

Economy and Jobs Policies

Goal

Improve and diversify Torquay's economy for the benefit of our community's quality of life in broad compliance with the Local Plan.

Provide secure well-paid jobs within a vibrant, diverse economy and increase the average pay to the national 'living wage' within 10 years and above the national average wage within 20 years. This goal will drive the policies for the economy.

Background

The current economy relies on Tourism and the Public Sector for over half the economy of Torquay.

The Tourism policy in the Neighbourhood Plan requires a managed transition of the Tourism industry to a higher visitor spending higher quality accommodation and attraction provision. The Tourism industry employs around one third of the local workforce.

By acknowledging this transition may reduce the net tourism jobs created within the first 10 years of the Plan and with a shrinking Public Sector, special emphasis on creating non-tourism jobs will be required to provide a net increase in the number and quality of the jobs in Torquay.

There will be a net value of an improved economy to the local community from more and better paid jobs supporting better quality homes and secure futures.

1. The Council will publish a professional and rigorous annual rolling 10 year analysis of the trends in job and business property creation/loss. This report will be used to inform:
 - a. the strategies for the provision and class of use of land for job creation
 - b. the skills level of the workforce through requirements for providing a range of education, training and work experience opportunities.
2. A key part of job creation will be to revitalise the town centre/harbour area through development of homes and an effective fit for purpose retail and leisure area. This strategy will be the basis of the Town Centre strategic plan.
3. To ensure the job creating enterprises can be in the best locations for businesses to flourish it is essential that their location offers the very best communications routes both within Torbay and to surrounding centres of population:

Policy J1 Green field developments in the Edginswell designated expansion area of the Torquay Gateway must have not less than 50% of the developable land (excluding green space) used for purpose built job creating space.

Policy J2 All other green field developments within 250m of a dual carriageway will have not less than 25% of the developable land (excluding green space) used for purpose built job creating space

4. To support the development of sustainable communities

Policy J3 All new homes on green field sites are not more than a 5 minute walk from purpose built employment space giving equivalent employment of not less than 1 full time equivalent job per home.

5. This Plan supports the restructuring of the Tourism sector to provide full time jobs.

Policy J4 New, refurbished or redeveloped holiday accommodation outside the main CTIA will have a presumption in favour if it provides a net increase in year round jobs even if this means a reduction in the number of bed spaces and/or the provision of quality homes within the development.

6. To support the home based enterprises and home working

Policy J5 Not less than 20% of all new homes on green field sites will have separate, fit for purpose home business space incorporated within the design of the home