

## **Torquay Neighbourhood Planning**

### **Housing Policies**

The Torquay Neighbourhood plan recognises the importance of new housing developments to provide the homes to support the job creation plans identified within the Local Plan and creating thriving and sustainable communities. It is in compliance with the Local Plan requirement for homes over the 20 year Plan period.

The strategy, on each housing site, is to provide the best mix of housing to match the needs of Torquay's communities now and for the next twenty years. The Local Plan sets the overall strategy; our Neighbourhood Plan sets out to provide the detail to achieve this strategy by ensuring our communities benefit from the provision of new quality homes and that policies are in place to shape the development to maximise their value to the community.

#### **Affordable Homes**

Torbay currently has a shortage of affordable homes. This has a significant effect on the young and those in the low wage economy to be able to buy their own property. Over the plan period we require this issue to be addressed by positive policies to increase the supply to a nationally recognised level

To achieve this there will be opportunities through new developments but is also acknowledged that the provision of affordable homes over the last 5 years has not achieved this rate. We therefore recommend that the disposal of surplus Council owned land should be to Housing Associations, as part of an appropriate commercial arrangement, to ensure this level of provision of affordable and social housing is achieved during any rolling 5 year period if there is a shortfall from other developments. To enable this we accept that some open market housing may be required for viability purposes.

#### **Policy H1**

Over the Plan period there will be not less than 20% affordable homes in any rolling 5 year period, equating to approximately 850 homes overall.

#### **Policy H2**

All affordable homes will have a local resident restriction based on living in Torquay for not less than 5 years previous

#### **Homes for an aging population**

The Torquay Neighbourhood Plan encourages downsizing for its aging population. We therefore will support the provision of retirement homes in suitable selective locations where there is ease of pedestrian access to local facilities and public transport. This would include warden controlled schemes as well as care homes.

Given an aging population within Torquay the Neighbourhood Plan supports the provision of Lifetime sustainable homes within any new development.

#### Policy H3

Any development of greater than 20 homes will have not less than 10% of the homes designed specifically for retirement living.

#### Brown Field sites

As there are relatively few opportunities for major new housing development on Greenfield sites other than the expansion area at Edginswell, the Neighbourhood plan promotes the redevelopment of Brownfield sites and in particular the Town Centre as a priority.

#### Policy H4

Planning permission will only be granted for a green field site where the developer either provides not less than 30% affordable housing or develops an equal number of homes on a brownfield site as part of a Section 106 agreement.

#### Torquay Gateway

The Neighbourhood Plan supports the development of the green field Edginswell Gateway site as part of a phased development of Torquay but at a stage that supports the redevelopment of the town centre and brown field sites for housing first and exploits its unique position adjacent to the new link road for job creation.

This location is of prime value for both job creation and homes relying on the easy access to the stronger economies of Newton Abbott and Exeter via the new Link Road and dual carriageway network. Our Plan also seeks to rebalance the economy of Torquay away from the low value Tourism offer and towards higher value skilled jobs. Our Plan therefore requires the development to be of mixed use.

#### Policy H5

The development of the Edginswell area will not be commenced until after 2027

#### Policy H6

The development of the expansion area at Edginswell will be a mix of family homes, live/work units and employment space providing not less than 50% land area as employment space.

#### Policy H7

A Master Plan will be developed in agreement with the Neighbourhood Forum and including the adjacent Willows area that will protect the existing hamlet of Edginswell by means of suitable buffer zones.

### Former Tourism properties

A substantial number of the proposed 1000 windfall sites will arise from former Tourism accommodation both serviced and un-serviced. Our Plan promotes the move away from the lower quality, lower value accommodation provision towards higher quality and value that will allow the sector to have a sustainable future that will support a higher value economy. It is therefore predicted that a significant number of homes can be provided through this change of use. We require the emphasis to be the provision of family homes

#### Policy H8

The change of use of unserviced holiday accommodation outside the CTIA's will have a presumption in favour, if the change provides family homes of two or more bedrooms and is within a five minute walk of a green space or the beach.

#### Policy H9

Where 50% of the units within a former Tourism property are already of residential status then the remainder will have a presumption in favour of allowing use as residential provided each unit has at least one separate bedroom.

#### Policy H10

Change of use from Tourism accommodation use within a CTIA will be allowed subject to other policies if the current use is unsustainable and the property is in such poor repair its market value is greatest as a redevelopment site.

#### Policy H11

Change of use from Tourism accommodation to housing within a Conservation Areas must ensure that the property concerned is upgraded or rebuilt to provide an external appearance sympathetic to the surrounding area and complies with the appropriate Conservation Area Management Plan.

Policy H12

Change of use of a Listed Building providing Tourism accommodation will be supported if it provides a sustainable use as homes

Future strategy

To ensure the continuation of a community led housing plan

Policy H13

Any new allocation of housing sites must be in agreement with the Neighbourhood Forum or Community Partnerships prior to public consultation unless that process cannot agree the number of homes required.

Policy H14

A planned response to housing demands the Council will lead a task group of suitable independent stakeholders to identify and publish an annual report of trends in housing demand on a rolling 5 year vision