

We value your views relating to the Yalberton Road Planning Brief, which will be available for four weeks consultation from **31st July 2006**. Your comments must be received by the Strategic Planning Group (details below) by **4pm on 25th August 2006**.

Your comments will feed into the formal (Regulation 17) Draft Planning Brief on Yalberton Road, which will be published later in the year.

Please send your comments by post, fax or e-mail.

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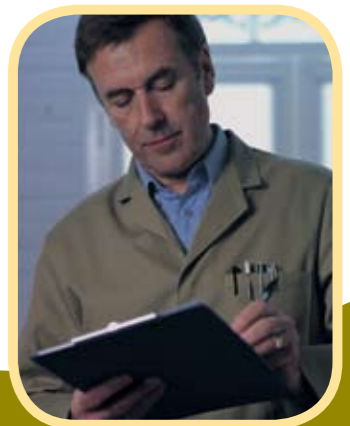
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LDF web page: www.torbay.gov.uk/ldf

Yalberton Road, Paignton: Planning Brief

Supplementary
Planning
Document

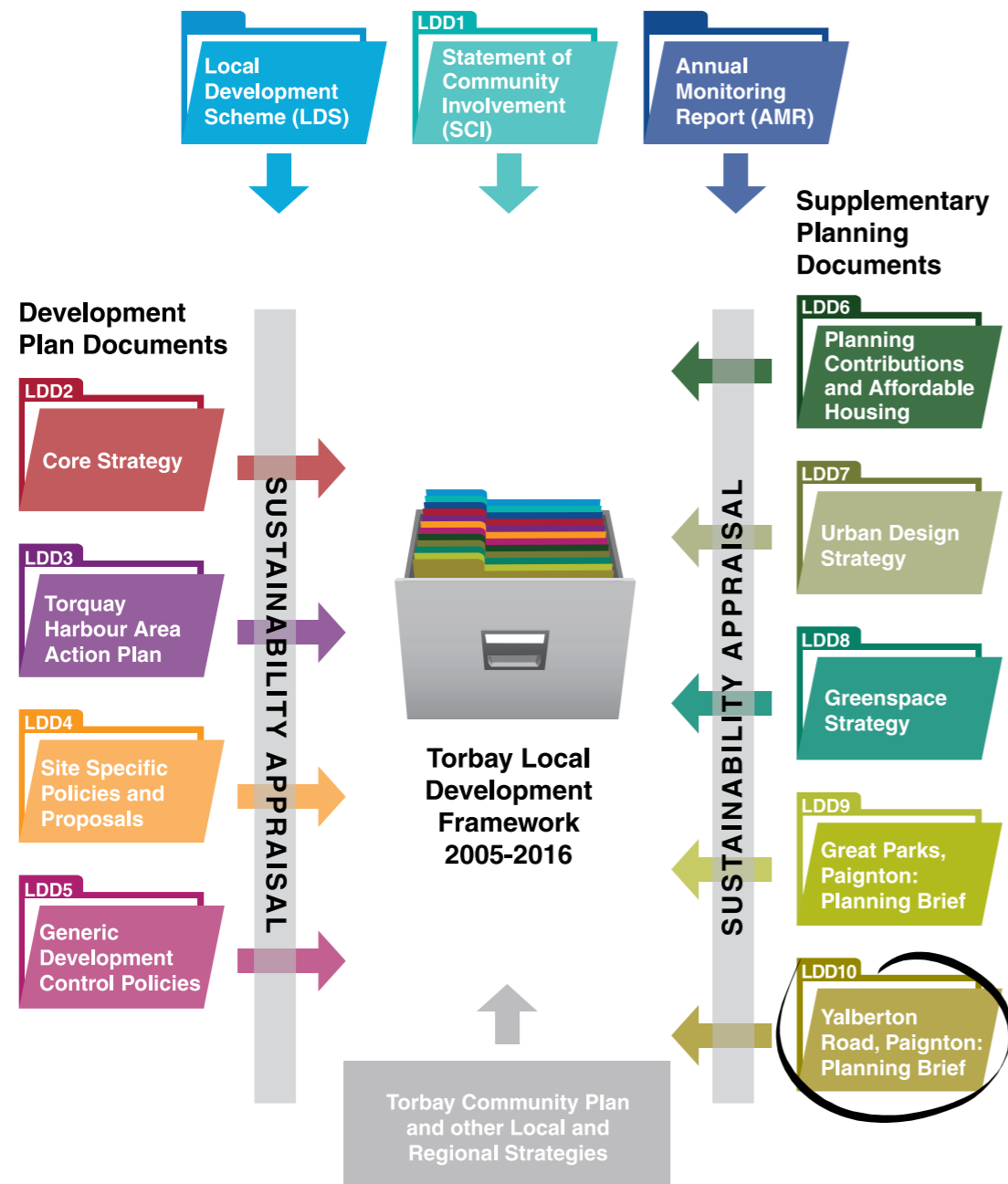
SUMMARY LEAFLET



LDD10

July 2006

The structure of the Local Development Framework



Pre-Regulation 17
Draft



What does the Yalberton Road, Paignton: Planning Brief cover?

The Adopted Torbay Local Plan 1995 – 2011 proposes land at Yalberton Road, Paignton for an employment park. The Council is now preparing a Supplementary Planning Document (SDP) to guide the development of the site. This leaflet forms part of a preliminary consultation on the issues and options for the development of this employment land and will inform the Planning Brief for the area. **We are seeking views on what the Brief should contain.**

The SPD will form part of the Torbay Local Development Framework. However, it will not itself make policy but rather guide the successful implementation of the Local Plan proposal. This document is a Pre-Regulation 17 Stage and comprises the Issues and Options stage of the process. It looks at matters that the Brief should address in order to achieve sustainable development of the site.

What does the Local Plan say about Yalberton?

The development at Yalberton Road must have regard to national, regional and Local Plan policies.

Policy E1.16(C) of the Local Plan proposes employment development at Yalberton Road, Paignton, subject to the following criteria:

(i) Use of Site. Sub – section (I) restricts uses to employment uses (within Class B1 / B2 / B8 of the Use Classes Order – see below).

(ii, v and vi) Landscaping/design/layout of the visually prominent site.

(iii) Flood alleviation measures.

(iv) Archaeology

(vii) Ecology

(viii and ix) Sustainable transport measures and **access** via a single junction.

(x) Comprehensive development of the site through a planning brief.

In short the development should meet sustainable development objectives of meeting **environmental, economic, social, resource conservation** and **good governance** goals.

Employment land is defined by the Town and Country Use Classes Order 1987 (as amended) as follows:

- Class B1: Offices, research and development and light industry.
- Class B2: General industry
- Class B8: Storage and distribution.

Other uses, such as retail, may employ people but are not considered as employment uses within the Use Classes Order.

A map showing an extract from the Local Plan Proposals Map covering Yalberton is reproduced in the Supplementary Planning Document and accompanying 'What is it?' leaflet.

What relevant survey work has been carried out?

In preparing the emerging Torbay Local Development Framework, which will in due course replace the Local Plan, the Council has commissioned a range of research. In particular, the following are relevant to Yalberton Road:

- **Torbay Employment Land Review** - Urban Property Economics (UPE) (2006). This indicates a need for a positive planning approach to enable development and regeneration and deliver the recommendations of the Growth Points agenda and the Barker Review of Housing Supply. It suggests that some employment land could be released in Torbay as mixed use development to provide high value uses to cross subsidise lower land value employment uses, subject to planning policy considerations.
- **Torbay Retail Study** - GVA Grimley (2006). This identifies retail requirements for Torbay over the period to 2016 and considers the role of town centres in the provision of new floorspace.
- **Torbay Urban Capacity Study** - Scott Wilson (2005). This finds capacity on small brownfield sites for about 360 dwellings per year, but very few larger brownfield sites suitable for housing. It did not look at the potential from employment sites such as Yalberton Road.
- **Background work**, including a report on the site by Chestertons in 2003, has suggested that there is a viability problem with only employment uses (B1, B2, B8) at Yalberton Road. This conclusion is confirmed by the UPE study.

What are the issues and options to be addressed?

The Issues and Options Supplementary Planning Document (SPD) looks at how the principles set out in Policy E1.16 (C) can be applied.

(i) Use of the site

The major outstanding issue is whether, and how much, enabling development will be needed to achieve the objective of a sustainable, employment focussed development. The Issues and Options SPD looks at four alternative approaches:

1. **Employment uses only.** This would restrict non employment uses (ie non Use Class B1/B2/B8) to a minimum. If this results in the site not being developed in the short run, this would be viewed as consistent with conserving natural resources. The site may still come forward within the Plan period to 2016.
2. **Use of retail enabling development.** An element of retail (probably bulky non-food) of an appropriate scale would be put forward, in order to provide the necessary revenue to pump-prime the employment land.
3. **Residential enabling development.** An element of residential development would be put forward in order to provide the necessary revenue to pump-prime employment uses. Because of the need to generate sufficient value, the Council's usual affordable housing requirement might have to be relaxed.
4. **Possible hybrid options.** A mix of housing and retail or other community infrastructure uses could be put forward to provide the necessary pump-priming to allow the provision of employment uses. This option is most likely to be part of a planned urban expansion.

The pros and cons of each of these options are set out in the main Issues and Options Document. This also describes the planning policy context. Proposals that do not accord with the relevant policies in the Local Plan could be "called in" to be determined by the Government. Therefore, it is likely to be beyond the scope of the Planning Brief to propose a large amount of non-employment uses. Such an option would need to be prepared in the context of the emerging Core Strategy.

(ii, v and vi) Landscaping/design/layout. The SPD will also set out principles for landscaping, layout and design. The impact on the Area of Great Landscape Value to the west of the site must be minimised. The protection of residential amenity, particularly of the dwellings on the site is a critical concern and the SPD suggests ways to achieve this.

(iii) Flood alleviation. A range of sustainable drainage measures will be required.

(iv) Archaeology. An assessment will need to be carried out to establish whether there are important artefacts present on the site, and to advise on mitigation measures if appropriate.

(vii) Ecology. Measures should be put in place to protect wildlife.

(viii and ix) Transportation and Access. Sustainable transport should be promoted to minimise reliance on car use. Vehicular access should be via a spine road with a single junction onto Brixham Road and an eventual second junction onto Yalberton Road. This road needs to be designed to a standard to accommodate possible bus services in the future.

(x) Comprehensive development. The Planning Brief will need to address matters such as phasing and the implementation of development.

(xi) Other issues will be relevant, including energy efficiency and the treatment of waste.

Sustainability Appraisal

The impacts of the various development options at Yalberton Road on the economy, society and the environment are the subject of a separate **Sustainability Appraisal (SA)**.

How can you get involved and find out more?

For further information on the work carried out so far please visit www.torbay.gov.uk/ldf

To become involved in the Yalberton Road Planning Brief, or other aspects of the Local Development Framework process, please contact us as indicated below. You can register your details by telephoning the Strategic Planning team or by e-mailing us and we will keep you informed. A register of interest form is also available on the LDF web page.