local roads, particularly Teignmouth Road and Moor Lane.

There are 3 schools on Moor Lane itself and the Council will be aware of the nature of those schools. It is already very difficult to use that area due to schools without a significant increase in traffic brought about by building houses. I would suggest that there are safety issues as well as a negative impact on the environment.

I believe that if the overall issue of housing were looked at as a whole rather than in isolation then there would be far more appropriate ways of addressing any shortage of housing. There are many properties that are stood empty that could be utilised.

We should not have to give up our local green areas where our children play to make way for new homes. It would be shortsighted to say the least to build on this field.

Katrina Harris-Byrne

**Pickhaver, David**

---

**From:** Pete Harris-Byrne [REDACTED]  
**Sent:** 20 March 2015 16:27  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing fields

I am writing to register my objections to the proposal. My wife (Katrina Harris-Byrne) has already emailed and I support everything she says. Moor Lane is already a very busy road with 3 schools in the area and the junction with Teignmouth is particularly dangerous.

I believe that to build houses in this area would have a negative impact on the environment and area. We should not be using green fields sites to support housing needs in this way. To lose the playing field would be a real loss to the community.

Pete Harris-Byrne

**Pickhaver, David**

---

**From:** Martin Hayman [REDACTED]  
**Sent:** 23 March 2015 08:58  
**To:** Planning, Strategic  
**Cc:** Darling, Steve; Stringer, Roger  
**Subject:** Steps Cross Playing Field, Watcombe

Dear sirs,

I would like to strongly object to the proposal in the latest version of the Torbay Development Plan to build 70 homes on this green field site ( I refer to policies S511 Housing and SDT4 Babbacombe and St Marychurch).

The impact of this development on the local landscape would be horrific, and it would be criminal to lose this vital recreational area which is used regularly by a good proportion of the local population for playing sports and walking dogs. If this field were to be lost the only recreational fields nearby are on the other side of a very busy and dangerous main road, which would put lives at risk.

One of my strongest objections is because of the impact that such a development would have on the already nightmarish traffic situation in the neighbourhood. The junction of Teignmouth Road and Moor Lane is a real bottleneck and the scene of numerous accidents in the time that I have lived here (most recently last Thursday, with a near fatal collision of a cyclist and lorry). The development of this site with all the resulting increase in traffic using this junction is bound to severely worsen this situation.

I appreciate that there is a need for more homes in Torbay, but this isn't a NIMBY reaction to the proposal - I feel that there are far more options to build on brown field sites and to bring empty housing stock into use again, which would be a better solution to the problem, without eating up yet another green field site to the detriment of the town.

Apologies that this correspondence comes so close the the 9am deadline for objections to be received, but I was not aware of the proposal until recently and did not have the details of whom I should contact.

**I would appreciate it sincerely if you could please acknowledge receipt of this email before the deadline.**

Yours faithfully,

Martin Hayman  
Tithe Barn Cottage  
Watcombe Beach Road  
Torquay  
TQ1 4SH

**Pickhaver, David**

---

**From:** sarah haywood [REDACTED]  
**Sent:** 22 March 2015 14:58  
**To:** Planning, Strategic  
**Subject:** building on the green near watcombe primary school

I have heard from others, that's you are planning on building houses on the green near watcombe primary school. I am writing to you to say that I think it is a terrible idea, and that you need to think about what you are doing, because you are taking away the area where families take their dogs for a walk and where children/teenagers ( like myself) go to play football and various other games. Lastly you are taking away too much stuff that is part on many peoples childhoods and then next generation of children wont be able to experience/enjoy various of things that we have experienced. So just take it in to consideration about what you are actually doing

**Pickhaver, David**

---

**From:** Maria Head [REDACTED]  
**Sent:** 19 March 2015 14:10  
**To:** Planning, Strategic  
**Cc:** Stringer, Roger  
**Subject:** Steps Cross Playing Field

As local residents, Torquay born and bred, we are absolutely shocked and saddened that our Council would even consider building 70 houses on our local playing field. We have so many objections but list the following:

- The loss of such a pleasant green field within the Watcombe district
- Older people derive a lot of pleasure from having this facility and enjoy sitting on the seats to admire the view and have the opportunity to engage in conversation with other local residents.
- Loss of provision for children to play. So many children enjoy football and other ball games with their friends or parents here.
- Loss of the swings, slide etc for younger children - there are no other parks nearby
- Local residents enjoy this safe open space for dog walking, which has the doggy bins provided. Where would they go? If dogs were walked on other areas without bins - the mess arising does not bear thinking about.
- Already have 3 schools in the district, Combe Pafford, Watcombe and Mayfield - these already cause a problem to local residents with the volume of traffic and parking problems - even more cars would exacerbate the problem and would the children from these houses have enough spaces provided at these schools - which are already heavily subscribed.
- Moor Lane is already a "rat run" and yet more cars would be entering the road from this field. 70 houses would probably mean 140 cars.
- We already have cars running across the pavements to miss oncoming cars. The bollard on the grass verge has been destroyed by a car running across the grass and has not been replaced.
- If you speak to people in the area, they can confirm we have seen lots of "near misses" - people driving at 50mp to get to the other end, before oncoming cars! Another unbelievable mess.
- With plans to put double yellow lines on Moor Lane and Steps Lane, we wonder where the cars will be going. Last week there were 50 cars regularly parked along these roads - where do you have plans for them to park.
- If you go ahead with the building of these proposed houses, they will probably have these same cars parking on their streets.
- If the council go forward with these unbelievable proposals, the wishes of all the local residents will have been ignored.
- This is a great community facility loss and in 2015, community is vital and should be nurtured not destroyed - we would have hoped that our council would be there supporting our needs.
- We are lucky to have been told about these proposals, but we have already spoken to several people who have no idea of your plans - if you were to speak to them, they would definitely agree with the above.
- 70 Houses with probably at least 140 residents who will not only require schools, but all the other services, which are already oversubscribed. Our infrastructure is already saturated - what plans have you have to alleviate that.

Please also convey our concerns about the future plans for double yellow lines in Moor Lane and Steps Lane. Consideration should be given to providing more parking space at the schools. This is a very child and OAP centred community and poor parking can cause inevitable dangers - especially at the crossroads - there are accidents waiting to happen and your council should be aware and giving the whole process serious thought. We do hope that you will read and take our concerns into account and we trust there will be a positive outcome for all the local residents.

Maria & Adrian Head  
17 Brunel Avenue  
Torquay  
TQ2 8NW  
[REDACTED]

**Pickhaver, David**

---

**From:** PAUL HELLYER [REDACTED]  
**Sent:** 20 March 2015 12:34  
**To:** Planning, Strategic  
**Subject:** proposed development on Steps Cross Playing Field

Dear Sir/Madam

We wish to object most strongly to the proposed development of 70 homes on the above site.

Our reasons are as follows:

1. The "green field" site is one of the few green "oases" within the town, and serves as an important recreational area to this part of Torquay. It is a public open space.
2. It is also within a small zone containing three schools of varying pupil ages, and educational and/or caring needs. These are in addition to the existing and separate pre-school nursery school.
3. There is an existing traffic problem, extreme at parts of the day, when the pupils are arriving and departing, with multiple vehicles, which would be exacerbated to an horrendous degree with the addition of traffic from the major development described. Only yesterday there was a serious accident at the Moor Lane/Teignmouth Road junction, and this appears to be more prevalent in recent times.

For the foregoing reasons, among others, we will be glad if you will register our strong objections to the proposals.

Mr. S. Butterworth (and Charlotte)	2 The Conifers Torquay TQ2 8NG
Mrs . Hooper	4 The Conifers Torquay TQ2 8NG
Mrs N. Lucas	6 The Conifers Torquay TQ2 8NG
Mr P & Mrs S Hellyer	8 The Conifers Torquay TQ2 8NG
Ms. C. Bennett	10 The Conifers Torquay TQ2 8NG
Mr M & Mrs J Fosh	16The Conifers Torquay TQ2 8NG

I understand that the Owners of Nos. 12 and 14 have or are due to make their own representations separately.

(note only even numbers, mono-lateral development.)

**Pickhaver, David**

---

**From:** Vivien May Hesketh [REDACTED]  
**Sent:** 16 March 2015 08:13  
**To:** Planning, Strategic  
**Subject:** SAVE STEPS CROSS PLAYING FIELD.

I must strongly protest to any development on this site on the grounds that there are major traffic problems and a lack of playing fields in this area.

I am appalled that a Conservative Council would propose this development.

I have voted Conservative in the past but this proposal would seriously make me reconsider.

Donald Hesketh. Brunel Avenue.



**Pickhaver, David**

---

**From:** Robert Hibell [REDACTED]  
**Sent:** 16 March 2015 13:01  
**To:** Planning, Strategic  
**Cc:** Darling, Steve  
**Subject:** Consultation on Strategic Planning Documents

Dear Sirs

**Consultation on Strategic Planning Documents  
Steps Cross Playing Fields, Moor Lane**

I wish to record my objection to the proposal listed in the Schedule of Proposed Main Modifications to the Local Plan relating to the development of Steps Cross Playing Fields.

My concerns are based on the impact the construction of 70 properties on this valuable green space will have on the local landscape, environment and traffic density.

The proposal is undoubtedly counter to current planning policies, created to protect the landscape and environment of the playing fields and other named Urban Landscape Protection Areas (ULPAs) within Torbay.

The March 2013 Review of Urban Landscape Protection Areas in Torbay established that 'The space [Steps Cross Playing Fields] is important in providing a green break in an otherwise built up area'.

**Policy C5, covering ULPAs**, states that:

'Development within Urban Landscape Protection Areas (ULPAs), as shown on the Policies Map, will only be permitted where:

1. it does not undermine the value of the ULPA as an open or landscaped feature within the urban area; and
2. it makes a positive contribution to the urban environment and enhances the landscape character of the ULPA.'

It is clearly the case that the construction of 70 houses on the playing fields would contravene these requirements.

Other policies reinforce the value of maintaining our green areas and developing brownfield and town centre sites. **Policy SDT4 for Babbacombe and St Marychurch**, states that 'Green infrastructure will provide improved access from urban to coastline and countryside areas as well as areas for recreation...' and at 5.1.3.2 'Major residential developments will be limited to suitable brownfield sites that may arise through the Plan period, or are brought forward through the neighbourhood planning process.' This is supported by **Policy SS11 on Housing**, which sets out that the 'Housing provision will focus upon a sustainable pattern of distribution throughout the Bay, with an emphasis upon the regeneration of brownfield sites and town centre sites, and development of urban sites.'

Kind regards

Robert Hibell

**Pickhaver, David**

---

**From:** J Hickley [REDACTED]  
**Sent:** 17 March 2015 16:46  
**To:** Planning, Strategic  
**Subject:** New Housing

Dear Sir/Madam

Re: Policies SS11 Housing & SDTD Babbacombe & St. Marychurch

I am writing to express the following objections to the proposed development of 70 houses on the Steps Cross Playing Fields.

1. The adverse effect the extra traffic will have on Moor Lane which is already extremely busy and over-run with parked cars especially at the start and end of the school day. It is difficult enough already to get through.
2. The loss of open space and playing fields for local children in an area which has already seen a big increase of new properties, also the impact on the landscape.

Your faithfully  
Ms J Hickley  
1 Gard Close, Torquay.

**Pickhaver, David**

---

**From:** John Hockin [REDACTED]  
**Sent:** 20 March 2015 16:53  
**To:** Planning, Strategic  
**Subject:** Policies SS11 Housing and SDT4 Babbacombe & St Marychurch

I wish to register an objection to the proposed building of 70 homes on the green field site at Steps Cross Playing Fields, Moor Lane, Torquay.

My reasons are as follows:-

- 1) There are three schools in close proximity to the proposed development and there could be well over 70 additional children requiring schooling for which the present schools in the neighbourhood could not cope.
- 2) 70 family homes could mean in excess of 140 cars and this will cause a severe impact on parking and traffic in the surrounding streets.
- 3) At present and previously the land has been used for recreational purposes.
- 4) The impact that 70 houses will have on the landscape of this area of Torquay

John Hockin

**Pickhaver, David**

---

**From:** Ann Horner [REDACTED]  
**Sent:** 15 March 2015 15:51  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Fields

It has been brought to my attention, that 70 houses may be built on the above fields. Please NO. Apart from the loss of a recreational facility - when we are trying to fight the trend of obesity, Watcombe just cannot cope with more traffic. Travelling down Moor Lane at school starting & closing times is an awful experience. The parking in Moor Lane is dreadful too. Road Rage occurs quite frequently. Please NO, NO, NO to the building of these houses.

Ann Horner

Pickhaver, David

---

From: [REDACTED]  
Sent: 19 March 2015 22:24  
To: Planning, Strategic  
Subject: Steps Cross Playing Fields

I object to the above building proposal for several reasons

1. the special, rare & protected orchids
2. The increase in traffic would really have a big impact on the area. Already there are huge traffic problems in Moor Lane because of the 3 schools. Another possible 140 cars is unsustainable.
3. The playing fields are regularly used by local football clubs, in this age of obesity, football is to be encouraged.
4. Local residents also use the playing fields, families with young children & dog walkers.

Please do not build on this area, it would truly alter this area & be detrimental

James Horner  
12 Moorlane Close  
TQ2 8PL

**Pickhaver, David**

---

**From:** [REDACTED]  
**Sent:** 20 March 2015 18:11  
**To:** Planning, Strategic  
**Subject:** policies SS11 Housing and SDT4 Babbacombe &ST.Marychurch.

Dear Sir/Madam,

Re the Proposal to build 70 homes on a greenfield site.

My husband and I wish to object to this plan with following reasons.

1. Impact on landscape.
2. Severe impact on traffic in neighbourhood, already a huge problem with three schools and a day centre in the vicinity, leading to parking on both sides of Moor Lane making it difficult for road users already.
3. Loss of recreational amenity already in short supply.
4. More pressure on existing overstretched infrastructure.

.I hope you will take these objections into considerations.

Yours faithfully,

M.& H. Humphries

**Pickhaver, David**

---

**From:** Robin Hyde [REDACTED]  
**Sent:** 20 March 2015 11:07  
**To:** Planning, Strategic  
**Subject:** Objection to Proposed development At Steps Cross Playing Fields, Moor Lane.

Dear Sirs,

**Objection to Proposed development At Steps Cross Playing Fields,  
Moor Lane.**

I am writing to object to the above proposed development.

Watcombe is an area of beautiful woodland, coastal walks and greenery. It is also an area of historical interest, listed as a Conservation Area.

As a playing field the area is used for recreational purposes by local people and sporting groups.

Moor Lane has three school entrances on it and a traffic calming scheme that makes travelling it very difficult at times. To create more homes in the area will worsen this problem.

The proposed development will have a detrimental effect on this area.

Robin Hyde  
Watcombe Hill House  
Teignmouth Road  
Torquay TQ1 4SQ

SG63.899099

27, FROUDE AVENUE  
WATCOMBE PARK  
TORQUAY  
TQ2 8NS

17<sup>TH</sup> MARCH 2015

	TO
18 MAR 2015	REC'D
TORBAY COUNCIL PLANNING	

TO SPATIAL PLANNING  
ELECTRIC HOUSE  
TORQUAY TQ1 3DR

REF: POLICIES SS11 HOUSING  
AND SDT4 BABBACOMBE & ST. MARYCHURCH.

MY WIFE AND I (MR & MRS D. JENKS) WISH TO  
MAKE KNOWN OUR OBJECTIONS TO THE PROPOSAL  
TO DEVELOP STEPS CROSS PLAYING FIELDS,  
MOOR LANE, WITH 70 NEW HOMES.

THIS MEANS THE DISTRUCTION AND LOSS OF A  
VALUABLE GREEN FIELD SITE TO THE AREA.

ALSO, THE SITE IS ADJACENT TO VERY BUSY  
ROADS, MADE WORSE BY THE LACK OF  
SUFFICIENT PARKING SPACES DURING SCHOOL  
TIMES. 70 NEW HOMES WOULD HAVE A

SEVERE IMPACT ON THESE TRAFFIC PROBLEMS  
AND WE URGE YOU TO THINK AGAIN ABOUT  
THIS PROPOSAL.

WE HAVE LIVED IN THIS AREA FOR NEARLY  
FIFTY YEARS AND THIS PROPOSAL WOULD  
RUIN IT. PLEASE THINK AGAIN!

YOURS FAITHFULLY

[REDACTED SIGNATURE]

TORBAY COUNCIL PLANNING	
REC'D	18 MAR 2015
TO	



Pickhaver, David

---

From: paulkeen [REDACTED]  
Sent: 21 March 2015 20:49  
To: Planning, Strategic  
Subject: Steps lane playing fields

Dear sir

Proposed development - Steps Lane Playing field.

I write to OBJECT to the above development for 70 houses.

My objections are as follows:-

1. Traffic is a consistent problem in this area because of school parking on the roads. Traffic calming which I understand is PC because of the schools actually makes the situation worse.

2. Land that belonged to the schools which probably should have been used for parking has been sold off for housing in the past

3. Recently two classrooms were added to Mayfield school with no provision for parking to cope with the extra demand!

4. QUALITY OF LIFE for all people is I believe their human right. The car is very much an integral part of all our lives and parking

should be given top priority in all developments. Local authorities have a huge responsibility in this area.

5. To add to all the congestion problems with 70 more houses which I'm sure would not have enough parking provision therefore throwing more

congestion onto the existing problem isn't right.

6. I understand that steps playing fields was left to the local authority on condition it always be used for recreation and sport.

I don't know if this is true but if it is then it would be very unprincipled to override the covenant

sincerely

paul keen

28 brunel avenue  
Torquay  
TQ2 8NW

TORQUAY COUNCIL PLANNING 23	
RECD	20 MAR 2015
TO	PP.

SC65.899102

Moore Lane  
TORQUAY.  
TQ2 8NU.  

---

19.3.15.

To whom Sr May Concern.

I have been told there is to be a housing development on Steps Cross playing field. I feel this would be very wrong as -

1. It would deprive locals of a recreational area.
2. Most of all, the impact on traffic to pensioners and children particularly is frightening. This road already has far too many vehicles, sometimes making it almost a death defying act to cross the road.

I make a very strong appeal against this proposition.

[REDACTED] (MRS).

**Pickhaver, David**

---

**From:** robin lander [REDACTED]  
**Sent:** 15 March 2015 18:02  
**To:** Planning, Strategic  
**Subject:** Steps cross playing field.

Ref: policies SS11 housing, and SDT4 Babbacombe and St Marychurch.

4 Froude avenue

Torquay

We are contacting you to register our objection to the proposed development of Steps Cross playing fields.

We feel that the proposed development would have a major impact on traffic in that area.

There are three schools in the immediate area, one a special needs school.

There is a lot of traffic movement around school times and a lot of on street parking. This makes visibility very difficult. Coupled with the fact that moor lane is used as a cut through to Barton, makes this a very busy road. Any more housing can only add to the sometime dangerous situation for school children and parents.

Also the playing fields are a much valued amenity, used by sports people, families with children ,and dog walkers alike. If this amenity were to disappear people would have to cross the very busy Teignmouth road to access public space.

Yours sincerely

Robin & Sylvia Lander

**Pickhaver, David**

---

**From:** Annette Lang [REDACTED]  
**Sent:** 15 March 2015 17:00  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field

To whom IT may concern

I wish To register my objection To the development of steps cross playing field IT would be a dreadful .  
It would destroy the scenery and we would lose this lovely area as a recreational area, not to mention the  
increase in the traffic.

MRS A Lang  
MOOR LANE CLOSE

**Pickhaver, David**

---

**From:** Jane Lang [REDACTED]  
**Sent:** 20 March 2015 10:08  
**To:** Planning, Strategic  
**Subject:** Policies SS11 Housing and SDT4 Babbacombe and St. Marychurch

Planning Dept.

I am writing to register my protest to the proposed development at Steps Cross Playing Fields, Moor Lane, Torquay, for the building of 70 homes on this green field site.

I have lived in Torquay all my life (63 years) and near to Moor Lane for the past 28 years so I have first hand experience of the congestion in this area as it is at present.

Apart from the fact that the playing field is the only green space this side of the busy main Teignmouth Road, there are three schools in very close proximity - two of which have most pupils delivered and collected by taxis and mini-buses. At the beginning and end of the school day these vehicles are queued up in Moor Lane waiting to enter and leave the schools. The road lay-out in Moor Lane already makes it extremely hazardous for pedestrians and drivers, especially around these school times, so the potential of having 70 more cars in the area would seem to be very dangerous and would snarl up traffic flow and access even further.

I hope this protest receives careful consideration before someone is killed or injured in this already busy area.

Jane Lang



**Pickhaver, David**

---

**From:** Andrew Ledger [REDACTED]  
**Sent:** 21 March 2015 23:28  
**To:** Planning, Strategic  
**Subject:** Save Steps Cross Playing Field

To Whom it may concern

I am writing to object to the proposed building of 70 new houses on the Steps Cross Playing field. I am a local resident of Watcombe, and 3 of my 4 children attend Watcombe Primary School. My husband, children and I, use the field regularly to walk our dogs, play football, use the park and picnic. We feel it will be an immense loss to our local community, as it is widely used, for all of the reasons I, myself, have given. However, I would like to make several valid points, further to the loss of a recreation area, which I would like you to please consider.

1. There are 3 schools within metres of the playing field. The students and pupils from all the schools use the field for many things - nature walks, sports activities, and many other curriculum led classes.

2. There is a Nursery located next to Watcombe Primary school, that also use the field, as it is a nice, big, open space, and extremely safe for the little ones.

3. The traffic on Moor Lane, next to the field, is already heavy at times, so the building of 70 new homes will add even more vehicles to a very busy road. This is where the safety aspect comes in! Between all 3 local schools, we have pupils starting age 3 and up, as well as vulnerable children, and children with varying special needs. This has always been a very safe area, even with the traffic, but adding more traffic and more residents, will be increasing certain dangers. No one wants to see a serious accident involving a child.

4. After speaking to many, many members of our community, a lot of them were led to believe that this field had been promised to some of the community football groups, who train at this site. The local community knew nothing of the Councils Plans/proposals, so, as you can imagine, the news of this has come as a great shock. The schools, I'm sure, have many worries and concerns.

We have always prided ourselves, as a community, as being tight-knit and extremely supportive of causes close to our hearts, or threats to the peace and happiness of our residents.

I hope that you can take the time, please, to consider my letter, and any others you may receive, as the loss of our playing field would be significantly detrimental to us all, as a close community.

(With reference to Policies SS11 Housing and SDT4 Babbacombe and St. Marychurch.)

Yours Sincerely,

Mrs Joanne Ledger  
72 Padacre Road,  
Watcombe Park,  
Torquay

[REDACTED]

**Pickhaver, David**

---

**From:** Sally [REDACTED]  
**Sent:** 22 March 2015 13:20  
**To:** Planning, Strategic  
**Subject:** Steps Cross playing field, Moor Lane, Torquay

Dear Sirs

I write in relation to this proposed development of houses on Steps Cross playing field Moor Lane, Torquay, which appears to be an amendment to the Torbay Local plan under SDT4 / SS11 policy housing for Babbacombe and St Marychurch.

This is a ludicrous idea on the following grounds:

- the traffic in this area is already horrendous since the modification of Steps Cross and Combe Pafford schools. During school drop of times there is too much traffic for the road, and getting out on to the main Teignmouth / Torquay road is awful. Just driving down the road from the Teignmouth road to the bottom of Padacre Road is awful, due to the traffic calming and the car parking. Increasing the vehicles in this area will just make things worse. Even outside of the school times it is not good, and the traffic queues up passed the school.

- the impact on the landscape will be huge & there will be a loss of a recreational amenity - currently it is the only flat "open" space in that part of Watcombe, and is used for dog walking, the children's playground and for sports activities. If this land goes, the nearest is King George V playing field, which is not a level, and means crossing the busy Teignmouth road, and this open space is on a hill!

It will have a big impact on this area. The small open field view currently when you come in to Torquay from Teignmouth will be lost, and people will be faced with a built up area from this point in to the town, and with increased bad traffic. From a tourist point of view, the bad traffic may make them turn around and head back towards Teignmouth.

Please take these points in to consideration - if you lived in this area you would not want this.

Yours faithfully

Sally Lemar  
c/o 32 Padacre Road  
Watcombe Park  
Torquay  
Devon  
TQ2 8PX

**Pickhaver, David**

---

**From:** David Lemar [REDACTED]  
**Sent:** 22 March 2015 21:41  
**To:** Planning, Strategic  
**Subject:** Steps cross Playing Field - Objection to proposal to include development for housing in the Torbay Local Plan

Dear Sirs,

With reference to the latest version of the Torbay Local Plan, **I wish to strongly object** to the proposal to allocate the land at Steps Cross playing field for housing development. I refer to policies SS11 Housing and SDT4 Babbacombe & St Marychurch.

The reasons for my objection are as follows:

**Impact on the Landscape:** this land borders the main A379 road from Teignmouth to Torquay: as such, it forms part of an 'green entry corridor' to Torquay that is seen by many tourists entering the town. As such, its loss would adversely impact the current landscape, which in turn forms a buffer with the housing estate inland. As a director of the Brunel in Torbay Trust in the late 1980s / early 1990s, I assisted Torbay Council's various successful attempts (at their request) to preclude development in this area for precisely this reason, so it is clearly something that Torbay Council felt at that time to be a very important issue. The listed parkland at Brunel Woods is in very close proximity to this site and the proposed high-density housing development would consequently have an adverse impact on the overall landscape, which has been deemed by a number of authorities to be of great importance.

**Loss of a Recreational Amenity:** the playing field at Steps Cross is an important area of open land, the only one that is available to residents in the adjoining Watcombe Park area without their needing to travel considerably further to the king George V playing fields and also having to cross the busy A379 road. It is used by all groups in the community on a continuous basis; I regularly see, for instance, groups of children playing together and using their bicycles, dog walkers (many of whom are elderly and consequently are unable to use the rougher and more hilly alternatives in the area), model aircraft and helicopter enthusiasts, and individuals who simply enjoy sitting on the benches around the border.

**Loss of a Wildlife Habitat:** as well as the obvious detrimental impact of a loss of an undeveloped area to wildlife, the playing field's south-western facing border is lined by two rows of beech trees, which are mature but still young enough to remain in place for many years to come. Such trees provide a haven for all manner of wildlife, which would naturally be affected by the potential loss of these trees.

**Impact on Traffic in the immediate Neighbourhood:** The three schools that are sited very close (one adjoining, one next to it, and the third directly opposite) to these playing fields create an inordinately large amount of vehicle traffic on the adjoining road (Moor Lane), which is already considered by local residents to present a hazard to both children entering and leaving those schools, plus those using the road. On any school day, the entire adjoining length of Moor Lane is lined on both sides by the parked cars of those of who work at the schools and parents delivering and collecting their children, to the extent that traffic can only pass in one direction at a time (a situation not helped by the three traffic-calming chicanes). At the beginning and end of the school day the situation is infinitely worse; long delays occur, tempers become frayed, and on frequent occasions there have been impacts between vehicles. Most local residents now try to avoid using this road on a school day at these times, but many non-local drivers wish to use the road as a convenient way of travelling between between the A379 and the St Marychurch Road through Barton, which in turns provides access to the Willows shopping area, Torbay Hospital and the ring road to Paignton. A proposal such as this one would add very considerably to the traffic density on Moor Lane, most particularly at its busiest times, and will I feel prove to add to what is already a potentially dangerous situation.



Yours faithfully,

David Lemar  
32 Padacre Road  
Torquay  
TQ2 8PX

Pickhaver, David

---

**From:** Gil [REDACTED]  
**Sent:** 22 March 2015 22:37  
**To:** Planning, Strategic  
**Subject:** Objection to Proposal to designate Steps Cross playing field for housing in the local plan

Dear Sirs

I wish to object to the proposal to include Steps Cross playing field in the Local Plan as a site for 70 new homes. My objections are:

1. Steps Cross playing field is an important amenity to residents of Torbay. It is used by a large number of local residents for exercise and enjoyment. A considerable investment has been made recently by the Council in new changing rooms. To reach the KGV playing fields pedestrians must cross the busy A379.
2. Moor Lane, the proposed access for the development, is already severely overloaded in terms of traffic and parked vehicles. The close proximity of three schools ensures very heavy traffic at certain times of day. The lack of on-site parking at Mayfield School results in an excess of on-street parking reducing the highway to one lane for a considerable distance. The road also forms the main route from the A379 to The Willows, again increasing the flow of traffic.
3. This is the entrance to Torquay and Torbay from the Exeter/Teignmouth direction. Cramming 70 dwellings onto this site would destroy the open, green, and welcoming route which is currently in place all the way to St Marychurch. Torbay is a tourist destination and building here would damage the beauty of the town.
4. The playing field is an important local open space and asset. If lost it can never be reclaimed. If it is judged that it is not required for the local residents (which would be a big mistake) then it should be utilised as green space for the local schools (not forgetting that half of the original Steps Cross School (now Mayfield School) playing fields were sold off for housing by DCC some years ago), with access for local residents outside of school hours.

Yours faithfully

Gillian Lemar-Collings

Sent from my iPad

SC73-899120

Miss K Lidbury  
18 Peasland Road  
Barton  
TORQUAY  
TQ2 8NY

19 March 2015

Dear Sir/Madam

My neighbours and I object strongly to the proposal of 70 homes being built on our local playing field Steps Cross in Moor Lane, this proposal will have a huge impact on the landscape of our area as well as a severe impact on the traffic in the neighbourhood and also put the children at Steps school at a greater risk with the increase of traffic. This proposal can only mean a loss of recreational amenities in the area for the local football teams which have only just had their changing rooms replaced, the schools and local children and people which use this park to relax and play in.

Yours Sincerely

A solid black rectangular box redacting the signature of Miss K Lidbury.

Miss K Lidbury

SC74. 898715

Mrs M Lidbury  
15 Bowerland Ave  
Barton  
TORQUAY  
TQ2 8QH

TORBAY COUNCIL PLANNING	
REC'D	23 MAR 2015
TO	

19 March 2015

Dear Sir/Madam

I strongly object to the proposal of 70 homes being built on our beautiful playing field in Moor Lane, I feel along with most of my neighbours that this proposal will have a huge impact on the landscape of our area as well as a severe impact on the traffic in the neighbourhood and also put the children at Steps school at a greater risk. This proposal can only mean a loss of recreational amenities in the area for the local children, the schools, and the local football teams which have only just had their changing rooms replaced.

Yours Sincerely



MRS M LIDBURY

British Science Week  
13 - 22 March 2015  
[www.britishsienceweek.org](http://www.britishsienceweek.org)

To: E. 101  
EAB16  
Mail Centre  
20-03-2015  
14:08:01



SPATIAL PLANNING  
ELECTRIC HOUSE  
(2<sup>ND</sup> FLOOR)  
TORQUAY  
TQ1 3DR

**Pickhaver, David**

---

**From:** Dave & Barbara [REDACTED]  
**Sent:** 17 March 2015 19:45  
**To:** Planning, Strategic  
**Subject:** Proposed Development of Steps Field. Moor Lane. Torquay

I am objecting to development on Steps Cross playing field because of the loss to the local community.

It is never right to build on an area used by children to play, run around, let off steam and kick a ball around.

It is also used by people to play with and exercise their dogs.

Empty houses should be occupied before new developments are allowed.

David and Barbara Lightbown.

TORBAY COUNCIL PLANNING	
REC'D	19 MAR 2015
TO	SS11 Housing + SD14 Babacombe - St. Marychurch

18<sup>th</sup> March 2015

NANCY LUCAS  
6 THE CONIFERS  
STEPS LANE  
WATCOMBE, TORQUAY  
DEVON TQ2 8NG

SC96-899125

Ref: policies

Dear Sirs,

In your current Torbay Local Plan, you propose to allocate land at Steps Cross Playing Fields, Moss Lane - a green-field site - for purposes of building 70 homes.

In doing this you would remove a valuable area for recreational activities, which is available to local residents on foot.

As a green space it is essential to the environment, already jeopardised by extensions to 3 local schools.

Resulting from the above extensions traffic flow and roadside parking have steadily increased - housing on this site would overstrain an already difficult and dangerous situation.

Yours faithfully

Spatial Planning  
Electric House

SC77 899394.

**Brooks, Tracy**

---

**From:** Emma M [REDACTED]  
**Sent:** 17 March 2015 10:20  
**To:** Planning, Strategic  
**Subject:** SS11 Housing & SDTA Babbacombe & St.Marychurch

We are writing to state our objection to the proposed housing development for Steps Cross playing fields in Moor Lane.

We live on Mincent Hill and our children attend Watcombe Primary School and in short putting 70 houses on an area that is regularly used by locals for recreation among other things would be taking away the nearest area in easy walking distance with which to do this. Apart from destroying the layout and landscape of this area the impact on the already struggling traffic would be immense! There's also the pressure on the schools to consider as well as the ever increasing issue of parking.

The property owners along Moor Lane and surrounding areas would feel the biggest pinch imaginable as their property's become less desirable as they are no longer in a quiet area with nearby playing fields but a new housing estate. This would also be the sight to greet those travelling along the Teignmouth coast road, a serene green or a bunch of houses. It's obvious which is preferable to most. We understand the need for more housing but it seems like wherever there is a natural green space that's where is chosen, such as the recently with Scotts Meadow.

Please take into consideration the voices and opinions of the people who actually live here, we only found out about this today and bet there's plenty of other locals unaware.

Thank you for taking the time to read this objection.



**Brooks, Tracy**

---

**From:** Dan Mallandaine [REDACTED]  
**Sent:** 22 March 2015 20:38  
**To:** Planning, Strategic  
**Subject:** Objection to Steps Cross development

To whom it may concern,

I wish to OBJECT to the proposed development of Steps Cross playing fields. My reasons are as follows: Firstly, due to the increased traffic volume, I fear for my child's safety when attending Watcombe Primary School. The area is already often gridlocked and verging on dangerous without the increased traffic. Secondly, as a local retained firefighter, the increased traffic volume from the proposed estate, which will inevitably have knock on effects on surrounding main routes, will severely impact my response time to reach the fire station. This puts lives at risk. Third, children, dog walkers, footballers, kite fliers and other outdoor enthusiasts will lose a recreational amenity that so many value. Restricted parking at other local alternatives limit their users. Fourth, as a user of the playing field, play park and Watcombe woods across the road, I'm aware of the vast range of wildlife that use the field. Foxes, badgers, hedgehogs (whos numbers have already decreased dramatically in recent years), owls and field mice will be pushed once again out of their habitats and lose a highway for them to move from Brunel woods and surrounding areas, to King George and Watcombe woods.

I would like to conclude by saying that, as a long term local resident, this development will have a severely detrimental impact on the area.

Yours faithfully,

Daniel Mallandaine  
26 Braeside Road  
TQ2 8QR

**Pickhaver, David**

---

**From:** tina mauder [REDACTED]  
**Sent:** 22 March 2015 22:10  
**To:** Planning, Strategic  
**Subject:** save steps cross playing field

I am contacting you to register my objection to the proposed building of 70 homes on the steps cross playing field, moor lane in Torquay.

I live a few minutes walk up the road and have spent so much time using that field, I would be very sad to lose it.

My daughter and I, along with many of her friends use that field for picnics and play afternoons etc and not just in the summer. We take a blanket and just lie on the grass making daisy chains or ride her bike, pure innocent fun! It is extra special because it is a place where we can take our dog along to join in. It is used by sooo many dogs summer and winter. Our dog has a birthday party there every year, yes you read it right!

Children are always getting into trouble because they keep having their green spaces away, steps cross field is one of them!

I know that they would suggest going over to the king george playing field, but that road is a main road and very dangerous we risk our lives every time we cross it. I heard that someone got knocked off their bike very recently and was seriously injured and we are expected to cross that with our precious children? The traffic in Moor Lane is terrible at various times during the day so if the proposal is to build 70 homes it will cause chaos, it will become so dangerous. That road already has 3 schools along it i don't think it could cope with that much extra use.

Also if there is going to be 70 new homes, where are the new children supposed to go to school?

Watcombe primary school has large class sizes as it is, how many more are they expected to fit in and carry on delivering the best quality teaching?

I'm not very good with words but I hope that you understand my plea!

I'n not a NIMBY, I just feel very passionate about our field ,it holds lots of memories and allows free, family, fun time which is safe and very local to alot of people. Do we really need to keep on filling up these precious little pockets of green, with houses??

Thank you for your time.....

Mrs Tina Maunder

**Pickhaver, David**

---

**From:** Patricia McBride [REDACTED]  
**Sent:** 20 March 2015 12:53  
**To:** Planning, Strategic  
**Subject:** steps cross playing field

Re. proposed development at Steps Cross Playing Fields, Moor Lane, Torquay SS11 housing and SDT4 Babbacombe and St. Marychurch

We strongly object to the proposal to build 70 homes on this green field site, the reasons being:-

1 There would be a huge increase in traffic using Moor Lane which is extremely busy at all times and made worse by the school traffic, both morning and afternoon, with parking on both sides of the road. The increase in traffic would make the road by the schools even more dangerous than it is at the moment.

2 The loss of the use of the field and the children's playground.

3 Presumably there will be a large number of children requiring school places which we believe are in short supply in Torquay and therefore an extension to the school in Moor Lane will probably be needed, involving more vehicles in the building of any such extension.

At present the playing field is an attractive and useful area for children and dog walkers, why ruin it!

Patricia and Piers McBride

Residents of Moor Lane Close

SC81. 899135

Barton and Watcombe Liberal Democrats - Cllr Steve Darling and Cllr Roger Stringer

Email [Redacted]

11<sup>th</sup> March, 2015

Dear Resident

## Save Steps Cross Playing Field

In the latest version of the Torbay Local Plan, Conservative controlled Torbay Council are proposing to allocate land for development at Steps Cross Playing Fields, Moor Lane in Torquay. They propose to build 70 homes on this green field site.

**You have until 9am on Monday the 23 March to register your support or objection to this proposal.**

Reasons for objection include:

- Impact on the landscape ✓
- Severe impact on traffic in the neighbourhood. ✓
- Los of recreational amenity. ✓

*MADNESS!*

The above are not exhaustive reasons to object but please use them as a guide to develop your objection.

Email - [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk)

Write to - to Spatial Planning, Electric House (2<sup>nd</sup> Floor), Torquay TQ1 3DR.

Please refer to policies SS11 Housing and SDT4 Babbacombe & St. Marychurch.

Please do not leave it to somebody else to object. The more individual responses received the greater our chance of preventing this vandalism of our countryside.

Yours faithfully

*Cllr Steve Darling*

*Cllr Roger Stringer*

PS Please find enclosed a survey regarding community transport in our area. Please complete or share with a neighbour if you think they may benefit.

TORBAY COUNCIL PLANNING	
REGD:	20 MAR 2015
TO:	DP

SENDER :-

[Redacted]

19 BRUNEL AVENUE  
TQ2 8NW

**Pickhaver, David**

---

**From:** Caroline Milner [REDACTED]  
**Sent:** 16 March 2015 19:10  
**To:** Planning, Strategic  
**Subject:** SS11 housing and SDT4 Babbacombe & St Marychurch

5 Brunel Avenue,  
Torquay  
TQ2 8NW

Spatial Planning  
Electric House (2<sup>nd</sup> Floor)  
Torquay  
TQ1 3DR  
16<sup>th</sup> March 2015

Dear Sir/Madam

SS11 Housing and SDT4 Babbacombe & St Marychurch

We would like to raise our objections to the proposed development of the Steps Cross Playing Field's, Moor Lane, Torquay. When we bought our property in Brunel Avenue one of the attractions was the quiet area & access to open space. Our objections are based around the following concerns:

- \* Severe Impact on Traffic Flow – Moor Lane has increasingly become a “rat run” over the past few years, measures taken to calm traffic have in fact made it worse. We have noticed a considerable difference since September, when council transport policies forstedamented students changed; there are now more parents dropping their children to school. There are three ever growing schools on Moor Lane; traffic at peak times is awful. The construction of 70 new dwellings on the site, if you take that most households now have two cars, means an increase of 140 cars using Moor Lane. It's an accident waiting to happen!

- Parking – this has become an increasing problem on Moor Lane & the surrounding area. If plans go ahead to yellow line Moor Lane properties in the surrounding roads including any new development will be horrendous.

- Loss of Open Space – We walk our dog every day in this field, as do many others. We really value having a safe open space, where our children can play & exercise. It would be a shame to build on green space.

- Over Development – there appears to be a huge amount of construction going on across Torbay, but what about additional school spaces, creation of jobs & access to other services? More housing means you as a Council need to invest in these areas.

-

Impact on the Landscape – The outlook across the fields at Steps Lane is beautiful, the area is surrounded by woodland & is home to bats, buzzards, woodpeckers & frogs. The impact on the environment would disturb the habitats of this wildlife & frankly make this a less beautiful place to live.

Yours faithfully,  
Caroline & Huw Milner

Sent from my iPad

Steps Cross Playing Field

Policies SS11 Housing and SDT4 Babbacombe & St Marychurch

We wish to object to the above planning application in the strongest possible way.


Having lived in Froude Avenue for 20 years we have experienced the enormous growth of both Coombe Pafford & Mayfield Schools without any consideration being given to the local residents as to where all the extra staff was going to park. Moor Lane, Steps Lane and Brunel Avenue are like an NCP car park and trying to negotiate those roads is almost impossible for ordinary cars let alone lorries, and emergency service vehicles. Cars park right on the corner of Steps Lane/Brunel Avenue and trying to get from Brunel into Steps Lane it is a complete blind spot.

How will all the extra traffic from 70 new homes be accommodated and where will the access be onto Moor Lane or Teignmouth Road? School dropping off and picking up times makes for horrendous driving conditions already. To walk along Steps Lane to the Teignmouth Road is riven with danger as the cars dash along this small lane with scant regard for pedestrians - where is the speed limit on this stretch of lane - it should be 10 mph.

To take away the only small patch of green field at this end of Watcombe will mean there is nowhere for the youngsters to kick a ball about without having to cross the very busy Teignmouth Road. It is also regularly used by older people walking their dogs, or just going out for a breath of fresh air.

We sincerely hope that more thought is put into building on this land when there are other brown field sites in Torquay that could be used.

John and Venna Milsom  
12 Froude Avenue  
Torquay TQ2 8NS



**Pickhaver, David**

---

**From:** [REDACTED]  
**Sent:** 16 March 2015 16:12  
**To:** Planning, Strategic  
**Cc:** Darling, Steve; Stringer, Roger; [REDACTED]  
**Subject:** Save Steps Cross Playing Field  
**Attachments:** Steps Cross Playing Field.docx

I have attached our objection letter regarding the building of 70 houses on Steps Cross Playing Field.

I would appreciate a confirmation e-mail to say that you have received it.

With thanks  
Venna Milsom



Spatial Planning  
2nd Floor  
Electric House  
Torquay, TQ1 3DR

MR. T. MOORE  
13, Moor Lane  
Torquay  
TQ2 8NU  
16 March 201  
SC84 899142

Dear Sirs,

I write to object to the plan to allocate land for development at Steps Cross Playing Fields, Moor Lane, Torquay.

Firstly, this land is the only relatively flat green area in the Watcombe area and is used by dog owners, many of them elderly to exercise their dogs. Local alternative open areas are either very hilly or very hilly AND involve crossing the busy Teignmouth Road. This renders them unsuitable, and often unreachable for the more senior dog owners in the community.

Secondly, Moor Lane is already

2

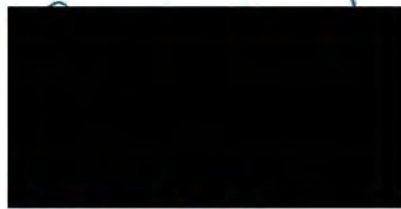
a very busy road, and is often congested, in part to the many cars parked often on both sides of the road. I, daily, witness what are sometimes very dangerous incidents that occur because of the build up of traffic on the restricted road width due to heavy parking on the kerb. Any increase will exacerbate the situation, a situation that often halts traffic in the area. Any redevelopment will obviously increase the local traffic and will cause increasing problems.

The playground facilities are very poor in Stepshane playing fields, but nonetheless, they are used extensively, a fact I can vouch for as I use the area three times daily, for recreational purposes. Again, local alternative playground facilities are across the Teignmouth Road.

Finally, I find it staggering

we seem to be <sup>so</sup> short of building law  
in this area that serious consideration  
is actually being given to develop such  
a small area of open ground, and on  
it that, that provides easy access for  
recreation for so many of the local  
residents. Please reconsider any decision  
already taken to grab this land.

Yours faithfully



MR. T. MOORE

**TORBAY COUNCIL  
PLANNING**

REC'D

18 MAR 2015

TO

SC85-899399

**Brooks, Tracy**

---

**From:** Adam And Peter [REDACTED]  
**Sent:** 22 March 2015 12:23  
**To:** Planning, Strategic  
**Subject:** Steps cross playing fields

Sirs,

I should like to object to the proposal to build 70 homes on steps cross playing field. It will severely impact on the traffic in the neighbourhood. It is already congested down by the school and this would make matters much worse.

It will also lead to the loss of a recreational facilities used by children in the area.

Yours faithfully  
Adam Morton  
Sent from my iPad

**Pickhaver, David**

---

**From:** paulnewman49 [REDACTED]  
**Sent:** 15 March 2015 13:34  
**To:** Planning, Strategic  
**Subject:** Objection to proposed homes steps cross

Dear sir/madam

We wish to register our objection to the proposal to build 70 homes on the "green field site at steps cross playing fields" Moor Lane, Torquay  
Our objection is that this will have a severe impact on traffic on the local roads in the area & the potential loss of a recreational amenity

Yours sincerely

Paul & Angela Newman  
I

Sent from Samsung tablet

**Pickhaver, David**

---

**From:** David [REDACTED]  
**Sent:** 19 March 2015 14:46  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Fields,

To Torbay Strategic Planning Officer.

Ref. Steps Cross Playing Fields, Moor Lane, Torquay.

I strongly object to the Torbay Local Plan including any building development on land Known as Steps Cross Playing Fields, Moor Lane, Torquay.

Reasons for objection:

Reasons for objection include the impact it will have on the landscape, severe impact on traffic in the neighbourhood which is already overcrowded and the loss of recreational amenities. We do not want houses on this green field site. It would be a great loss of a much loved recreational amenity. It will also have a severe impact on traffic in the neighbourhood which is already bad and will greatly impact on the landscape.

Yours sincerely

David Newton  
7, Pentridge Avenue  
Torquay

**Pickhaver, David**

---

**From:** lesley newton [REDACTED]  
**Sent:** 19 March 2015 10:54  
**To:** Planning, Strategic  
**Subject:** Save Steps Cross Playing Field

Ref Pol SS11 Housing and SDT4 Babbacombe and St Marychurch.

I wish to object to any development on Steps Cross Playing Fields for the following reasons.

Severe impact on the traffic which is already difficult to negotiate.

It would be a great loss of Recreational Amenities.

Regards

Lesley Newton



**Pickhaver, David**

---

**From:** Sandra Locke [REDACTED]  
**Sent:** 16 March 2015 20:13  
**To:** Planning, Strategic  
**Subject:** Steps Cross playing Field

To Spacial Planning.

I wish to object to the proposed development at Steps Cross Playing Fields.

Traffic in the area , at the moment, is dangerous and would increase considerably with such a development. Local people would lose out on recreational facilities and it would certainly destroy the existing landscape. Surely there must be other sites available in the area for such a development ?

Yours Faithfully,

J.W . Nicholls

User of the facility and local resident

**Pickhaver, David**

---

**From:** Michelle Noble [REDACTED]  
**Sent:** 23 March 2015 07:45  
**To:** Planning, Strategic  
**Subject:** save steps cross playing field

Dear Sirs,

We have lived at the same address for 18 years and over this time we have seen the volume of traffic more than trebled in volume. This mainly due to the expanse of the 2 special needs schools in the close proximity. A lot of these children are brought to school in mini buses, taxis & cars and it causes absolute chaos on the roads close too. Also as the school sizes have increased, the volume of traffic has increased and there are more members of staff needed who are also parking cars on main & nearby roads causing obstructions through the day.

It would be so sad to see the loss of the recreational amenity. It is somewhere where local children can play safely and have fun, which is what children don't seem to be allowed to do these days with all the parks etc being taken away and used for yet more housing estates....

This proposed plan would have a severe detrimental effect on the area so we ask you to please leave Steps Cross Playing Field as it is for us to enjoy.

Yours

Mrs Noble

Pickhaver, David

---

**From:** tonytq2 [REDACTED]  
**Sent:** 23 March 2015 08:51  
**To:** Planning, Strategic  
**Subject:** Fwd: Objection to development of Steps Cross playing Field

**Subject: Objection to development of Steps Cross playing Field**

I have heard about the possibility of building on Steps Cross Playing Fields and am amazed it can even be considered considering that it is the only safe recreational area for a large area around Watcombe Park and areas around, that's without the other problems already blighting the area that would be exaggerated by any development. The junction and roads cannot cope with the existing traffic even without the ridiculous parking issues after the madness of letting the schools expand and not address staff or parent parking, that now makes it such a dangerous area for cars not alone pedestrians, at a time when encouraging parents and children to walk to school, also the chaos caused by the daft traffic calming which just causes road rage arguments, cars racing between sections to beat the next, traffic hold ups and congestion, damage to cars parked on both side of the roads and so on. All this and they want to add to this. Maybe for two reasons.... Get the maintenance off councils hands ( what little there is )or to get back hand pay offs to pay for junction and road improvements the council should have payed for before now.....

With thanks  
Tony Noble  
13 Brunel Avenue  
Torquay  
TQ28NW.

Sent from my iPhone

**Pickhaver, David**

---

**From:** Michael O'Connell [REDACTED]  
**Sent:** 15 March 2015 18:15  
**To:** Planning, Strategic  
**Subject:** SS11 Housing, SDT4 Babbacombe & St Marychurch

Dear Sirs

We wish to lodge our objection to plans to build 70 homes at the green field site of Steps Cross Playing Fields, Moor Lane, Torquay.

This would be the loss of a much valued and in the local area, very scarce open space, together with the loss of a much valued recreational amenity. It would also have an adverse affect on the landscape, obstructing the view of the beautiful open space towards the coastal path. Allowing building at Steps Lane could weaken objections to any future proposals to build on land on the opposite side of the Teignmouth Road, with even greater adverse impact on the landscape and environment.

The area, bordered by two special needs schools, is already a traffic blackspot throughout the school day. Insufficient off-road parking at the schools, causes traffic to be forced onto every available parking space in the locality, impacting on local residents. Heavy traffic, as through necessity, parents drop off and collect their disabled children, has been exacerbated in recent years by a constant building programme at both schools. This problem is set to continue with the recent announcement of further building about to commence at Steps Cross School. Additional sixth form accommodation at the school will, in itself, add to the traffic congestion. One can only surmise what the effect on traffic will be caused by an additional 70 homes in this area.

Yours Truly

Mike and Val O'Connell

Spatial Planning,  
Electric House (2nd Floor)  
Torquay TQ1 3DR

48 Brunel Avenue  
Torquay TQ2 8NW

17th March 2015

TORBAY COUNCIL PLANNING	
REC'D	19 MAR 2015

**Reference SS11 Housing<sup>0</sup>**  
&  
**SDT4 Babbacombe & St Marychurch**  
&  
**Steps Cross Playing Field**

Dear Sir,

Referring to the above Playing Field where it is proposed the erection of 70 houses.

**I wish to register my objection** to this proposal on the following ground:-

1. It would be the loss of valuable recreational land that is strategically located, whereby it can be reached safely, particularly by children, without crossing a main road. Also, it is used daily by many residents. If this is remove the alternative will require the crossing of the main Teignmouth Road with its high volume of traffic and blind corners.

2. Moor Lane is a traffic hazard, and required the installation of a traffic-calming scheme, it also has 3 schools with entrances onto Moor Lane, and this combined with the inadequate parking facilities within the schools results in school related vehicles being park on both sides of Moor Lane causing considerable congestion, also in the adjacent roads, ie. Steps Lane and Brunel Avenue.

3. 70 additional houses would result in at least and addition vehicles accessing onto Moor Lane should the proposed estate exit onto Moor Lane.

Yours sincerely  
Derek F Oatley



**Pickhaver, David**

---

**From:** Dee Parnell [REDACTED]  
**Sent:** 20 March 2015 18:43  
**To:** Planning, Strategic  
**Subject:** Proposed development at Steps Cross Playing Field

Dear Sir/Madam

I wish to register my strongest objections to the proposed development of this site.

The land is at present well used by local people, especially children and given the ever rising incidence of inactivity and obesity of younger people-- this is a resource we cannot afford to lose.

Also the fabric of the environment would suffer greatly for those who live close to this site.

Parking and access at that end of Moor Lane is already VERY difficult given the amount of schools and the special needs of the pupils that use them.

I would suggest that as an alternative, the council brings back into use the many properties that are disused in the area-- and also looks at ways to reduce rather than increase the local population and thereby alleviate the stress on our infrastructure.

Yours

Dee Parnell

**Pickhaver, David**

---

**From:** jim Pearson [REDACTED]  
**Sent:** 20 March 2015 10:56  
**To:** Planning, Strategic  
**Subject:** OBJECTION to Proposal for Development of Steps Cross Playing Field

**OBJECTION to Proposal for Development of Steps Cross Playing .**

Emailed to [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk) by J. Pearson Clover Kingdom Court Steps Lane TQ2 8NL

Please note I was only made aware of this proposal recently and believe as a resident we should have been notified when proposal was submitted. I should not have had my attention drawn to this by Barton and Watcombe Liberal Democrats which I appreciate. Residents should be notified at time of proposals.

**Reasons****Extreme Impact on traffic and parking in Neighbourhood.**

Currently there is insufficient parking for visitors and staff using Combe Pafford School, Mayfield School, and Watcombe School. As a result parking on Moor Lane and Steps lane during school hours severely restricts traffic. I took photos to demonstrate this on 19/3/15 which are attached. This was prior to an accident as stated below. It is totally unacceptable to build 70 houses on such a limited site with will compound this problem creating a danger

There was a traffic accident on 19/3/15 50 metres from Mayfield School in early afternoon causing a road closure this amongst numerous minor incidents in the traffic calming areas highlights this problem

**Impact on Landscape**

This site has a mature Beech Hedge which runs the length of Moor lane. It has numerous mature trees. It is in an area where all trees in the Mayfield school area are protected and I believed as a green site the trees, hedges would have been protected. This is not the case and I will be making enquires to protect this aspect.

This residential area and landscape will be totally changed and is totally unacceptable.

Currently when there is reasonable rainfall this area contains and absorbs water the excess runs on to Steps Lane and the drain on the entrance to Coombe Pafford School on Steps Lane. This drain and the drains on steps lane and moor lane cannot cope with the combined water which flows from the area and travels down Steps Lane and Moor.

The excess water flows through the school car park and also into our properties until it enters the gully between Kingdom Court properties and the school car park.

This problem was discussed with the Highways dept in 2011/12 and the entrance to Kingdom Court altered. This problem still exists.

**Loss of Recreational Amenity**

I use this area on a daily basis along with numerous mature residents who exercise their pets.

The limited play equipment is well used.

It is the only local recreational area we have and we were led to believe that this resource was going to be encouraged and that the provision of a new changing facility was part of the conservative plan.

These are only a few points due to the limited time for response as no formal notice was given.



**Pickhaver, David**

**From:** Sandra Pearson [REDACTED]  
**Sent:** 20 March 2015 10:52  
**To:** Planning, Strategic  
**Subject:** OBJECTION to Proposal for Development of Steps Cross Playng Field

**OBJECTION to Proposal for Development of Steps Cross Playing Field .**

Emailed to [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk) by S Pearson Clover Kingdom Court Steps Lane TQ2 8NL

Please note I was only made aware of this proposal recently, and believe as a resident we should have been notified when proposal was submitted. I should not have had my attention drawn to this by Barton and Watcombe Liberal Democrats, which I appreciate. Residents should be notified at time of proposals.

**Reasons**

**Extreme Impact on traffic and parking in Neighbourhood.**

Currently there is insufficient parking for visitors and staff using Combe Pafford School, Mayfield School, and Watcombe school. As a result parking on Moor Lane, and Steps Lane during school hours severely restricts traffic. I took photos to demonstrate this on 19/3/15 which are attached. This was prior to an accident as stated below.

It is totally unacceptable to build 70 houses on such a limited site which will compound this problem creating a danger.

There was a traffic accident on 19/3/15 50 metres from Mayfield School in early afternoon causing a road closure this amongst numerous minor incidents in the traffic calming areas highlights this problem

**Impact on Landscape**

This site has a mature Beech Hedge which runs the length of Moor lane. It has numerous mature trees. It is in an area where all trees in the Mayfield school area are protected, and I believed as a green site the trees and hedges would have been protected. This is not the case and I will be making enquires to protect this aspect.

This residential area and landscape will be totally changed and is totally unacceptable.

Currently when there is reasonable rainfall this area contains and absorbs water, the excess runs on to Steps Lane, and the drain on the entrance to Coombe Pafford School on Steps Lane. This drain and the drains on Steps Lane and Moor Lane cannot cope with the combined water which flows from the area and travels down Steps Lane and Moor Lane.

The excess water flows through the school car park and also into our properties until it enters the gully between Kingdom Court properties and the school car park.

This problem was discussed with the Highways dept in 2011/12 and the entrance to Kingdom Court altered. This problem still exists.

**Loss of Recreational Amenity**

I use this area on a daily basis along with numerous residents who exercise their pets. The limited play equipment is well used by many families in the area



It is the only local recreational area we have and we were led to believe that this resource was going to be encouraged and that the provision of a new football pitch and changing facility was part of the conservative plan.

These are only a few points due to the limited time for response as no formal notice was given.

Yours faithfully

S Pearson  
Sent from my iPad

SC97. 899161

Barton and Watcombe Liberal Democrats - Cllr Steve Darling and Cllr Roger Stringer



11<sup>th</sup> March, 2015

Dear Resident

## Save Steps Cross Playing Field

In the latest version of the Torbay Local Plan, Conservative controlled Torbay Council are proposing to allocate land for development at Steps Cross Playing Fields, Moor Lane in Torquay. They propose to build 70 homes on this green field site.

**You have until 9am on Monday the 23 March to register your support or objection to this proposal.**

Reasons for objection include:

- Impact on the landscape ✓
- Severe impact on traffic in the neighbourhood. ✓
- Loss of recreational amenity. ✓

VOLUME OF TRAFFIC IS HEAVY NOW AND HAZARDOUS WITH PARKING ALSO BOTH SIDES OF MOOR LANE. TWO SCHOOLS IN VICINITY ARE FULL NOW WITHOUT MORE PUPILS FROM MORE DEVELOPMENT

The above are not exhaustive reasons to object but please use them as a guide to develop your objection.

Email - [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk)

Write to - to Spatial Planning, Electric House (2<sup>nd</sup> Floor), Torquay TQ1 3DR.

Please refer to policies SS11 Housing and SDT4 Babbacombe & St. Marychurch.


Please do not leave it to somebody else to object. The more individual responses received the greater our chance of preventing this vandalism of our countryside.

Yours faithfully

Cllr Steve Darling

Cllr Roger Stringer

PS Please find enclosed a survey regarding community transport in our area. Please complete or share with a neighbour if you think they may benefit.

  
Golden Park Avenue  
B.4120N  
TORQUAY

SC98: 899164

**Pickhaver, David**

---

**From:** Margaret Piggott [REDACTED]  
**Sent:** 18 March 2015 13:18  
**To:** Planning, Strategic  
**Subject:** Policies SS11 Housing and SDT4 Babbacombe & St.Marychurch

Dear Sirs,

re: STEPS CROSS PLAYING FIELD, MOOR LANE, TORQUAY

It has been brought to my attention that the Torbay Council and its latest version of the Torbay Local Plan are proposing to allocate land for development at Steps Cross Playing Fields in Moor Lane, Torquay and the proposal to build 70 houses on this green field site.

I wish to state that I totally disagree with this proposal for the following reasons:-

- 1) Moor Lane has traffic problems already and a development of 70 houses will create havoc as there will not I fear, be sufficient allocated parking to each proposed property therefore more cars will be parked in Moor Lane causing more severe problems.
- 2) Will Watcombe Primary School be able to accomodate more children.
- 3) The loss of recreational amenities to children will be immense. Young children enjoy the play area and if this is taken away from them where will they be able to go to play. Also there are football matches played in this playing field. This is a lovely playing field which should remain so. The Council should be creating more open playing fields for our children to enjoy not close them for a housing development.
- 4) This is a GREEN FIELD SITE and therefore it should never be even considered for a housing development.

I am disgusted that Torbay Council should even be proposing to develop on Steps Cross Playing Field. I am **AGAINST** this proposal.

Yours faithfully,  
M. Piggott (Mrs)  
15 Swedwell Road,  
Torquay.

SC99. 899167

**Pickhaver, David**

---

**From:** [REDACTED]  
**Sent:** 23 March 2015 08:10  
**To:** Planning, Strategic  
**Subject:** OBJECTION to proposed building on Steps Cross Playing Field

I refer to policies SS11 Housing and SDT4 Babbacombe & St. Marychurch. and object strongly to the building of 70 homes on Steps Cross Playing Field.

The impact of traffic in the area would be intolerable, there are three schools right next to this proposal. Moor Lane already cannot cope with the increase in parking, and traffic calming measures just add to the chaos of what is a busy cut through from Teignmouth Road to Barton Road.

If there is to be 70 homes, will the local schools cope with the increase in numbers, will there be sufficient parking as most homes now have 2 cars each?

This field is a community meeting place for dog walkers and children wishing to meet up with friends and play football etc. There are no green areas on Watcombe Park that the children are allowed to play ball games so this field is the nearest recreational area for them.

The impact on the landscape would be ruined. The whole field is surrounded by three busy roads, to put an estate of houses in the middle would then create a feeling of over building in a small area. This area of green grass does have a calming effect in what is a very busy area for traffic and children. And let us not forget the wildlife, why trample yet again on the little green areas we have left in this town. There are enough empty houses in this town to renovate and make good family homes in established communities without adding more.

Regards

Anita Piller

SC100. 899169

14, Froude Avenue,  
Torquay, TQ2 8NS

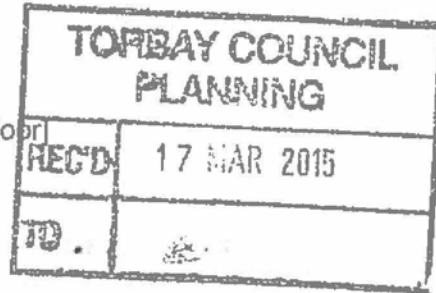


15th March 2015

Spatial Planning

Electric House [2nd floor]

Torquay. TQ1 3DR



Dear Sirs,

Steps Cross Playing Field

The proposed planning for homes to be built on the playing field at Steps Cross is I feel a wrong usage for this area.

My reasons are in line with the three reasons outlined in the letter from our councillors and highlighted by our MP Mr Adrian Sanders in his latest communication. These being;

- \*Severe impact on traffic in the neighbourhood. [This being the most important factor]
- \*Loss of recreational amenity.
- \*Impact on the landscape.

I would add to this the danger to the children in the local schools particularly when the mini buses, taxis and private vehicles bring the pupils in the morning and around 3pm when they all return home.

Traffic would face difficulty in getting on to the main Torquay to Teignmouth road with Torquay bound vehicles being forced to back up whilst motorists attempted to turn in to Moor Lane. The bends on the road in that area are already dangerous.

Staff cars parked in the location are already a massive problem during school time and this will be extended further into the Watcombe Park Estate when the planned alterations to reduce parking areas are implemented. These cars are frequently driven too fast up Brunel Avenue and into Froude Avenue by the staff members on leaving or going to work.

Local residents were advised that the reason for a relatively small parking area when Mayfield School was built was to encourage staff to car share. This obviously does not work. We encounter cars parked dangerously at the junction of Brunel Avenue and Steps Lane, whilst local residents cannot get their cars in and out least of all park their own cars on the road.

The recreational area is under used and I suspect that alternative uses are in the minds of the planners. In view of the traffic hazards already in existence I would suggest that provision of a parking area for the use of the schools [and this could be used by the primary school in Moor Lane also] would be a far better use of the area.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

**Pickhaver, David**

---

**From:** Nigel Piller [REDACTED]  
**Sent:** 23 March 2015 08:57  
**To:** Planning, Strategic  
**Subject:** Policies SS11 Housing & SDT4 Babbacombe & St Marychurch

Dear Sir/Madam I wish to raise my objection to the above proposal to allocate the green fields site at Steps Cross playing field, Moor Lane Torquay to allow the building of homes on this valuable recreational facility.

My reasons are as follows:

There is already an issue with car parking in the area. Three large & ever expanding schools are on neighbouring sites. two of which are for children with learning difficulties or health problems which means that there are many more 1 to 1 teacher/pupil ratios, which obviously means that more room is needed for parking. The side roads are already clogged with cars & coupled with the poor road planning in the area (the speed reducing chicanes do not work, in fact they make the area more dangerous). More Houses will require more parking, in some cases, if not most there is a potential for at least 2 cars per family/household.

The schools are fed by a constant flow of disabled transport/taxis, which puts a lot more traffic in the area at busy work times, coupled with the fact that they have to come back at end of school earlier to get parked, let alone finding spaces for the parents. This is a lovely enclosed park which people can enjoy, dog walkers use it regularly (of which I am one), the swings are still there but after a number of years of poor maintenance & funding the council has gradually let the previously enclosed secure childrens area & play facility become run down. I wonder if this is all part of their agenda? Where else locally is there a park for the young children to play locally without crossing what is the very busy Teignmouth Road to get to King George IV playing fields? The football goals are regularly used by young children & parents & whilst there might not be organised matches on site, it does allow for parents to interact with the children- sadly there isn't enough time for this now. This is too valuable an asset to lose.

We do not have the room within the schools to take that many new pupils. Watcombe School cannot expand any further unless their playing field is taken away. Contrary to Government policy on encouraging sport in schools.

The Council has already sold land behind Mayfield School to housing when with a little more vision they should have realised the local issue with regards to parking.

The new development will no doubt include a mix of Social Housing. Whilst I recognise that there is a need for this type of Housing, who controls the residents- there is no local Police presence, I think in the 20 years I have lived here, I have only seen 2 Police Officers on 'the beat'. This is a lovely part of Torquay, well looked after & I do not believe that this will add to the area.

Regards

Nigel Piller  
19 Swale Close  
Torquay.  
TQ2 8PH

I find this new potential development badly thought out. The roads cannot cope with an increase in parking & through traffic.

**Pickhaver, David**

---

**From:** Elaine [REDACTED]  
**Sent:** 22 March 2015 11:16  
**To:** Planning, Strategic  
**Subject:** Save Steps Cross Playing Field

Please do not build on Steps Cross playing field, both from an environmental and beautiful space point of view.

I have lived in this area for over thirty years and this playing field has been a wonderful place to go with my children to play or have lovely picnics, a mooch in the rain, some where to just sit and ponder in peace, walk my dogs over the years and a lovely place to see and hear the birds and wildlife. To name a few personal reasons why I love this beautiful space. I love its surrounding banks and hedges which are ecological habitats to many different species of animal birds insects and wild flowers and fungi, along with the beautiful blossom trees and other broadleaf trees that are planted in and around the field and it's boundaries wildlife like foxes and badgers buzzards pass through and over this area and the surrounding fields of Easterfield, of which you have a very busy road to cross to get to it, so it's also safer for children to play in Steps Cross playing field.

This is not only my view on this subject and I feel that future generations should be allowed to have the opportunity to use this lovely gem of Torbay. This is the sort of space that is becoming more and more rare to find. Another use this field has is that football games are played here by local teams, and I often see youngsters just playing footie or indeed rugby. Also it is in walking distance to the many people who can't afford to travel to a place of beauty and recreation, which is a factor in good health and keeping happy, which is at the moment in the news and part of the governments initiative to get people out and getting healthier. I would love to see some outside gym equipment put there and the exciting play park have more equipment added .

The beautiful little place if lost to horrible overcrowded housing is distastorous for both people and wildlife, I mean 70 houses on one little area,( more like rabbit hutches) , I would expect that the people living in these houses would not be able to own cars because there is no room for parking as it is every day there are jams of traffic around this park as there are three schools all adjacent or opposite this field. Three schools , two of which are for special needs children and the other virtually overflowing with children and not much space to enlarge it , presumably there would be families in these new houses, with school aged children, that would need to be accommodated in this school. The roads around this area are too small for any more volume of traffic. Which brings me too another point. The fields opposite the Steps Cross playing field, will they be next in the line for the greedy field gobbling plan perhaps at first to nibble a bit for road widening which would never make a difference to the traffic problem, but then some greedy developer would probably want to uglize the rest of our beautiful area of Watcombe. Also while I'm writing this why do you not give us much time to get our objection in these things never happen over night, but we get hardly any time to put up a fight against the this decision that affects our way of life and the wildlife, which makes me think that it's already to late and that decisions to bulldoze this area is a done deal already Please leave this beautiful piece of England alone Yours Sincerely Ms Elaine Ann Poole



SC103. 899144

**Pickhaver, David**

---

**From:** Jennifer Powley [REDACTED]  
**Sent:** 18 March 2015 12:36  
**To:** Planning, Strategic  
**Subject:** Policies SS11 Housing and SDT4 Babbacombe &.St Marychurch Steps Cross Playing Field.

Policies SS11 Housing and SDT4 Babbacombe &.St Marychurch Steps Cross Playing Field.

I understand that it has been proposed that the above Playing Field should be used as a site for 70 more homes.

In view of the fact that Moor Lane is already a massive traffic hazard and people rush between traffic calming islands and often road rage occurs it is not sensible to increase the volume of traffic.

For children living to the left of Barchington Avenue followed by Swedwell Road and Moor Lane there are no spaces

where children can play ball, run or use playground facilities except for that Playing Field since the area between Velland Avenue and Golden Park Avenue has a ball game prohibition on it and is completely covered in trees.

Years ago this field was regularly used for football matches and with the increase in population there will be further need for large open spaces for recreation.

In view of the fact the desire is to increase the level of sport, and walking so that people maintain better physical and mental health it is essential this area is maintained as there is no other comparable area which could be used to provide an area for recreation.

Yours faithfully

Mrs Jennifer Powley

**Brooks, Tracy**

---

**From:** Mrs Jo Preston [REDACTED]  
**Sent:** 22 March 2015 20:16  
**To:** Planning, Strategic  
**Subject:** Objection - Steps Cross Playing Field, Torquay

Dear Sir/Madam,

I am emailing to object to the proposed development of Steps Cross Playing Field and, specifically, to raise serious concerns about the proposal to build 70 new homes on this beautiful green field site.

As a local resident (17 Moor Lane), I know that this will have a detrimental impact on the amenity of the immediate neighbourhood. Almost everyday, I walk with my two young children to the end of our road to enjoy the play park at Steps Cross Playing Field: much like many other families (and the local nursery)do. This proposal will destroy the *only* recreational facility for children in the area, which is completely unacceptable.

Alongside this terrible loss for the local children is the impact that this development will have on the local community as a whole. The impact on the landscape of such a huge development will be devastating, ruining a green and picturesque place. Coupled with this is the fact that traffic will increase significantly as a result in a road which is already at breaking point. Moor Lane is home to three large schools and now houses the main entrance to each of these (due to the recent redevelopment of Coombe Pafford School). As it stands, access to and from our homes is very difficult due to traffic in the mornings and early evenings. The proposed development of 70 new homes on our road would make conditions not only difficult but downright dangerous - especially in view of the large number of school children and families who would be most at risk of becoming the victims of a likely accident .

In summary, I believe that it would be utterly irresponsible to allow the proposed development of Steps Cross Playing Field to go ahead.

Yours faithfully,

Mrs J. Preston

This email and any attachments are intended solely for the use of the intended recipient(s) and may contain confidential information and/or may be legally privileged. If you have received this email in error, please notify the sender immediately and delete this email.

**Pickhaver, David**

---

**From:** Anna Pryor [REDACTED]  
**Sent:** 21 March 2015 15:12  
**To:** Planning, Strategic  
**Cc:** Darling, Steve; Stringer, Roger  
**Subject:** Save Steps Cross Playing Field

Dear Strategic Planning Team,

I am writing to express my strong objection to Torbay Council proposing to allocate land for development at Steps Cross Playing Fields, Moor Lane, Torquay.

I believe that Torbay Council are proposing to build 70 homes on this green field site.

My main reasons for objection is mainly the impact on the landscape, as well as the severe impact on traffic in the neighbourhood and finally the loss of recreational amenity.

There are a lot of young families living in the area and use the playing fields plus there are also residents who walk their dogs and if this amenity was developed then the other option is to cross the very busy Teignmouth Road to use the playing fields on the opposite side of the road which is something I am sure many will not entertain due to the risk of an accident!

Please consider all the objections you receive and think about the 'vandalism' of our countryside!!

Kind regards

Anna Pryor  
41/TQ2 8PX

Sent from my iPad

Telephone: [REDACTED]

SC106  
899187

Stratford  
1 Froude Avenue  
Watcombe Park  
Torquay  
TQ2 8NS

Special Planning,  
Electric House - 2nd floor,  
Torquay TQ1 3 DR.

17.3.15.

RE: SS 11 Housing & SDT4 Babbacombe & St. Marychurch.

Dear Sirs,

We wish to register our protest concerning the proposed development of Steps Cross Playing Field for 70 dwellings.

It would seem that the site of the field is near to quite a notorious bend in the Teignmouth Road, therefore making any increase in traffic and access extremely dangerous.

With three Schools in the vicinity, parking is at a premium and the through traffic uses Moor Lane as a means to go to Newton Abbot and other districts. Busy traffic at peak times can cause bottlenecks which are not particularly helped by traffic calming.

And lastly over the years this field has been available for use for young children to play.

[REDACTED]  
S. RANKIN.

R. RANKIN.

TORREY COUNCIL PLANNING	
REC'D	23 MAR 2015
TO	



SPECIAL PLANNING - TORBAY C.C.

Electric House - 2nd Floor,

TORQUAY. TQ 1 3 DR.

SC107.

899190

**Pickhaver, David**

---

**From:** Michael Read [REDACTED]  
**Sent:** 22 March 2015 16:15  
**To:** Planning, Strategic  
**Subject:** Steps cross playing field. Policies SS11 Housing and SDT4 Babbacombe & St Marychurch

Dear Sirs,

We are writing to strongly object to the proposed building on the steps cross playing field, mainly for the reasons of severe impact on traffic in the neighbourhood, impact on the landscape and the loss of recreational facilities. Trying to travel along Moor Lane is already a nightmare especially during term time and the addition of extra traffic which the proposed development would add, can only be for the negative. Also, the green environment which this field gives would be lost to a mass of concrete. The field is used by young and old alike and this would be lost in a time when people are encouraged to get more exercise. There is a limit to the amount of walking the streets one can do and no joy in this, when we have a field to use as at present. If this playing field should be lost what alternative in the neighbourhood is there for the numerous residents that live in this area?

I trust the council will see sense and NOT develop on this green field site.

Yours faithfully,

M. Read and Mrs H. Burdon

21 Helens Mead Road, Torquay, TQ28PD.

Sent from my iPad



SC108. 899/96

**Pickhaver, David**

---

**From:** Planning  
**Sent:** 18 March 2015 09:53  
**To:** Pickhaver, David  
**Subject:** FW: steps cross playing fields

David

I think this relates to the local plan not an application that we have received.

Regards

Mark

Mark Irving  
Senior Service Manager Support and Development  
Spatial Planning  
Town Hall  
Castle Circus  
Torquay  
TQ1 3DR

01803 207795

[mark.irving@torbay.gov.uk](mailto:mark.irving@torbay.gov.uk)

---

**From:** eddie rixon [REDACTED]  
**Sent:** 17 March 2015 17:35  
**To:** Planning  
**Subject:** steps cross playing fields

I have just found out about your proposal to build 70 homes on the playing fields at Steps Cross, Moor Lane, Torquay.

This developement would cause horrendous traffic problems at an already busy junction, both during the construction work, and after, with the huge amount of extra traffic this developement would generate, especially considering there are two schools in Moor Lane, and this already causes congestion at drop off and pick up times.

This is a pleasant green space, enjoyed by the local community for recreation, dog walking etc, the like of which is not available anywhere else locally. This is a safe place to let children play, and enjoy a bit of sport etc, the loss of which would impact negatively on the local community.

Also the visual effect of the green space being covered in houses or flats would be severely detrimental to the area. I appreciate the need for homes to be built, but as you travel around the area, there are surely many places such as empty hotels , industrial sites etc that could be built on instead of destroying a perfectly pleasant community space, losing it's use now and for future generations.

Yours concerned citizens, Mr & Mrs Rixon

SC109. 899200

**Pickhaver, David**

---

**From:** JANINE ROBERTS [REDACTED]  
**Sent:** 15 March 2015 17:25  
**To:** Planning, Strategic  
**Subject:** Save Steps Cross Playing Field

My husband and I would like to object to the proposed building of 70 homes on this green field site.

Our reasons for objection are:

The impact it will have on the landscape,

The severe impact on traffic in the neighbourhood, and

The loss of a recreational amenity within the area.

WILLIAM & JANINE ROBERTS  
15 ROCOMBE CLOSE  
TORQUAY  
TQ2 8QF



**Pickhaver, David**

---

**From:** Brian R [REDACTED]  
**Sent:** 15 March 2015 15:51  
**To:** Planning, Strategic  
**Subject:** SS11 Housing SDT4 Babbacombe & St. Marychurch

Dear Sirs,

I wish to register my objection to the proposed building of more houses on Steps Cross Playing Field. Steps Lane is already crowded with parked cars and further traffic would cause problems. The exit from Steps Lane into Moor Lane is close to being blind. More traffic would increase the danger. Moor Lane already suffers from traffic problems and the increase would make matters worse. The loss of the remaining green space would be noticeable and irreversible. The area needs to retain its green 'lungs'.

JBRogers

Ref. policies SS11 Housing

And SS24 Babboacombe  
St. Michael's

SC111 899212

21, Froude Ave

Babcoombe Park

19-3-15

TORBAY COUNCIL PLANNING	
REC'D	28 MAR 2015
TO	

TORQUAY  
TOD 8NS

Dear Sir/Madam

It was a huge shock + even disbelief that the Council are considering building 70 social housing buildings on Steps Cross Playing Fields!

I am prompted to ask first of all have any of them ever visited this area - in particular at school arrival + departure times?

We have three schools within 100 yards of each other - the two 'special' schools vastly overdeveloped - and all this 3000 Steps Cross Playing Fields!

The traffic problems have gone from dangerous to impossible at times, with the Moor Lane / Teignmouth Rd junction an accident waiting to happen! A pathetic few yellow lines are of no

Use at all, the teachers are parking wherever they choose to - including pavements and grass verges

There are enough brown field sites and boarded up derelict buildings that could be utilised.

With 70 houses we will come at least 100 vehicles - in an area which was once a conservation area and still borders one now!

After 50 happy years in Watcombe Park we have been able to spend many happy hours in Steps Cross Park. Our children played safely for hours making their own rules at cricket, rounders, frisbies etc. and for families with smaller gardens this green park became a haven for summer birthday parties + evening barbecues.

To fill it with housing now will be of great concern to many, I could add regarding the obvious devaluation of our properties are

Amongst the many reasons  
why I suggest you really must  
NOT let this foolhardy idea  
go ahead.

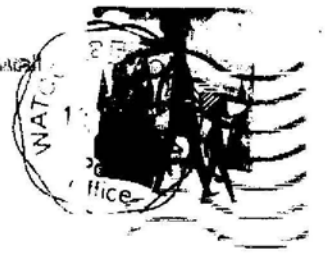
Yours faithfully

 (LWS)

Royal Mail  
15.03.15  
06:27 pm  
33609675

Plymouth and

Cornwall



TO SPATIAL PLANNING  
ELECTRIC HOUSE (2nd FLOOR)  
TORQUAY TA1 3QR



SCI12. 899218

**Pickhaver, David**

---

**From:** Wendy Salter [REDACTED]  
**Sent:** 18 March 2015 22:35  
**To:** Planning, Strategic  
**Subject:** Fwd: Steps Cross Playing Field

Begin forwarded message:

**From:** Wendy Salter [REDACTED]  
**Date:** 18 March 2015 17:38:27 GMT  
**To:** [REDACTED]  
**Subject:** Steps Cross Playing Field

Dear Mr Darling,

I would like to voice my opinion on the proposed development for houses on the Steps Cross playing field.

I think it would be totally wrong, considering the fact that there are three schools very nearby, and at the moment the problem with car parking in Moor lane is dreadful especially at school time. Can you imagine how much more congested it would be with 70 new houses, each possibly having two cars per family.

It is also dreadful to build on a playing field--where are dog walkers supposed to let their dogs have a run, and also where are children supposed to play.

I assume the entrance for this new project would be in Steps Lane. Absolutely crazy!!!

I feel very strongly about taking more and more green belt, to build more boxy houses, such as on the Willows Estate.

Sincerely  
Wendy Salter (Mrs)

SC113

899220

**Pickhaver, David**

---

**From:** Amie Schofield [REDACTED]  
**Sent:** 22 March 2015 22:43  
**To:** Planning, Strategic  
**Subject:** Objection to proposed development of Steps Cross Playing Field.

Dear Sir,

RE: SS11 Housing & SDT4 Babbacombe & St Marychurch

I would like to object to the proposed development of 70 houses at Steps Cross playing Field. This is a green field site which is used by the local population and the loss of this would be a terrible blow for the community, these spaces are very valuable and should be protected. There are brown sites in Torbay that could be used instead. I think this is un-necessary to build here , the playing fields are a lovely asset to the local community and provide a lovely green space for local people with beautiful trees, on the outskirts of torquay. It would make to area too built up as well, and further increase the amount of traffic in this area which would make the are more dangerous and increase pollution and noise for local residents.

Yours faithfully

Amie Schofield  
Torquay, TQ1 4HB

SC114 899231

6, St Augustines Close,  
Barton.

To our Council.

We would like to register  
our objection to the proposed development  
on Steps Cross Playing Fields, Moor Lane,  
TORQUAY.

We recognise that housing is needed but  
not at the expense of taking away a  
recreational area. Also Moor Lane is already  
a real bottle-neck for traffic and especially  
parking and this will just add to the  
problem. We feel you should be looking  
justly at the brown-fields before taking our  
green fields,

Yours faithfully,





**TORBAY COUNCIL  
PLANNING**

REC'D

20 MAR 2015

TO

SC115.899234

**Pickhaver, David**

---

**From:** Marie Shepherd [REDACTED]  
**Sent:** 23 March 2015 08:52  
**To:** Planning, Strategic  
**Cc:** Darling, Steve  
**Subject:** Steps Cross Playing Field

Dear Sirs

Re: Steps Cross Playing Field

It astounds me that the council are considering to build a development of 70 homes on this green field site. The traffic along this road is already heavily congested at peak times due to 3 schools, a childrens centre and childrens nursery on one single relatively small stretch of road. A new development will have a huge impact on traffic and the landscape. It would be far more beneficial for the local community and schools to develop this field as a playing area for our children to enjoy.

Regards  
Marie Shepherd

**Pickhaver, David**

---

**From:** Greta Sheppard [REDACTED]  
**Sent:** 20 March 2015 11:18  
**To:** Planning, Strategic  
**Subject:** OBJECTION to Proposal for Development of Steps Cross Playing

Please note I was only made aware of this proposal recently and believe as a resident we should have been notified when proposal was submitted. I should not have had my attention drawn to this by Barton and Watcombe Liberal Democrats which I appreciate. Residents should be notified at time of proposals.

Emailed to [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk) by M Sheppard Buttercup Kingdom Court Steps Lane TQ2 8NL

Please note that I am at present on holiday and have spoken with my neighbour and we agree on the below points which I will be adding to when I return

**Reasons****Extreme Impact on traffic and parking in Neighbourhood.**

Currently there is insufficient parking for visitors and staff using Combe Pafford School, Mayfield School, and Watcombe School. As a result parking on Moor Lane and Steps lane during school hours on Moor Lane and Steps lane severely restricts traffic. It is totally unacceptable to build 70 houses on such a limited site with will compound this problem creating a danger. There was a traffic accident on 19/3/15 50 metres from Mayfield School in early afternoon causing a road closure this amongst numerous minor incidents in the traffic calming areas highlights this problem

**Impact on Landscape**

This site has a mature Beech Hedge which runs the length of Moor lane. It has numerous mature trees. It is in an area where all trees in the Mayfield school area are protected and I believed as a green site the trees, hedges would have been protected. This is not the case and I will be making enquires to protect this aspect.

This residential area and landscape will be totally changed and is totally unacceptable.

Currently when there is reasonable rainfall this area contains and absorbs water the excess runs on to Steps Lane and the drain on the entrance to Coombe Pafford School on Steps Lane. This drain and the drains on steps lane and moor lane cannot cope with the combined water which flows from the area and travels down Steps Lane and Moor.

The excess water flows through the school car park and also into our properties until it enters the gully between Kingdom Court properties and the school car park.

This problem was discussed with the Highways dept in 2011/12 and the entrance to Kingdom Court altered. This problem still exists

**Loss of Recreational Amenity**

Numerous people use this area on a daily basis many exercise their pets.

The limited play equipment is well used.

It is the only local recreational area we have and we were led to believe that this resource was going to be encouraged and that the provision of a new changing facility was part of the conservative plan.

These are only a few points due to the limited time for response as no formal notice was given.

SC117 899240

**Pickhaver, David**

---

**From:** MICHAEL SMART [REDACTED]  
**Sent:** 17 March 2015 09:51  
**To:** Planning, Strategic  
**Subject:** Steps Cross playing field -- policy SS11 Housing and SDt4

Dear Sir/Madam,

I oppose the loss of the above playing fields for housing on the following grounds;

1. the Amenity has been aloud to degrade by not updating the equipment on site.
2. There is no amenity for local children on this side of Teignmouth road, the main road being hard to cross for younger children on their own.
3. The road is already busy due to the schools in the vicinity.

Regards  
Mike Smart  
79, Tq2 8pj

SC118

899242

**Pickhaver, David**

---

**From:** Jeanne Stetson [REDACTED]  
**Sent:** 17 March 2015 16:44  
**To:** Planning, Strategic  
**Subject:** SAVE STEPS CROSS PLAYING FIELD

Dear Torbay Council,

We strongly object to the use of Steps Cross Playing Field for residential use.

Seriously, have any of you considered the safety of the area? At present there are numerous parked cars on both sides of the road - a fire engine could not proceed down Moor Lane. Adding to this situation would make driving impossible and unsafe for children and adults alike.

The Council made the situation worse by selling off land behind Mayfield School for bungalows and recently land adjoining Coombe Pafford School - is there any consideration for residents in this area? The situation needs to be assessed in school time and not on the weekend which we have been told has been carried out in the past.

Residents need areas to exercise themselves and their dogs - this applies to folk of all ages. The field has had a considerable amount of money spent on it to facilitate football matches - is this outlay to be wasted - tax payers need to be considered.

Also, importantly, we have been led to believe that this field was destined to be used for recreation use only .....have council members conveniently overlooked this fact?

Please consider this situation in detail and aim to keep a large number of residents happy and content in their present area.

Yours faithfully,

George B. Stetson and Jeanne M. Stetson

SC119. 899248

**Pickhaver, David**

---

**From:** Gary Stevens [REDACTED]  
**Sent:** 21 March 2015 09:22  
**To:** Planning, Strategic  
**Subject:** Development at steps cross

Dear sir/madam,

I am writing to object to the proposed development at steps cross recreational ground. Having grown up in, and lived in the Watcombe area my entire life the loss of this area would have a devastating impact on the local community.

I wholly object to any residential development on these grounds.

Regards

Gary Stevens

Sent from my iPhone

SC120 899252

**Pickhaver, David**

---

**From:** Mark Stockton [REDACTED]  
**Sent:** 21 March 2015 10:32  
**To:** Planning, Strategic  
**Subject:** Torbay Council are proposing to allocate land for development at Steps Cross Playing Fields, Moor Lane in Torquay

Dear sir/madam,

I am writing to object to the proposed development at steps cross recreational ground.

Having grown up in, and lived in the Watcombe area my entire life the loss of this area would have a devastating impact on the local community.

I wholly object to any residential development on these grounds. Not to mention where would these new families, send their children to school.

When we already have to fight to get our children into any local school in the area .

Regards

Mrs Carol Stockton.

SC/21

899250

**Pickhaver, David**

---

**From:** Mark Stockton [REDACTED]  
**Sent:** 19 March 2015 19:47  
**To:** Planning, Strategic  
**Subject:** Planning objection

I object to the proposal to allocate land for development at Steps Cross Playing Fields, Moor Lane in Torquay, for the propose to build 70 homes on this green field site . This land has always been set aside for the use of recreational amenities.

Yours kindly

Mr Mark a Stockton



SC122. 899269

**Pickhaver, David**

---

**From:** Tina [REDACTED]  
**Sent:** 20 March 2015 22:07  
**To:** Planning, Strategic  
**Subject:** Steps cross playing field

I am objecting to proposed building on the playing fields steps cross , these fields have provided recreational pleasure to my children over the years and still remain playing fields to many , not only will these new plans have great effect on traffic which will impact local people and children Yours sincerely Mrs T Stockton Sent from my iPhone

SC123. 899263

**Pickhaver, David**

---

**From:** Judith Sumner [REDACTED]  
**Sent:** 22 March 2015 15:20  
**To:** Planning, Strategic  
**Subject:** SAVE STEPS LANE PLAYING FIELD

# impact on already very busy road

# 3 schools on Moor lane, two are SPECIAL schools incurs extra cars

#Loss of vital GREEN SPACE for RECREATION amenity

#Impact on the local landscape

# This land is a PLAYING FIELD and is important for our wellbeing

#

There are MATURE TREES on this land it would be a criminal offence to over look this or to cut them down.

#CHILDREN play on this land , dog lovers walk here,

# We all benefit from the beauty and the relaxing ambience

#There fore, I OBJECT STRONGLY to any building on this PRECIOUS LAND

TORBAY COUNCIL  
PLANNING

SCR24.899271

RECD 19 MAR 2015

Sutterlaw Drive  
Torquay.

TO

Please refer to Policies SS11 & SD14  
Babbacombe & St Marychurch

To whom it may concern

We strongly object to the proposal to build on Steps Cross Playing fields, taking away yet more playing areas for young people (or don't they count anymore) which end up with them becoming bored and causing Anti Social behaviour in the streets & neighbourhood. Bent Watercombe crowded enough without building on valuable green space and play areas not to mention the disruption to wild life, of which is diminishing  
Yours faithfully,

SC125. 899273

**Pickhaver, David**

---

**From:** Raymond James Taylor [REDACTED]  
**Sent:** 23 March 2015 09:04  
**To:** Planning, Strategic  
**Subject:** Proposed development at Steps Cross Moor lane in Torquay.

Dear Sir or Madam.

I wish to add my very strong objection to this Proposal for the reasons stated below.

First this is already a built up area.

Second there are three schools in Moor lane, and the amount of traffic and parking is already unacceptable, it's Bedlam!

Three this would be the loss of yet more precious green space not to mention the severe impact this ill advised proposal would have on the environment.

I am yours R J Taylor 25 Prince Charles Court TQ2 8DQ

**Pickhaver, David**

---

**From:** Margaret Templeman [REDACTED]  
**Sent:** 22 March 2015 09:26  
**To:** Planning, Strategic  
**Cc:** MARGARET TEMPLEMAN  
**Subject:** STEPS CROSS PLAYING FIELD

20 Froude Avenue, Watcombe Park, Torquay TQ2 8NS

**RE STEPS CROSS PLAYING FIELD  
POLICIES SS11 HOUSING  
SDT4 Babbacombe & St Marychurch**

I was surprised to learn that you are considering allowing the development of 70 dwellings on the Cross Steps Playing field.

1. You are contemplating taking away the playing field for children in the area.
2. Moor Lane is already an extremely busy road serving 3 schools of which 2 are Special requiring all pupils to be brought by transport.
3. You need patience and tolerance to drive along Moor Lane at all times particularly when the schools are in session.

To add a further 70 dwellings would in my opinion be unwise environmental planning.

I trust you will give careful consideration to this proposal  
Yours faithfully  
M.A.Templeman

SC 127. 899405

**Brooks, Tracy**

---

**From:** Adam Towing [REDACTED]  
**Sent:** 22 March 2015 18:05  
**To:** Planning, Strategic  
**Subject:** SS11Housing and SDT4 Babbacombe & St.Marychurch

To whom it may concern,

I am hereby writing a letter of objection to the proposed development at steps cross playing fields, Moor Lane, Torquay. This playing field is crucial to the local area as a playing field, there are regular community football games here, I walk my dog here every day as well as score of others, it's used for kiting and relaxing for local residents, this is a crucial field for the watcombe area a without crossing the busy road, the traffic will be severely impacted there are 3 schools in immediate vicinity to which would be affected by all the extra vehicles, and the beautiful landscape would be blighted by some cheaply put together estate to provide just a big profit fir the developer, I am steadfast in my objection and will oppose it utterly.

Adam Towing  
5 Swale close  
Torquay  
TQ2 8PH

Sent from my iPad

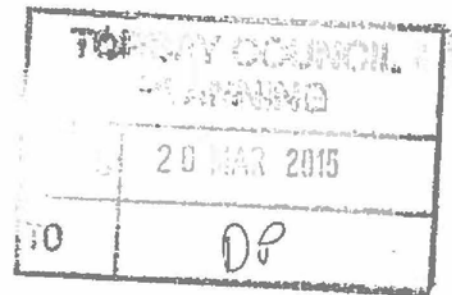
SC128 899275

**Derek Urban**

**From:** "Derek Urban" [redacted]  
**To:** <straregic.planning@atorbay.gov.uk>  
**Sent:** Monday, March 16, 2015 4:37 PM  
**Subject:** Stelps Cross Playing Field  
Dear Sir

I would like to object strongly to the proposal in the latest version of the Torbay Local Plan to build 70 homes on Steps Cross Playing Field. I have lived in Moor Lane for 30 years and I can envisage the severe effect this would have on traffic in this area. The school in Moor Lane has severe traffic problems during term time and this proposal would only exacerbate them. This council seems hell bent on destroying any areas of green field sites that it can as well as destroying any recreational amenities. Moor Lane has changed considerably in the past thirty years, not for the better in my opinion, and any building on Steps Cross would be another blot on the landscape.

Derek Urban  
Rivendell  
64 Moor Lane  
Torquay. [redacted]



SC129. 899276

**Pickhaver, David**

---

**From:** Jenny Vowden [REDACTED]  
**Sent:** 22 March 2015 11:07  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field Development  
**Attachments:** Steps Cross Objection.docx

Please find attached our letter regarding the above proposed development. An acknowledgement that you have received our letter would be appreciated.

Jenny and Arthur Vowden  
Batavia  
Jacks Lane  
Torquay  
TQ2 8QX



Jenny and Arthur Vowden  
Batavia, Jacks Lane, Torquay TQ2 8QX



Spatial Planning  
Electric House  
Torquay  
TQ1 3DR

21 March 2015

Ref: policies SS11 Housing and SDT4 Babbacombe &  
St.Marychurch

Having just returned from 6 weeks away from home we were horrified to read the proposal by Torbay Council to allocate land for development at Steps Cross Playing Fields, Moor Lane Torquay proposing to build 70 homes on this green field site.

**We are totally against this ludicrous decision.**

The traffic congestion in this area is already unbearable at times with the three schools in this area. Has any of the councillors driven along Moor Lane from 2.30 – 4pm?

We live in Jacks Lane and already suffer an intolerable situation with traffic unlawfully using the lane as a cut through. The addition of 70 homes and the resulting added number of vehicles will only make this matter worse.

The huge flat development at Barton is already causing traffic problems as the area is now swamped by parked cars there not being nearly enough parking provided for the flat users, bearing in mind that nowadays it is unusual for there to be only one car per household more likely to be two or three. A development of 70 houses is bound to lead to similar problems.

The entrance to Torbay is already blighted by the Cavanna Homes soon to be developed at the Willows. As the proposed Tesco Store has been refused planning permission would it not make more sense to build a number of starter homes on this site instead?

The impact for the visitor approaching Torbay from Teignmouth would at least then not have to suffer the site of yet another sprawling suburb.

Our green field sites and playing fields are very precious and should be preserved as such for future generations.

We understand that already there is an agreed policy in place, The Sport Strategy, for improving the football pitch at this location. The area was once used regularly by football teams and Foreign students who visit our town, the field should be restored to its proper and rightful use as a recreational site for the people of Torbay.

Yours faithfully

Jenny and Arthur Vowden  
Residents of Jacks Lane since 1979

Copied to Cllr Steve Darling and Cllr Roger Stringer.

SC130 899317  
B WARD / WEE1

RE — STEPS CROSS PLAYING FIELDS,

I would like to register  
my objection to plans for building  
an above site for reasons listed,  
also the increasing disappearance of  
green sites in TORRAY. I think  
more thought could be given to  
plans for BROWN site development.  
We live in a beautiful part of the  
country — don't turn it into a  
"BIG CITY DUMP".

Sincerely Yours

[REDACTED]

**Brooks, Tracy**

---

**From:** mary warrillow [REDACTED]  
**Sent:** 22 March 2015 16:54  
**To:** Planning, Strategic  
**Subject:** Objection to the Steps Cross Playing Field being allocated for development

I wish to strongly object to Steps Cross Playing Field being allocated for development in the Torbay Local Plan. The suggested figures of 75 dwellings on the site would have a considerable impact upon the transport network. The field is already located next to a road that is an accident black spot. Moor Lane has existing traffic calming measures due to the three schools that are within metres of each other. I contend that vehicles would be unable to enter/exit the site safely without considerable traffic mitigation.

The development of the field would also be detrimental to the landscape of the area, the relatively steep topography, with Teignmouth Road taking the route of an elongated S-curve across the Watcombe Conservation Area, creates a sense of discrete isolation which would be undermined by a development on Steps Cross Field. The Council's current local plan states that development within or affecting a Conservation Area will only be permitted where it will preserve or enhance the character or appearance of that area, the development of Steps Cross Field would contravene the purpose of the Conservation Area.

Any development of Steps Cross Field would also result in the loss of open amenity space, amenity space that has been identified in the Torbay Sports Strategy, approved by the Council in December 2014, as a field that has been identified for improved sports facilities.

I also have concerns regarding the amount of water runoff such a development would cause. Flooding already occurs outside Coombe Pafford School due to a naturally occurring spring and water run off from the coastal road to Teignmouth, replacing a natural water soak away with tarmac/concrete would merely exacerbate the problem.

**Mrs M Warrillow**

Sent from Windows Mail

SC132. 899408

**Brooks, Tracy**

---

**From:** Neil Warrillow [REDACTED]  
**Sent:** 22 March 2015 19:33  
**To:** Planning, Strategic  
**Subject:** Objection to Steps Cross Field - Local Plan

I wish to strongly object to Steps Cross Playing Field being allocated for development in the Torbay Local Plan. The suggested figures of 75 dwellings on the site would have a considerable impact upon the transport network. The field is already located next to a road that is an accident black spot. Moor Lane has existing traffic calming measures due to the three schools that are within metres of each other. I contend that vehicles would be unable to enter/exit the site safely without considerable traffic mitigation.

The development of the field would also be detrimental to the landscape of the area, the relatively steep topography, with Teignmouth Road taking the route of an elongated S-curve across the Watcombe Conservation Area, creates a sense of discrete isolation which would be undermined by a development on Steps Cross Field. The Council's current local plan states that development within or affecting a Conservation Area will only be permitted where it will preserve or enhance the character or appearance of that area, the development of Steps Cross Field would contravene the purpose of the Conservation Area.

Any development of Steps Cross Field would also result in the loss of open amenity space, amenity space that has been identified in the Torbay Sports Strategy, approved by the Council in December 2014, as a field that has been identified for improved sports facilities.

I also have concerns regarding the amount of water runoff such a development would cause. Flooding already occurs outside Coombe Pafford School due to a naturally occurring spring and water run off from the coastal road to Teignmouth, replacing a natural water soak away with tarmac/concrete would merely exacerbate the problem

SC133. 899328

**Pickhaver, David**

---

**From:** Nicolette Wells [REDACTED]  
**Sent:** 17 March 2015 13:35  
**To:** Planning, Strategic  
**Subject:** SS11. SDT4

MOOR LANE

Please please do not build on this site.

It is still used by many in the community. Dog walkers, children, rugby and football players, many parents with prams and young children.

The fields opposite are too difficult to access for some due to the busy road, or because they have young children or prams.

Apart from the above, Watcombe is a deprived area, and you want to take away our green spaces! The traffic chaos it will cause, and the blot on the landscape if homes are built should be reason enough not to even consider building.

What about the ugly B and Q building in Torre. It's been empty for years get Cavanna to build homes there. That should be your priority. Brown field sites. Not our beloved green spaces

SC134. 899320

**Pickhaver, David**

---

**From:** C G Installations [REDACTED]  
**Sent:** 20 March 2015 15:22  
**To:** Planning, Strategic  
**Subject:** Steps cross playing field

Dear Sir/Madam

I write to strongly object to the proposal to develop steps cross playing field.

My objections are as follows.

by allowing this development you would be taking away a recreational area not only for children but a sports field as well which is used for local teams.

As I am sure you are aware there are 3 schools on Moor Lane all very close to this proposed development,

which in itself on a school day causes chaos with Traffic from early morning and again in the early afternoon.

Also the Teignmouth road is at the junction of Moor Lane this is a very busy road for most of the day as people from all aspects of life use this road (locals as a short cut or tourists).

By allowing this development it would have a devastating effect on the traffic in this area.

Surely because of the amount of children in our area that use these schools if the development was allowed this would create a serious danger with the amount of traffic these extra houses would create.

I also refer you to policies SS11 and SDT4 Babbacombe & St, Marychurch

Yours Faithfully

Mrs H West

Queenscote

Moor Lane Close

TQ2 8PL



**Pickhaver, David**

---

**From:** Planning  
**Sent:** 23 March 2015 08:55  
**To:** Turner, Steve; Pickhaver, David; Brooks, Tracy  
**Subject:** FW: Undeliverable: Appeal against proposed development at Steps Cross playing field

**I think this is a local plan objection, as I can't find a planning application for this site.**

**Helen**

----- Forwarded message -----

**From:** julie weymouth [REDACTED]  
**To:** <[strategicplanning@torbay.gov.uk](mailto:strategicplanning@torbay.gov.uk)>  
**Cc:**  
**Date:** Sun, 22 Mar 2015 18:35:57 +0000  
**Subject:** Appeal against proposed development at Steps Cross playing field

Dear Sirs,

Reference policies SS11 housingandsdt4 Babbacombe and St Marychurch

I wish to strongly appeal against the above planning application for 70 new dwellings to be built in this neighbourhood.

I, along with many other people, regularly use Moor Lane, and the severe impact for local residents on having additional vehicles using this road is unimaginable. Having 2 disabled schools, traffic is already pushed to a maximum, with parents and carers dropping off and picking up children, and causes a bottleneck at the main junction. They would ruin the natural landscape currently enjoyed by homeowners, not to mention the loss of recreational amenities for many people.

I request the above is taken into consideration when making a decision.

Regards,

Julie Weymouth.

**Pickhaver, David**

---

**From:** Sally White [REDACTED]  
**Sent:** 20 March 2015 10:12  
**To:** Planning, Strategic  
**Subject:** RE;Proposed development of Steps Cross Park.

[strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk)

Dear Sir/Madam,

I am writing to object about the proposed development of Steps Cross Playing Field, Watcombe. Torquay.

**Traffic Impact**

Moor Lane is already subject to traffic calming due to the access requirement of the three schools and nursery unit which severely impacts local traffic at least twice a day. Moor Lane also exits on to A379 ,Teignmouth Road, the junction with Moor Lane, which is also used heavily, at peak times especially. The access to a housing development from either Moor Lane or the A379 would cause further major traffic issues, ie accidents or severe congestion.

Also there never seems to be enough provision for parking for new housing, you only have to drive around the Willows development to see that there are cars parked on verges etc.

**Loss of local amenity for current residents/Social Impact.**

The Steps Cross Playing Field is widely used by local residents , dog walkers , children who use the play equipment, children who play football, games etc, and organised football games. Also if there is a large development ,coupled with the loss of open space and the lack of local infrastructure, this can all lead to social problems.

20/03/15

Mrs Sally White.  
14, Helens Mead Road.  
Torquay.  
TQ2 8PD.



TOWN COUNCIL PLANNING	
REC'D	17 MAR 2015
TO	

SC137 899335  
 35, COE RIDGE COURT,  
 PAFFORD CLOSE,  
 TORQUAY  
 TQ2 8BU

DEAR SPATIAL PLANNING 15/03/2015

I am objecting about proposed development of any green Belt development SPCP STOPS PLAYING FIELDS, POLICY 8 SITE HOUSING AND SD14 BASSA COMBEE PRIMARY CHURCH.

There are a few brown field sites that should be developed before you start on green field sites, I empty buildings and hotels that could be developed empty car parks and Torwood street we have enough hotels in Torquay why not more I find it very upsetting that if an hotel burns down in Torquay it ends up being developed into private housing i.e. HUNTERS MEOW, PALM COURT, DADDYHOSE PLAIN, all developed into private accommodation not public or affordable housing, I object why should we have more green sites when there are plenty brown field land.

I wonder if there is financial rewards to the council that are not being revealed to the general public.

Yours Sincerely



SC138. 899165

**Pickhaver, David**

---

**From:** [REDACTED]  
**Sent:** 16 March 2015 09:32  
**To:** Planning, Strategic  
**Subject:** SS11 housing and SDT4 Babbacomb & St marychurch

Ref Save Steps Cross Playing Field

With regards to the above My Husband, myself and My daughter and her husband are residents on the Watcombe Park area and we are opposed to further development in the Steps cross area our reasons being we feel the are will be over developed and will create more traffic in an elderly and child oriented area.

Regards  
Mr & Mrs Pike  
Helens Mead Road  
Mr & Mrs Willcox  
Helens Mead Road

Pickhaver, David

---

**From:** D Windsor [REDACTED]  
**Sent:** 19 March 2015 11:07  
**To:** Planning, Strategic  
**Subject:** Objection--SS11 Housing/ SDT4 Babbacombe-St Marychurch

Ref proposed development @ Steps Cross---70 new homes.

We have lived in close proximity for 18 years , & both my wife & I were born in Watcombe /Barton & lived in Torquay over 65 years so feel aggrieved to see above plans which has always been green field, & have following objections.

(1) traffic in the Moor Lane area is already a nightmare, the three schools in this road have already expanded in sizes & intake of students. This causes increased pressure on area at school opening & closing times, cars dangerous double parking for all 3 schools etc.

New housing will increase amount of cars, these days many households have 2 cars therefore access in & out of the new builds will exacerbate seriously the traffic flows etc.

(2) Parking - where will extra cars park?

The parking of cars for teachers & staff are already imploding on what originally a quiet Brunel Ave area.

(3) The loss of a Sports/ walking field or green area will be such a shame ! It shouldn't be allowed ,as it is used by many of the local youngsters & other dog walkers of all ages.

(4) The lovely green fields adjacent to George V playing fields will no longer be able to be viewed from MoorLane, all we will see is houses - it will change the whole appearance of what is currently a beautiful area to live.

PLEASE RECONSIDER .

Pickhaver, David

---

**From:** Terry [REDACTED]  
**Sent:** 20 March 2015 18:17  
**To:** Planning, Strategic  
**Subject:** SS11 Housing & SDT4 Babb & St Marych

Dear Sirs

I would like to formally register my opposition to the proposed allocation of land for development at Steps Cross Playing Fields, Moor Lane, Torquay.

The field is a low-height facility, used by many, but does not impact negatively on the general landscape. In fact, it does the opposite- it adds to the overall charm and beauty of the area. From a distance it is often only noticed by the treeline, as it looks like one complete area of green taking in the fields on the other side of Teignmouth Road. A development of houses would be at least as high as the trees, if not higher.

There are already traffic difficulties on Moor Lane, partly due to the co-location of three schools in a residential area. Parking for those staff is obviously totally inadequate as they clog the road, Monday to Friday, 8am to 4.30pm. This also adds congestion near the "traffic- calming" sites. Perhaps this narrow road should have double yellow lines, as it links various parts of the town? Adding more traffic (properties) would seem counter intuitive!

I guess we are talking about 70 properties of no architectural value whatsoever, but all of which would pay council tax, so this is probably the prime motivator.

I do not accept the current view of housing needs as there is no reliable evidence for this. Council or Housing Authority lists are not reliable as they are not updated, not accurate therefore or verifiable. A potential listing could have found housing the next day, names could be duplicated on neighbouring authority lists. How much demand is for second homes? How would you know if it was for second home use? What stops "affordable" houses being sold as a second home?

The field is used by many including children using the poorly maintained swings etc area, footballers, dog walkers, families enjoying the open space and greenery, infirm residents who can only walk a short distance to enjoy the outdoors.

May I suggest you try to use, again, the unused floors above all the shops in Union Street, plus the old laundry site in the town centre - maybe you could use the green spaces around millionaire's row instead? That would bring in some council tax!

Yours faithfully

Terry Womsley  
36 Velland Ave, Torquay



**Pickhaver, David**

---

**From:** Christopher Woodman [REDACTED]  
**Sent:** 20 March 2015 16:45 [REDACTED]  
**To:** Planning, Strategic  
**Cc:** Darling, Steve  
**Subject:** Steps Lane Development

Spatial Planning,  
Electric House (2<sup>nd</sup> Floor),  
Torquay TQ1 3DR.

Reference policies SS11 Housing and SDT4 Babbacombe & St. Marychurch.

Dear sirs,

I note the intention to consider building on the playing field at Steps Lane, Torquay and wish to lodge an objection.

My reasons for this objection include:

- Impact on the landscape.
- Severe impact on traffic in the neighbourhood. Moor Lane and Teignmouth Road already suffer greatly with congestion, and with the increase in the size of the neighbouring schools planned, problems would escalate. This is totally unsuitable land for this kind of development.
- Loss of recreational amenity. This is needed more and more as other land is developed.

Your sincerely,

Christopher Woodman

[REDACTED]  
22, Padacre Road,  
TQ2 8PU

SCI42. 899339

**Pickhaver, David**

---

**From:** robertandcarole [REDACTED]  
**Sent:** 16 March 2015 17:17  
**To:** Planning, Strategic  
**Cc:** [REDACTED]  
**Subject:** [REDACTED] residential unit at Moor Lane fields.

I think that if this gets through council chambers the Conservatives will loose this seat in the next election. Nearly all up us living in this area will be affected and nearly all vote Conservative , that is providing this development does not go ahead.

**ROBERT A.J.WOOLCOTT.**



**Pickhaver, David**

---

**From:** [REDACTED]  
**Sent:** 21 March 2015 17:18  
**To:** Planning, Strategic  
**Subject:** Steps Cross Playing Field

Dear Sir/Madam,

I am objecting to the proposed development of the above site for any accommodation.

We do not have enough green field sites in the bay as it is, let alone taking away areas for young children to be able to play and let off steam.

There are problems with traffic in this area, Teignmouth Road junction is an absolute nightmare, and if you were to change it to a roundabout or traffic lights, it would not cut down the volume of traffic.

If there is a need for accommodation, surely there are brown field sites around the bay, the old Nortel site maybe?

I would have thought the priority should be getting large businesses in to the area, who are able to sustain employment at a living wage.

The bay is lacking Companies that employ 100 people or more, with the new road coming in, it would make sense to use resources for that, then if unemployment has reached zero, and employers are finding it a problem, then you could look at different areas to build.

I sincerely hope this proposal is turned down.

Dave Woolway

SC144 899343

**Pickhaver, David**

---

**From:** Susan [REDACTED]  
**Sent:** 21 March 2015 19:10  
**To:** Planning, Strategic  
**Subject:** Save steps cross playing field

I would like to vote against the building of 70 on the field where I have spent time playing with my grandchildren. Also feel parking may be a issue. Reference SS11Housing and SDT4 Babbacombe & ST Marychurch.

From  
Christopher Yeoman  
10 Padacre road  
Torquay  
Tq28pu

SC145.899345

**Pickhaver, David**

---

**From:** Susan [REDACTED]  
**Sent:** 21 March 2015 19:04  
**To:** Planning, Strategic  
**Subject:** Steps cross playing field

I would like to object to the building of 70 homes ref SS11 housing and SDT4 Babbacombe & St. Marychurch.

Susan Yeoman  
10 Padacre road  
Torquay  
Tq28pu