

Future Planning

From: Info The MRA [REDACTED]
Sent: 20 January 2026 14:58
To: Pickhaver, David
Cc: Future Planning
Subject: Torbay Local Plan Reg 18 Consultation
Attachments: Maidencombe proposed for housing development.pdf

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I attach the response from the Maidencombe Residents' Association as agreed by the MRA Committee.

I have also placed a response on the online system, but the 100 word limit does not allow sufficient information to be provided. That comment is included with the attached document.

Kind regards

Dr Rodney Horder
Secretary, Maidencombe Residents' Association

The following sites are proposed for housing development:				MRA Response	
Ref.	Site	Anticipated number	Notes	Accepted number	Comments
H3T.1	Maidencombe North of Sladnor park and around Jon Glanvill Autos	150	HELAA Sites T21065, 21T126, 21T111, 21T158, 21T143	0	<p>Not Sustainable Development owing to:</p> <ul style="list-style-type: none"> • Flood risk to Stokeinteignhead • Unsafe walking and cycling connections and inadequate public transport • Increased traffic on narrow lanes, and creation of ‘rat run’ through village and past school. • Impact on viability of farm if area of pastures reduced <p>Landowners not prepared to sell or build on land, so undeliverable.</p>
H3T.2	Sladnor Park, Maidencombe. Due to High Court decision the principle of development has been established, see application P/2020/0315*	120	21T064	36	<p>120 is not Sustainable Development owing to:</p> <ul style="list-style-type: none"> • Increased impermeable surface creating flood risk in FRZ3 area below. • Within C2 Undeveloped Coast protection area and OSWI Cirl Bunting protection area. • Unsafe walking and cycling connections and inadequate public transport. • >200 vehicles accessing Teignmouth Road at dangerous junction • No viable second emergency access route including for Fire Appliance (required for > 100 houses) • Energy required to pump foul waste 80m elevation. Hence Not compliant with ‘A Greener Bay Net Zero Policy’ <p>The 120 (Extant PA) retirement village cannot be built as the flood risk is unacceptable due to drainage being unable to meet</p>

				<p>current standards and cannot deliver a Sustainable Development.</p> <p>36 dwellings comprising 16 houses on footprints of existing lodges and 2x10 units on footprints of former hotel and tennis courts would not increase the impermeable surface.</p>
H3T.3	Brunel Manor, conversion of buildings and additional site to the north	45	Conversion of Brunel Manor 21T148. Land to the north 23T007	45 <p>Planning Application P/2023/0606 for 35 dwellings supported. Acceptable space for 10 additional dwellings as proposed.</p>
H3T.4	Great Hill	130	21T154, 21T155 and 25T001 land to the west between Great Hill Road and Claddon Lane (Cherry Blossom Farm)	30 <p>Claddon Lane is too narrow to provide capacity for vehicles from 130 dwellings. Potential flood risk to Stokeinteignhead. General lack of infrastructure such as mains drainage.</p>
Policy TC5	Neighbourhood Centre at Maidencombe Cross	1	Policy TC5	0 <p>A shop at this location closed in 1995 through lack of viability. The property owner is not open to providing a shop. Walking or cycling along Teignmouth Road would be unsafe access for most residents. Stokeinteignhead Village shop closed and became a Community Shop; its viability is a challenge.</p>