

Future Planning

From: SPDC [REDACTED]
Sent: 23 September 2026 12:25
To: Future Planning
Cc: Bailey-Clark, Rose
Subject: RESPONSE - Torbay Local Plan - Regulation 19 Publication Version Consultation - Environment Agency
Attachments: Regulation 19 Environment Agency final reply Sep '26.docx
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Future Planning Team,

Please find attached our response to your Regulation 19 consultation.

Regards
Anna

Anna Henderson-Smith MRTPI
Planning Technical Specialist
Sustainable Places - Devon, Cornwall & Isles of Scilly Area
Environment and Business Directorate

Please consider this a “thanks” in advance

Every email has a carbon footprint, so if you don't hear back from me, it's not because of you, it's because of the planet.

Normal working days Tue-Thu all day, Friday morning only

✉ Manley House, Kestrel Way, Exeter, EX2 7LQ
☎ MS Teams if internal or [REDACTED]



For homes and businesses



From: Future Planning <Future.Planning@torbay.gov.uk>
Sent: 13 August 2026 17:19
Subject: Torbay Local Plan - Regulation 19 Publication Version Consultation - Live until 24th September 2026.

Dear Consultee

We are pleased to advise that consultation on the Torbay Local Plan 2025-45: Publication Plan (Regulation 19) is now live. Consultation runs from 13th August 2026 and closes at 23.59 on Thursday 24th September 2026. Comments should be submitted by this deadline.

The Local Plan can be viewed and comments made on it [here](#).

If you haven't responded through our consultation platform previously, and are receiving this email directly, your contact email has been added to the consultation platform database. You will need to use the email address to which this email is sent and reset your password to enable online commenting.

Background information about planning policies and evidence documents is available at: [Planning policies - Torbay Council](#).

The Local Plan is also available for inspection during opening hours at Libraries across Torbay and at Torquay Town Hall. However, the Plan is an interactive document that is best viewed online.

This consultation differs from earlier engagement exercises. At the Regulation 19 stage, comments should focus on the plan's soundness and legal compliance rather than suggesting new policies or detailed amendments.

Comments received on the Local Plan will be carefully considered prior to submission of the Local Plan to the Secretary of State, expected to be in December 2026.

Many Thanks

TORBAY CO

Strategy and Project Management Team | Spatial Planning

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