

Torquay Neighbourhood Plan

16TH DECEMBER 2013

Two matters for the forum to agree upon:

- How to deal with employment space in the plan
- Housing development sites to propose in the plan



Torquay Neighbourhood Plan

EMPLOYMENT SPACE

- The Local Plan projects 5,300 net extra jobs by 2032
- The Torbay Employment Land Review (based on that projection) estimates a need for an extra 65,000 m² floorspace / 17 ha employment land.
- These are Torbay-wide figures. They are not broken down between the towns.

Torquay Neighbourhood Plan

EMPLOYMENT SPACE

- 36,200 m² / 9.5 ha retail, leisure, regeneration
- 26,500 m² / 7 ha office
- 2,150 m² / 1 ha industry and warehousing
- Plus some in schools, health, hospitals and so on ...
- ... and enough provision to give the market a choice.

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EMPLOYMENT SPACE

Existing employment site provisions in Torquay

Woodlands	Existing estate	Retain – no added site area	0 ha
Edginswell	Planning permission	Private sector build out	2.8 ha

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EMPLOYMENT SPACE

New employment site provisions in Torquay			
Edginswell	Urban extension	Masterplan 25% mixed use	9.4 ha
Barton	Landfill site	Mixed use leisure and employment	8.2 ha
Town centre	Regeneration	Offices, leisure and residential – no new site area	0 ha

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EMPLOYMENT SPACE

- Existing consents and strategic sites at Edginswell and Barton provide new employment land.
- There may also be future scope at Torbay Hospital.
- Town centre regeneration will contribute jobs (but not new land).
- None of these appear to require an employment site proposal in the Neighbourhood Plan.

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HOUSING SITES

Housing development sites included in the plan are based on:

- SHLAA report
in combination with
- Views of Community Partnerships



Torquay Neighbourhood Plan

HOUSING SITES

- The Torbay Local Plan will show commitments (sites with planning permission) which should provide about 5 years housing land supply (years 0-5).
- The Local Plan will also deal with large-scale, complex, strategic sites. These can be expected to take longer to come forward (16+ years).
- The Neighbourhood Plan will make all other housing site proposals (chiefly 6-15 years).

Torquay Neighbourhood Plan

HOUSING SITES

See the tables that follow

- Some sites may come forward on a mixed use basis, contributing towards the jobs target

All figures are estimates



**change is in
your hands**

TNP ref no	Site name / address	Community Partnership area	SHLAA ref no	Area (hectares)	Yield (est dw's)	Comments
TNP HOUSING SITES SHOWN AS DELIVERABLE IN THE SHLAA						
6-10 YEARS						
	Roebuck House	Town Centre	13003		20	
	8-9 Braddons Hill Road West		13100		8	
	Brampton Court Hotel, St Lukes Road South		13176		10	
	Melville Street Joinery Works		R232		6	
	300-302 Union Street		T753		6	
	Golden Palms (amusement arcades), Cary Parade		T834		12	
	Shedden Hall Hotel, Shedden Hill Road		T884		14	
	Town Centre total				76	
	Richwood Hotel, Newton Road	Torre	13160		8	
	Tor House (former B&Q) and Gospel Hall		T754		25	
	Zion Church, Tor Hill Road		T872		8	
	Torre total				41	
	Barclay Court Hotel, Marine Drive	Wellswood	13011		8	
	Hermosa, Lower Woodfield Road		T877		6	
	Lansdowne Hotel, Old Torwood Road		T881		8	
	Wellswood total				22	

TNP ref no	Site name / address	Community Partnership area	SHLAA ref no	Area (hectares)	Yield (est dw's)	Comments
	Foxlands, York Road	St Marychurch	13060		12	
	Anstey's Lea Hotel, Barrington Road		T864		9	
	St Marychurch total				21	
	Starpitten Lane	Barton	T818		15	
	Barton total				15	
	Land off Plantation Way	Shiphay	T748		10	
	Site 1, Higher Cadewell Lane (garages and parking)		T852		18	
	Site 2, Higher Cadewell Lane (garages and parking)		T853		12	
	Shiphay total				40	
	La Rosaire, Torbay Road	Cockington	13024		7	
	Sherwell Valley Garage, Sherwell Valley Road		T841		20	
	Cockington total				27	
	TOTAL ON DELIVERABLE SITES 6 – 10 YEARS				242	
11-15 YEARS						
	39 Abbey Road	Town Centre	13001		12	
	40-44 Swan Street		13045		10	
	22-28 Union Street		13053		13	
	Lower Union Lane		13221		30	

TNP ref no	Site name / address	Community Partnership area	SHLAA ref no	Area (hectares)	Yield (est dw's)	Comments
	Fleet Walk	Town Centre	T766		25	
	Laburnum Street		T794		8	
	Municipal Chambers, Castle Circus		T795		12	
	3-9 Pimlico		T801		10	
	Top of Temperance Street, adj Union Street		TM003		15	
	Pimlico (most of east side)		13229		50	Site could include Hogs Head building as part of a wider scheme
	Castle Lane, r/o Market Street		T887		59	
	Adj Abbey Hall, Rock Road		R149		30	To be brought forward sooner if possible
	Town Centre total				274	
	16/18 Lower Thurlow Road	Torre	T876		6	
	Torre total				6	
	Quintaville, Quinta Road	St Marychurch	13020		10	
	Transport Yard, off Berachah Road		T721		8	
	St Marychurch total				18	
	Ingoldsby, Chelston Road	Cockington	T802		7	
	Cockington total				7	
	TOTAL ON DELIVERABLE SITES 11 – 15 YEARS				305	

TNP ref no	Site name / address	Community Partnership area	SHLAA ref no	Area (hectares)	Yield (est dw's)	Comments
16-20 YEARS						
	Market Street (Pimlico corner block)	Town Centre	13237		30	
	Town Centre total				30	
	TOTAL ON DELIVERABLE SITES 16 – 20 YEARS				30	
	TOTAL ON DELIVERABLE SITES 6 – 20 YEARS				577	
TNP HOUSING SITES SHOWN AS CONSTRAINED IN THE SHLAA						
11-20 YEARS						
	North of Nuthatch Drive	Shiphay	T749		100	Sites require master-planned approach to deliver maximum community benefit including reconnecting disparate areas.
	Torquay Holiday Park		T738		150	
	Holiday Parks, Kingskerswell Road		13232		45	
	Shiphay total				295	
	Broadley Drive, Livermead	Cockington	T707		50	Greenfield extension, back of plan period.
	Cockington total				50	
	TOTAL ON CONSTRAINED SITES 11 – 20 YEARS				345	

Community Partnership area	6 – 10 years deliverable	11 – 15 years deliverable	16 – 20 years deliverable	11 – 15 years constrained	16 – 20 years constrained	Total
ALL TNP HOUSING SITES						
Barton	15					15
Cockington	27	7			50	84
Ellacombe	0					0
Hele	0					0
Shiphay	40			100	195	335
St Marychurch	21	18				39
Torre	41	6				47
Town Centre	76	274	30			380
Wellswood	22					22
	242	305	30	100	245	922
RESERVE POOL						
CP area	Site name / address	Comments				
St Marychurch	Morrison's site, Babbacombe Road	Appeal outcome pending. Could be mixed use development. Say 80 units.				
Shiphay	Torbay Hospital site	Future hospital master-plan could include some housing.				
Torre	Coach Park, Lymington Road	Possibility of relocating coach park to be explored through Torquay town centre masterplan. Could release site for mixed use redevelopment.				

Torquay Neighbourhood Plan

TWO MATTERS TO AGREE

Does the forum agree:

- That no employment site proposals need be made in the plan?
- That the listed housing sites shall be proposed in the plan?

