

A Neighbourhood
Development Plan to 2030
and beyond

Paignton Neighbourhood Plan

for the historic heart of Torbay

3
Supporting
Evidence



Submitted
Plan

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Part 1:

Introduction

Why this document has been produced

1.1 This document has been produced by the Paignton Neighbourhood Forum in consultation with Torbay Council to accompany the proposed Paignton Neighbourhood Development Plan prepared by the Forum and submitted to the Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations of 2012.

1.2 The purpose of this document is to provide in a single place key background facts and figures about Paignton and the wider Torbay area taken into account in producing the Neighbourhood Plan.

1.3 For the most part, the information has been 'top sliced' from more than 100 documents that accompanied the Torbay Local Plan adopted by Torbay Council on 10 December 2015. A separate consultation statement contains details of our **Community Involvement** in producing the Neighbourhood Plan and how the views received at each stage have also shaped the Neighbourhood Plan our community wish to see implemented.

Structure

1.4 Part 2 provides summary information about Paignton and the wider Torbay area under a number of 'topic based' headings. They follow the three sustainability 'dimensions' of economic, social and environmental considerations of the National Planning Policy Framework (**NPPF**). Each topic has information provided that shows how the area has changed over the past 20 years or so, where it is at present, and looks towards the next 20 years or so.

1.5 Part 3 contains information that seeks to provide a summary of where there is likely to be scope for change and the constraints considered to exist that will affect when and how change is likely to take place.

What happens next

1.6 The next step involves the Council confirming to the Forum that all of the required documents have been received. The submitted Neighbourhood Plan will then be published by the Council for any representations to be made before it is submitted to an Independent Assessor appointed by the Council in agreement with the Forum.

1.7 The Independent Assessor will consider the submitted Neighbourhood Plan and accompanying documents and any representations that may be received. Subject to the outcome of the assessment by the Independent Assessor, a Referendum will be held of all residents who are registered to vote in Paignton. If more than half of those who vote agree, the Neighbourhood Plan will be adopted formally as part of the Development Plan for Torbay and used by the Council to make decisions on planning applications and similar proposals.

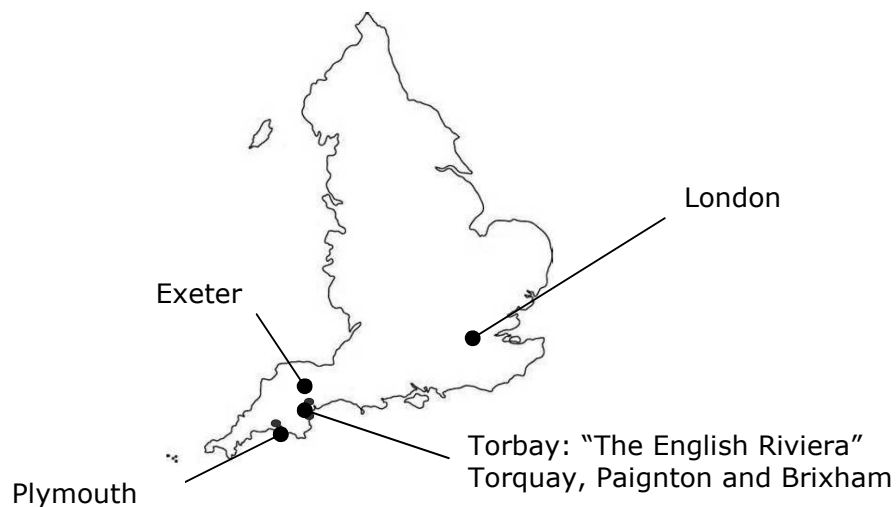
Part 2:

Facts about Paignton past present and future

2.1 Location

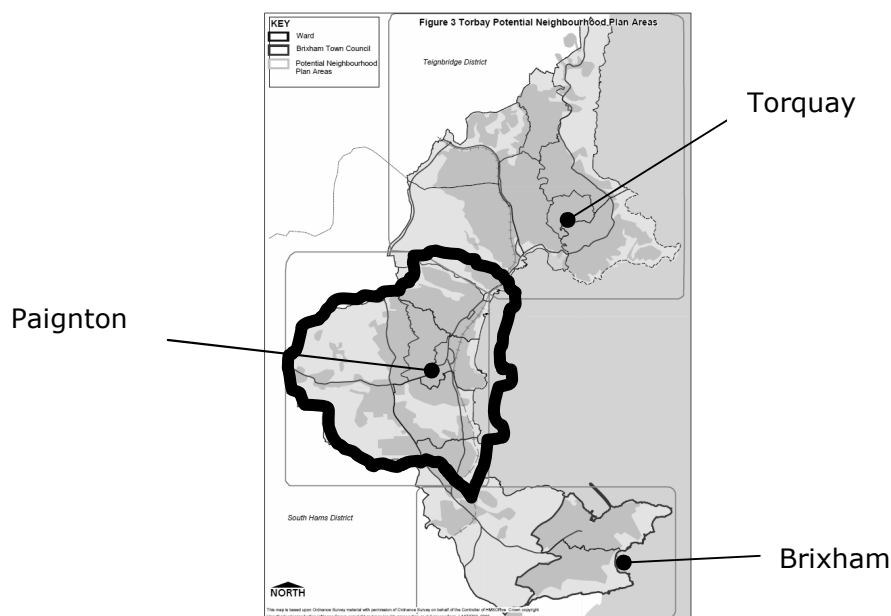
2.1.1 Paignton is a seaside town with attractive rural hinterland located on the south Devon coast between Torquay and Brixham. The three towns together make up the area of Torbay, also known as the 'The English Riviera'. Exeter is located approximately 17 miles to the north, Plymouth 23 miles to the west, and London 220 miles to the east (Fig. 2.1.1).

Figure 2.1.1 – Location within England



2.1.2 Paignton is the historic heart of Torbay, has a rural hinterland of rolling Devon countryside and a population of 43,000 residents (Fig. 2.1.2).

Figure 2.1.2 – Location within Torbay



2.2 Policy Background

2.2.1 Torbay became a unitary authority area in 1998. Apart from Brixham Town Council there are no other parishes within Torbay. Neighbourhood Plans for Torquay and Paignton have been produced by Forums designated as 'approved bodies' for the purpose under the provisions of the Localism Act 2011. The Brixham Neighbourhood Plan has been led by the Town Council with the inclusion of Churston and Galmpton Ward to the designated Neighbourhood Area.

2.2.2 On 10 December 2015 Torbay Council as the unitary planning authority, adopted the new Local Plan for Torbay entitled "*Torbay Local Plan - A landscape for success*". The Plan is for the period from 2012 to 2030. This replaced the previous Local Plan that covered the period from 1995 to 2011.

2.2.3 The new Local Plan underwent an Examination in Public from November 2014 until publication of the Inspector's Final Report on 25 October 2015 which resulted in a number of changes to the Policy content. As finally adopted, the Local Plan provides the policy framework for the Neighbourhood Plan, which can be summarised as follows:

- To plan within Torbay overall for a return to population growth by net inward migration through the provision of 5,000-5,500 net additional jobs and 8,900 additional homes from 2012 to 2030 (LP Policy SS1);
- For the designated Paignton Neighbourhood Plan area this means 30,100 square metres (net) of employment floor space and around 4,290 new homes (LP Policy SDP1);
- To meet Torbay's future needs beyond this it will become increasingly necessary to look outside Torbay to prevent breaching the environmental constraints that exist (LP para. 1.1.8).

2.2.4 The Paignton Neighbourhood Plan complies with the "basic condition" requirement of being '*in general conformity with the strategic policies of the Local Plan*' as shown in the **Basic Conditions Statement** (Document 2) that accompanies the Neighbourhood Plan.

2.2.5 The facts that follow in support of the Neighbourhood Plan are set out under the three 'dimensions' of sustainable development defined in paragraph 7 of the National Planning Policy Framework (NPPF) produced by the Government in 2012 for development planning:

- Economic
- Social
- Environmental

2.3 Economic

2.3.1 For this 'dimension' the most urgent need is for net growth in jobs to be achieved (especially full time higher paid jobs). It is the highest of importance to the local community as well as being in the national interest. As shown later below under the Social 'dimension', the lack of employment opportunity features as the key cause of deprivation in the most deprived parts of Paignton (Table 2.4.3 below), not the lack of housing.

2.3.2 The logic of this is obvious. Without an income no housing is 'affordable', either rented or for purchase. The past loss of 5,000 jobs in 2001, well before

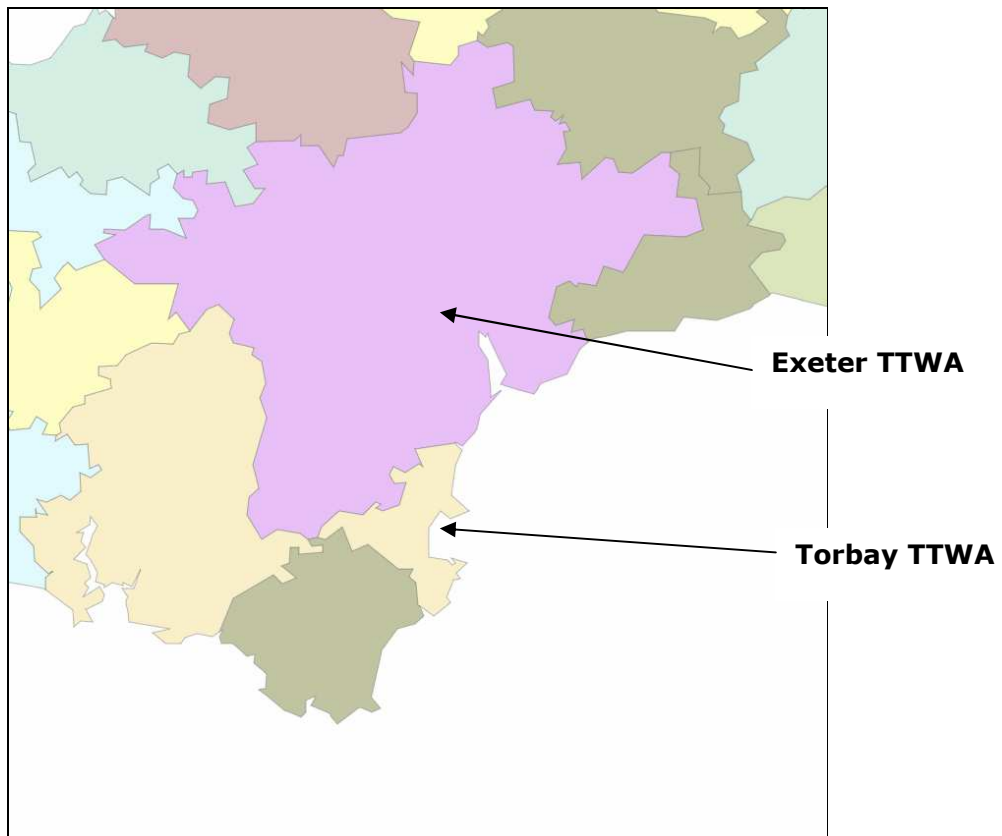
the worldwide economic recession of 2008, has affected Paignton significantly (and Torbay overall) and has not yet been reversed. Related facts of critical importance are set out below:

a) Travel to work area and sustainability

2.3.3 Travel to work areas (TTWA's) show where the majority of the resident workforce both live and work. Torbay's TTWA (based on 2011 census results) is small geographically and basically follows the Torbay boundary, apart from the inclusion of Totnes to the west of Paignton (Fig. 2.3.1).

2.3.4 Retaining this high degree of non-reliance on commuting to work beyond the Bay aids the achievement of sustainable development as sought by National Planning Policy (NPPF37) and Torbay Local Plan (LP para. 7.5.17 'Economic performance').

Figure 2.3.1 Torbay's Travel To Work Area 2011



Source: Office for National Statistics (ONS) interactive maps (Jan 2016)

2.3.5 The availability of jobs within the tourism and hospitality sectors of employment continues to be of critical importance to the local economy (Table 2.3.1).

2.3.6 At the same time the area is vulnerable to continuing public finance pressures on health and social service sectors.

2.3.7 Achieving net growth of jobs is the highest priority.

Table 2.3.1 Torbay Employment Sectors 2015

		Torbay Employee Jobs	Torbay %	South West %	Great Britain %
B	Mining and Quarrying	10	0.0	0.1	0.2
C	Manufacturing	1,750	3.7	8.9	8.3
D	Electricity, Gas, Steam and Air Conditioning	100	0.2	0.3	0.4
E	Water Supply, Sewerage, Waste Management and Remediation Activities	300	0.6	0.7	0.7
F	Construction	1,500	3.2	5.0	4.6
G	Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	9,000	19.1	17.1	15.8
H	Transportation And Storage	1,250	2.7	4.4	4.7
I	Accommodation And Food Service Activities	7,000	14.9	8.3	7.2
J	Information And Communication	450	1.0	2.9	4.2
K	Financial And Insurance Activities	700	1.5	3.4	3.6
L	Real Estate Activities	700	1.5	1.6	1.7
M	Professional, Scientific And Technical Activities	2,250	4.8	7.9	8.4
N	Administrative And Support Service Activities	2,000	4.3	7.1	8.9
O	Public Administration And Defence; Compulsory Social Security	1,500	3.2	4.1	4.4
P	Education	4,500	9.6	9.0	9.2
Q	Human Health And Social Work Activities	12,000	25.5	14.7	13.3
R	Arts, Entertainment And Recreation	1,500	3.2	2.2	2.4
S	Other Service Activities	600	1.3	1.9	2.0

Source: ONS Business Register and Employment Survey 2015 (excludes farm-based agriculture, self employed, government supported trainees and HM Forces)

b) Past job loss and future growth

2.3.8 In comparison to the loss of 5,000 jobs in 2001, the Local Plan policy is to achieve net job growth of 5,000-5,500 from a baseline of 59,000 in 2012 at an average net growth rate of 275-300 jobs per annum⁽¹⁾.

2.3.9 The net job growth trajectory adopted is shown in Table 2.3.2 below alongside the additional homes trajectory:

Table 2.3.2 Local Plan jobs and homes trajectories

Phase	Plan period	Financial year	Jobs Policy SS1	Homes Policy SS13	
Plan Adopted	1	2012/13	Net job growth of 275 -300 per year	400 per year	
	2	2013/14			
	3	2014/15			
	4	2015/16			
Major Review Year	5	2016/17		495 per year	
	6	2017/18			
	7	2018/19			
	8	2019/20			
Major Review Year	9	2020/21		555 per year	
	10	2021/22			
	11	2022/23			
	12	2023/24			
Major Review Year	13	2024/25		555 per year	
	14	2025/26			
	15	2026/27			
	16	2027/28			
Plan End	17	2028/29		5,000-5,500	8,915
	18	2029/30			
Net growth			5,000-5,500	8,915	

Source: Local Plan Policy SS1 and Policy SS13

c) Provision made for net job increase

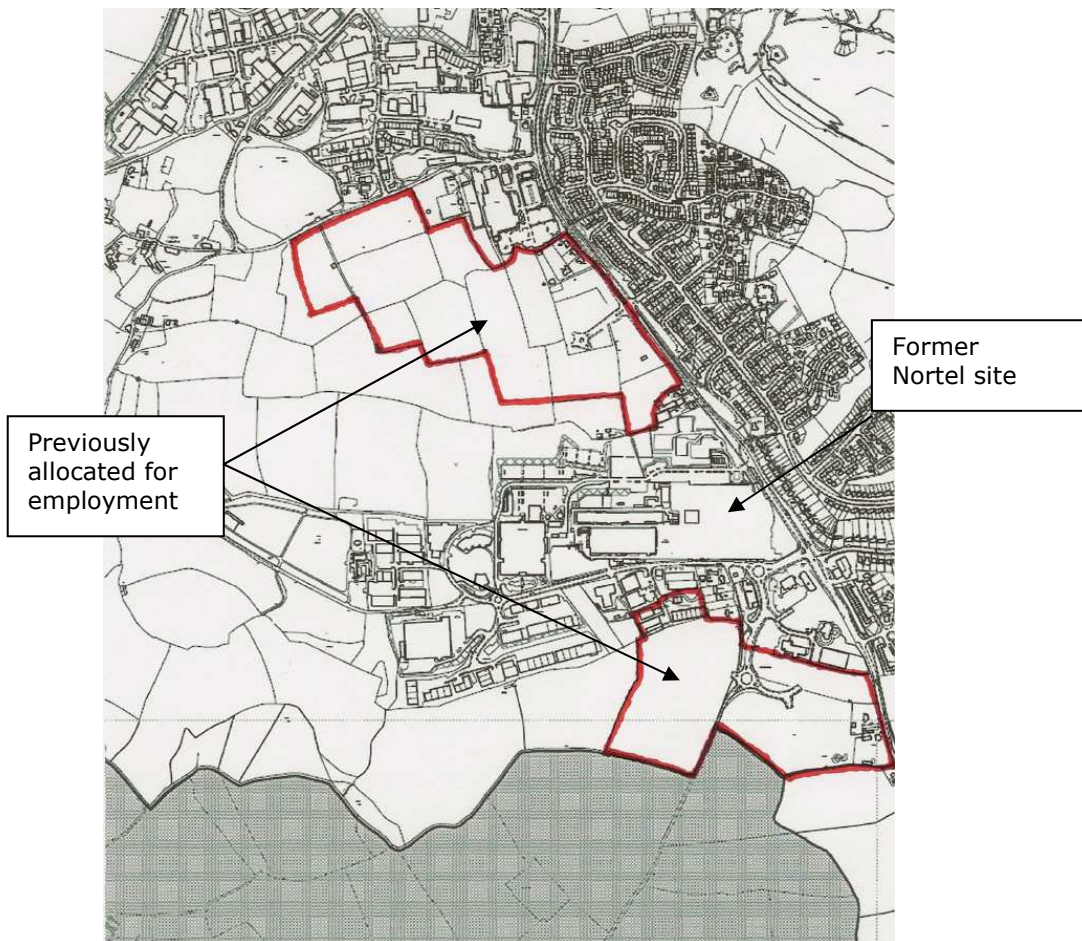
2.3.10 Following the loss of 5,000 jobs in 2001 as a result of the major closure in Paignton (Nortel), the land previously occupied in the Western Area has been reallocated in the Local Plan for a mixture of residential and employment uses (Fig. 2.3.2).

2.3.11 In addition, nearly all other land previously allocated for future employment expansion north and south of the site has also been reallocated for mixed residential and associated development (Fig. 2.3.2).

⁽¹⁾ Local Plan Policy SS1 and para. 7.5.17 page 244

⁽²⁾ Torbay Employment Land Review Final Report by PBA on behalf of Torbay Council, October 2013

Figure 2.3.2 Previously designated employment expansion areas



Source: Former Torbay Local Plan 1995-2011

2.3.12 Following an Employment Land Review (**ELR**) in 2013⁽²⁾ the Local Plan identifies 8 employment sites "subject to consideration in the Neighbourhood Plan"⁽³⁾. However, each is already within an established employment area or has a current outline planning permission (Fig. 2.3.3).

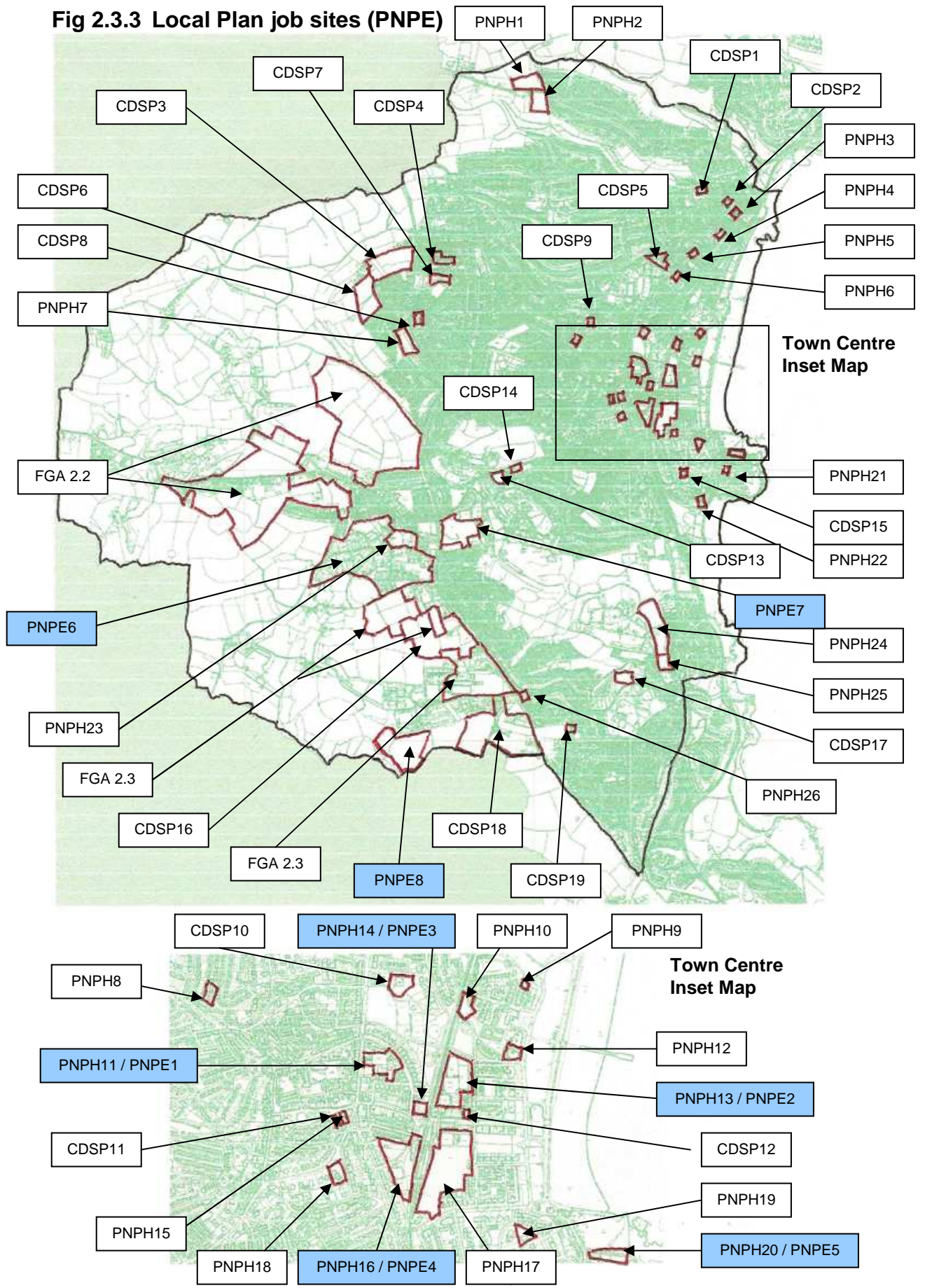
2.3.13 The 8 employment sites identified by the Local Plan (2.3.12 above) are listed below and the location of each is shown labelled in blue in Fig. 2.3.3:

- PNPE1 – Crossways shopping centre (for mixed use)
- PNPE2 – Victoria Square / Multi Storey Car Park (for mixed use)
- PNPE3 – Corner of Hyde Road / Torbay Road (for mixed use)
- PNPE4 – Station Lane / Great Western Car Park (for mixed use)
- PNPE5 – Paignton Harbour (for mixed use)
- PNPE6 – Yalberton Industrial Estate
- PNPE7 – Claylands (brownfield)
- PNPE8 – White Rock (greenfield)

2.3.14 Five are in the Town Centre for mixed use redevelopment; one is an existing edge of town industrial estate; the other two are an out of centre brownfield site and a greenfield site with access or habitat considerations to be addressed at planning application stage (Fig. 2.3.3).

⁽³⁾ Local Plan Appendix C Table 27 and Policy Map Booklet sites prefixed 'PNPE'.

Fig 2.3.3 Local Plan job sites (PNPE)



d) Current signals and achieving the required balance

2.3.15 The Local Plan policy is for 5,000 to 5,500 net additional jobs from a baseline of 59,000 in 2012 at a rate of at least 275 per annum (para. 2.3.8 above).

2.3.16 In comparison, NPPF 'market signals' since 2012 show job numbers have declined further from the Local Plan baseline of 59,000 in 2012 to 57,000 in 2015 (Table 2.3.3).

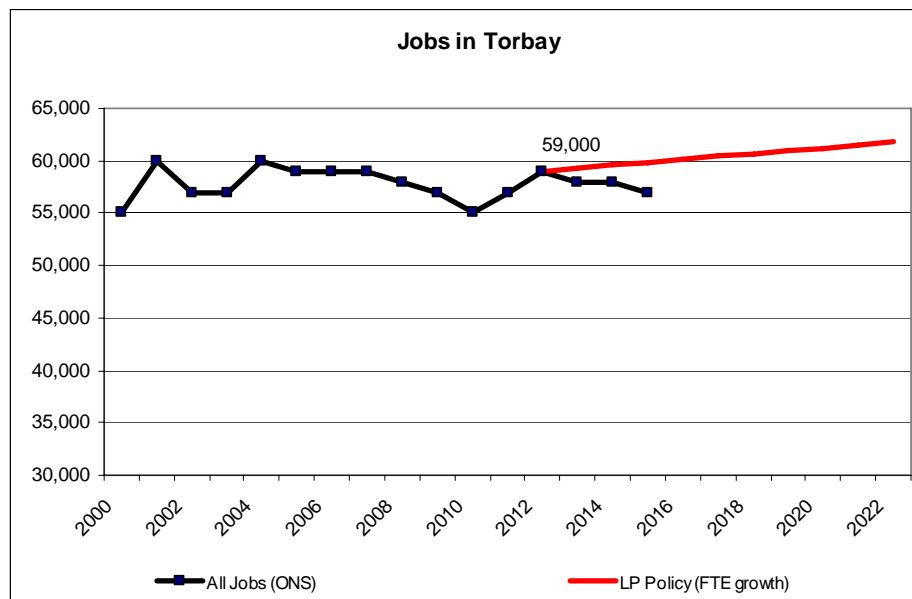
Table 2.3.3 Jobs 2012-2015 (Torbay)

Year	2012	2015	Change
Self Employed	10,500	10,000	- 500
Employees	48,500	47,000	- 1,500
Total	59,000	57,000	- 2,000

Source: ONS / Nomis Jobs Density 2015

2.3.17 At 2015 the provision is 2,825 jobs below where it should be (2,000+825 of 3 yrs x 275 p.a.). By 2016 at least 60,100 were expected to have been achieved with the number of homes already built and permitted (Fig. 2.3.4).

Figure 2.3.4 Job numbers since 2001 (Torbay)



Source: ONS/Nomis and Local Plan PolicySS1

2.4 Social

2.4.1 For this 'dimension' population characteristics, deprivation indicators and housing supply are of particular importance locally. Facts about each are set out below:

e) Population characteristics

2.4.2 Two major features dominate local circumstances:

- Fact 1 Growth of Torbay's resident population depends entirely on the amount of net inward migration each year (the balance of population

moving into Torbay compared with the number moving out). This is because the number of deaths annually within Torbay (typically 1,700 p.a.) exceeds the number of births (typically 1,400 p.a.). This demographic feature has existed within Torbay for decades. Without net inward migration to make up the difference, Torbay's population would gradually reduce. Similarly, working age migrants are needed to maintain economic balance and avoid unsustainable pressures on public services from growth only of in-migrant retirees (Appendix 1);

Fact 2 Growth from net inward migration dropped significantly following the loss of 5,000 jobs in 2001 as the result of Nortel closing down in Paignton well before the world wide recession commenced in 2008. Recovery from this loss has not yet been achieved.

2.4.3 As a result of these two factors, Torbay's population grew by only 1,400 between national census years 2001 and 2011. This equates to growth in the resident population of only 140 per annum over the 10 year period (Table 2.4.1).

Table 2.4.1 Population change 2001-2011 (Torbay)

Census	Population	Change
2001	129,700	0
2011	131,100	1,400

Source: ONS (rounded)

2.4.4 The change in net migration (2001-2011) also affected the population age structure significantly. Children below age 15 reduced notably, offsetting growth numbers in those of working and retirement age (Table 2.4.2 and **Appendix 1**).

Table 2.4.2 Age group change 2001-2011 (Torbay)

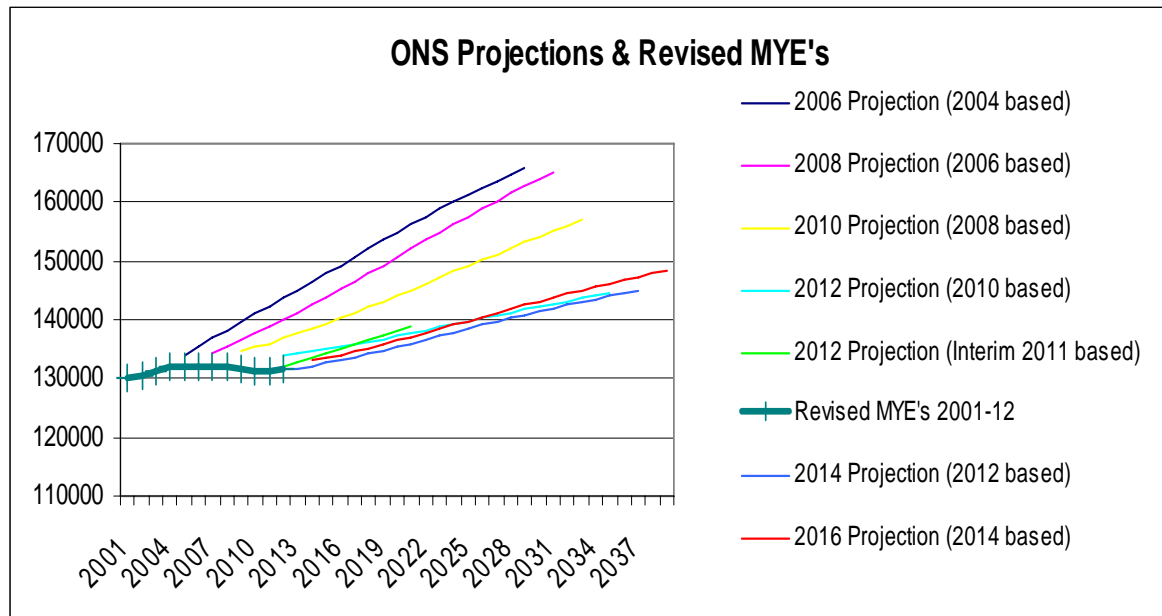
Torbay	Census	Census	Change	Change
Age	2001	2011	2001-11	Total
0-4	6,300	6,700	400	-1,700
5-9	7,300	6,300	-1,000	
10-14	8,200	7,100	-1,100	
15-19	7,300	7,600	300	1,600
20-24	5,700	6,800	1,100	
25-29	6,400	6,700	300	
30-34	8,200	6,100	-2,100	
35-39	8,800	7,100	-1,700	
40-44	8,000	8,900	900	
45-49	8,200	9,500	1,300	
50-54	9,400	8,800	-600	1,500
55-59	8,800	8,400	-400	
60-64	7,700	10,200	2,500	
65-69	7,100	8,600	1,500	
70-74	6,700	7,000	300	
75-79	6,100	5,800	-300	
80-84	4,600	4,400	-200	
85-89	3,100	3,200	100	100
90 & over	1,800	1,900	100	
Total	129,700	131,100	1,400	1,400

Source: ONS (rounded)

2.4.5 The change in net migration also affected very significantly the accuracy of

projections of future population growth by the Office of National Statistics (ONS). Every projection made since 2001 has subsequently been revised downward. The latest projection was published in 2016. The graph below shows the difference between each projection and revised population subsequently published (Fig. 2.4.1 and Appendix 1).

Figure 2.4.1 Torbay actual population since 2001 compared with projections.



Source: Office of National Statistics (ONS)

2.4.6 The new Local Plan highlights the need to secure job growth and proposes a net increase of 5,500-5,500 jobs from 2012 to 2030 together with an additional 8,900 homes. This is based on 1,350 homes for net job growth plus 7,550 homes for an assumed return to net inward migration 85% of which is for population growth, 10% for household size reduction and 5% unattributed (LP Inspector's Final Report para. 32). In contrast, household size has not changed locally for 20 years.

2.4.7 If net job growth exceeds expectation, the plan enables an increase in pace of housing provision within Torbay's remaining environmental capacity. Conversely, if net job growth is less successful, the plan enables revision of housing growth downwards to ensure a sustainable balance is maintained (Local Plan paras. 1.1.15 and 7.5.17).

f) Deprivation indicators

2.4.8 Paignton contains pockets of deprivation that rank amongst the top 10% of most deprived areas nationally.

2.4.9 The most recent Indices of Deprivation published by the Government in September 2015 relate to the situation across England in Tax Year 2012/13. The information compares deprivation down to small areas occupied by approximately 1,500 people in each, known as Lower Layer Super Output Areas (LSOA).

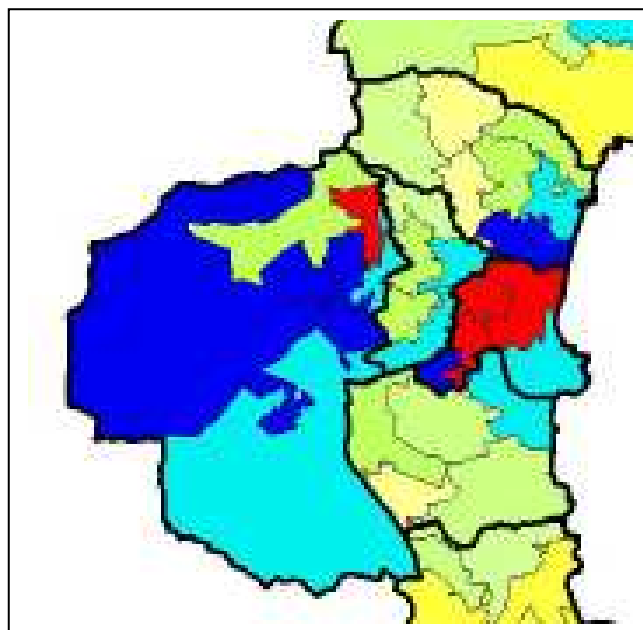
2.4.10 For each LSOA the information provided is based on 7 'domains' of deprivation which are then combined using the following weights to produce the overall 'Index of Multiple Deprivation' (IMD) for the LSOA. This makes it possible

to rank each LSOA in relation to all other LSOAs and to determine the cause of the overall LSOA ranking.

- Income deprivation (22.5%)
- Employment deprivation (22.5%)
- Education, skills and training deprivation (13.5%)
- Health deprivation and disability (13.5%)
- Crime (9.3%)
- Barriers to housing and services (9.3%)
- Living environment deprivation (9.3%)

2.4.11 For Paignton the 2015 results show a concentration of deprivation in the Town Centre area (Roundham with Hyde Ward), part of Blatchcombe, and part of Preston (Fig. 2.4.2).

Figure 2.4.2 Paignton LSOAs ranked in top 10-30% IMD 2015



- 1 Top 10% most deprived LSOAs in England
- 2 Top 10% – 20% most deprived LSOAs in England
- 3 Top 20% – 30% most deprived LSOAs in England

Source: Department of Communities & Local Government IMD 2015

2.4.12 Closer examination of the overall IMD score for each LSOA in the top most deprived 10% shows Employment Deprivation in all 4 LSOAs (Table 2.4.3).

Table 2.4.3 Top 10% most deprived LSOAs

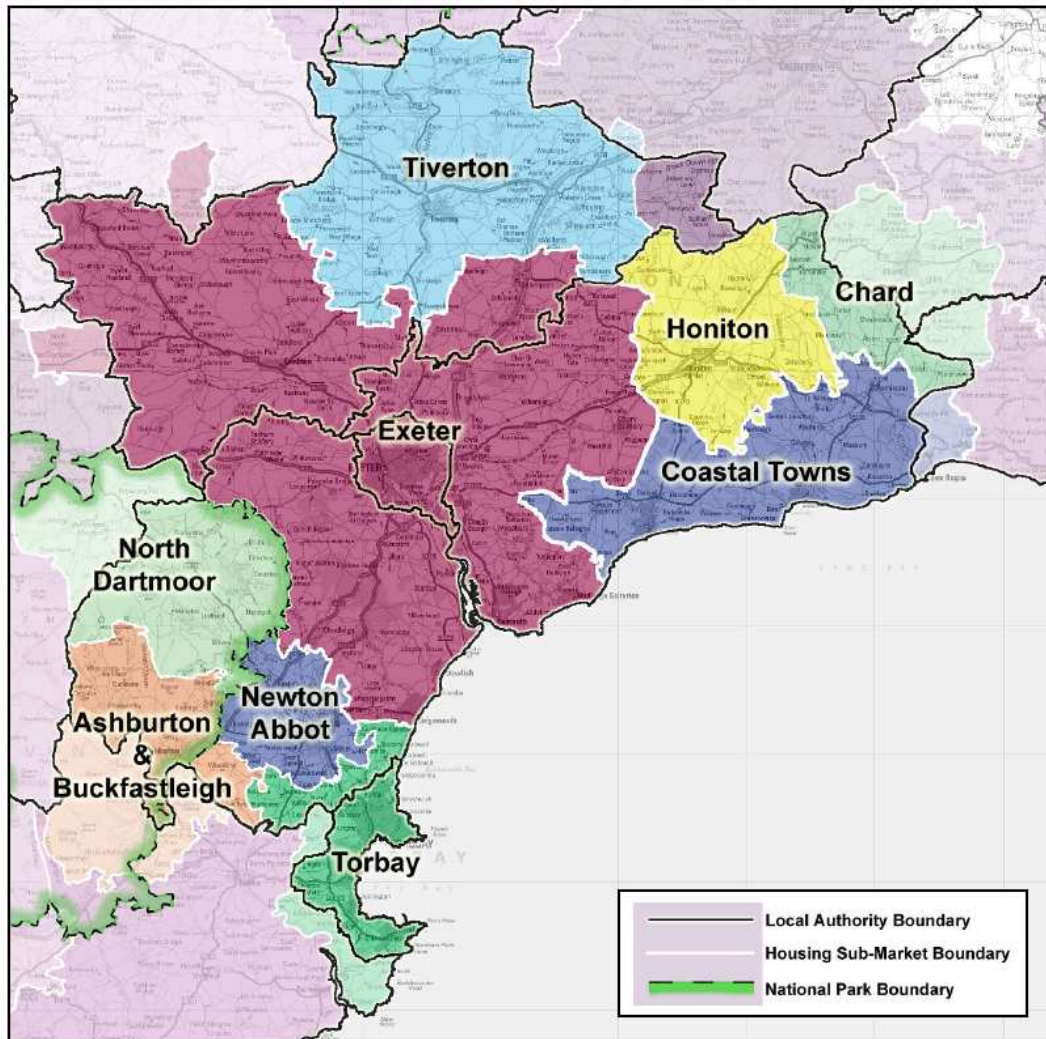
Domain	Blatchcombe LSOA-013G	Town Centre LSOA-014B	Town Centre LSOA-014C	Town Centre LSOA-014D
Income	1	1	2	2
Employment	1	1	1	1
Education	1	2	2	2
Health	1	1	1	2
Crime		1	1	1
Housing	2			
Environment		1	1	1

Source: Department of Communities & Local Government IMD 2015

g) Housing market area and current signals

2.4.13 Survey research and interviews undertaken for Torbay Council when preparing the new Local Plan evidenced nine functioning housing market areas across the Exeter and Torbay sub-region that reflect where people both live and work and typically represent the areas in which the majority of residents will look for housing when they move (Fig. 2.4.3).

Figure 2.4.3 The functional housing markets in the sub-region



Source: Exeter and Torbay Strategic Housing Market Assessment 2007 & 2011

2.4.14 After account is taken of Torbay's rural hinterland, it can be seen that Torbay's housing market equates approximately to the boundary of Torbay and is relatively self contained in terms of sustainability considerations.

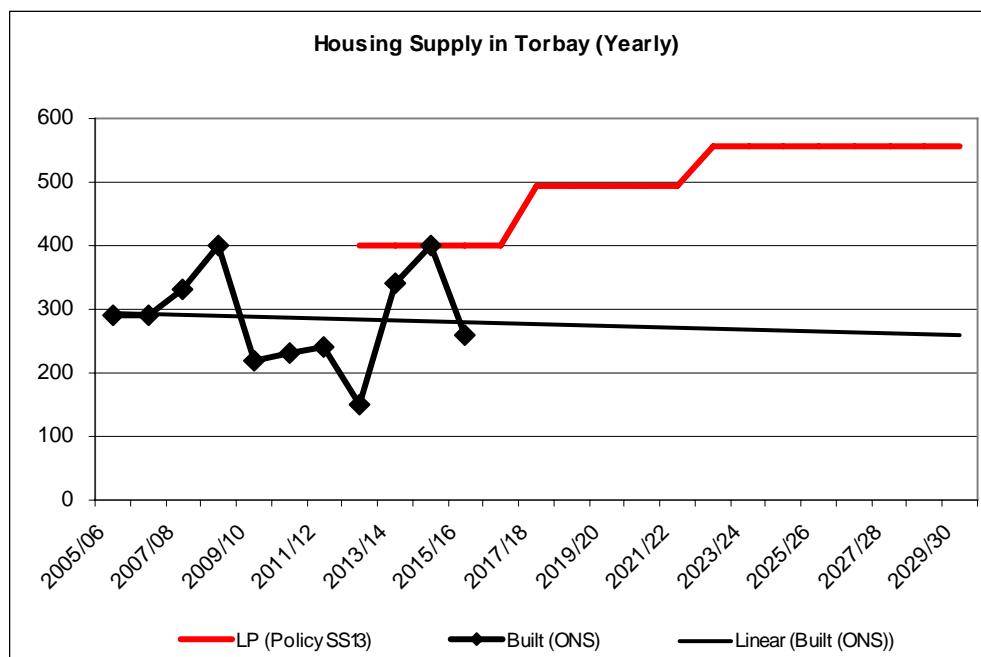
2.4.15 Without net job growth to retain younger people and attract inward migration of an economically active population, the "policy-off" position for the future housing need of Torbay, known as the NPPF47 "objectively assessed need" (OAN), would continue to be very low, as in 2001 to 2011 (para. 2.4.3 above).

2.4.16 In the NPPF47 "policy-on" position of the adopted Local Plan, the "full objectively assessed need" (F/OAN) is based on 1,350 homes to stimulate net job growth plus 7,550 homes for an assumed return to net inward migration of economically active residents and household size reduction (para. 2.4.6 above).

2.4.17 In comparison, NPPF 'market signals' since 2012 show the following has so far occurred:

- i) Housing completions since 2012 have totalled 1,150 and further consents have been granted (Fig. 2.4.4).

Figure 2.4.4 Housing completions since 2012 (Torbay)



Source: ONS and Local Plan PolicySS13

- ii) The number of homes vacant for 6 months or more within Torbay has risen sharply by 972 (87.9%) from 2012 to 2016 (Table 2.4.4). The Local Plan notes that such long-term vacancies represent 'a wasted resource' that can be used to meet need (LP para. 4.5.39).

Table 2.4.4 Long Term vacant home

Year	Long term vacancies
2012 (Dec)	1,106
2016 (May)	2,132
Increase	972 (87.9%)

Source: Torbay Council empty homes records

- iii) Latest population projections from ONS (May 2016) show Torbay's population growing very little in the last 10 years from 2006 to 2016 (Table 2.4.5). At an average of 200 per annum this is similar to the position from 2001 to 2011 of 140 per annum (2.4.3 above and Appendix 1).

Table 2.4.5 Population change 2007-2016 (Torbay)

Census	Population	Change
2006	131,900	-
2016	133,900	2,000

Source: ONS Mid Year Estimates (rounded)

2.4.18 In summary, monitoring evidence shows that actual housing availability is running significantly ahead of job growth, and population growth, and with it the risk of unintended and unsustainable outcomes which the adopted Local Plan seeks to ensure are avoided (para. 2.4.7 above).

h) Sites considered for the housing supply

2.4.19 Over the past 10 years (2006/7 to 2015/16) housing completions have averaged 286 per annum (Table 2.4.6 and Fig. 2.4.4).

Table 2.4.6 Dwellings completed 2007-2016 (Torbay)

Year	Dwellings
2006/07	290
2007/08	330
2008/09	400
2009/10	220
2010/11	230
2011/12	240
2012/13	150
2013/14	340
2014/15	400
2015/16	260
Total	2,860

Source: ONS P2 returns (rounded)

2.4.20 On the assumption that net job growth is achieved, the adopted Local Plan proposes the future provision of 8,900 additional homes through a 'stepped' trajectory of housing provision over the 18 year period from 2012 to 2030 as shown in Table 2.4.7 below and Fig. 2.4.4:

Table 2.4.7 Local Plan Housing Trajectory 2012-2030

Year	Dwellings (p.a.)	Cumulative
2012/13 to 2016/17	400	2,000
2017/18 to 2021/22	495	2,475
2022/23 to 2029/30	550	4,400

Source: Local Plan Policy SS13

2.4.21 To meet this stepped trajectory the adopted Local Plan identifies three groups of sites in the respective Policies and on the Policy maps:

- i) Committed sites;
- ii) Potential sites (subject to consideration in Neighbourhood Plans);
- iii) Future Growth Areas.

2.4.22 The 'committed' and 'potential' housing sites are identified in Appendix C referred to in Policy SS13 of the Local Plan and on the Policies map. The 'Future Growth Areas' are listed in Policy SS2 of the Local Plan and on the Policies Map.

2.4.23 Policy SS13 of the Local Plan seeks the Neighbourhood Plan to 'identify' sufficient sites to meet the Local Plan requirement for years 6-10 (2017/22) from the pool of sites, though notes that a 5 year supply at February 2016 already exists (LP para. 4.2.44).

2.4.24 Nevertheless the Neighbourhood Plan review has considered all sites

identified in the Local Plan and including those not listed that more recently have been granted planning permission and are therefore NPPF47 'deliverable'.

2.4.25 Appendix 4 of the **Basic Conditions Statement** accompanying the Neighbourhood Plan confirms that a supply is already available that more than meets the Local Plan requirement for years 6-10 and for the required NPPF rolling 5 year requirement until at least the 1st and 2nd Local Plan Major Review dates of 2020/21 and 2025/26 respectively.

2.4.26 The assessment includes the following supporting evidence set out in this document in more detail:

2.4.27 **Appendix 2** provides a summary comparison of the SHLAA sites identified as NPPF47 'deliverable' and 'developable' together with those included in the Local Plan and evidencing how both have been taken fully into account in the Neighbourhood Plan.

2.4.28 **Appendix 3** provides detailed evidence that shows the extent to which the adopted Local Plan 'Windfall' allowance of 130 per annum for consents of 5 dwellings or fewer has been exceeded since 2012 by 22% (114) and is not a supply currently captured by present monitoring of the 5 year supply available, further details of which are given on the first page of the Appendix.

2.4.29 **Appendix 4** provides detail about each site identified by the Local Plan and shows how the sites identified meet the requirement for period 6-10 and a rolling 5 year supply thereafter.

2.5 Environmental

2.5.1 This NPPF 'dimension' is of special importance to Torbay because tourism is a critical component of the local economy as well as being the 'dimension' that promotes health and wellbeing of the resident community, rare species of wildlife in the locality, and Paignton's identity as the historic heart of Torbay.

2.5.2 Facts of particular importance to the situation locally are set out below.

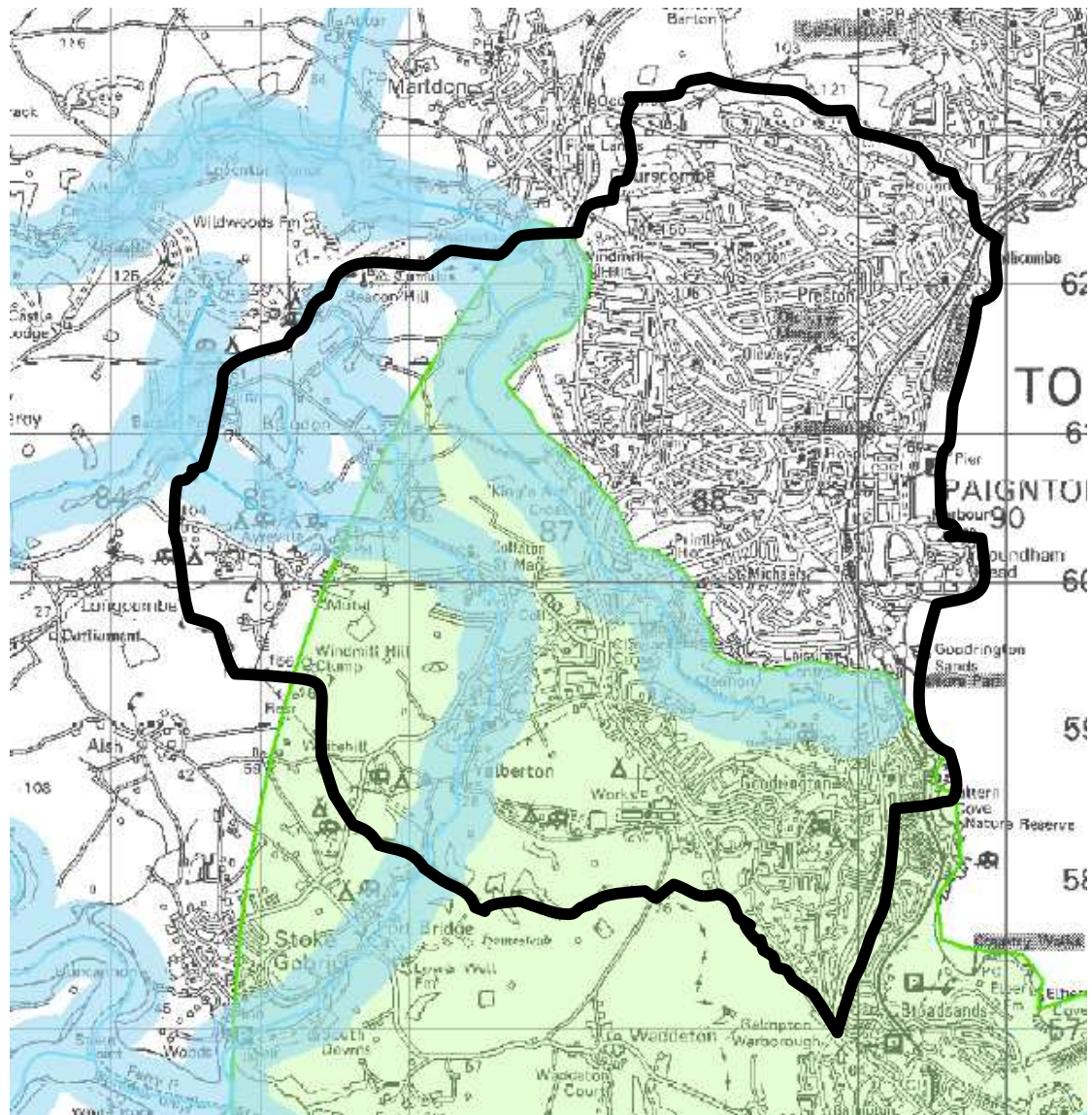
i) The changing scene

2.5.3 The NPPF states that the presumption in favour of sustainable development (NPPF14) "*does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined*" (NPPF119).

j) Key assets and their importance

2.5.4 The NPPF119 exception is important locally because virtually the whole of the countryside area and urban fringe of Paignton is situated within the South Hams Special Area of Conservation (SAC) (Figure 2.5.1). Additionally the shoreline waters are within the Lyme Bay and Torbay SAC (Fig. 2.5.2). Both are protected areas of habitat of European significance.

Figure 2.5.1 South Hams SAC and the Neighbourhood Plan Area



Protected Greater Horseshoe Bat Special Area of Conservation (SAC)
 Strategic flightways
 Sustenance Zone

Source: Natural England - South Hams SAC Planning Guidance June 2010

2.5.5 The South Hams Special Area of Conservation (**SAC**) extends over the designated Neighbourhood area as shown in Fig. 2.5.1 with a network of flight paths of the Greater Horseshoe Bat and a sustenance zone radiating some 8 km from the maternity roost at Berry Head. In addition to the bat roost and foraging area, limestone calcareous grassland is an important feature of Berry Head and within Paignton at Clennon Hill and Primley.

2.5.6 The coastal water on the seaward side of the designated Neighbourhood Plan area forms part of the Lyme Bay and Torbay Marine SAC of which a large part is also a Marine Conservation Zone (**MCZ**) between Oddicombe Beach and Sharkham Point (Fig. 2.5.2).

Figure 2.5.2 Lyme Bay and Torbay Marine SAC



2.5.5 The Habitat Regulation Assessment that accompanies the Local Plan could not rule out “likely significant effect” on these two protected SACs as a result of the proposed level of growth and a number of measures have therefore been included within the Policies of the Local Plan which include requiring further measures prior to and at the time of assessment at planning application stage.

2.5.6 The NPPF119 exception to the presumption in favour of sustainable development therefore applies to the Neighbourhood Plan area. Further information on the protected areas and the Local Plan Habitat Regulation Assessment conclusions are contained in the voluntary **Sustainability Appraisal**

and Habitat Regulations Screening Report that accompanies the Neighbourhood Plan.

2.5.7 In addition to these two above 'Natura 2000' sites, Government internet based National Planning Practice Guidance (**PPG**) provides guidance on other sites and areas that should also be deemed as 'sensitive areas' (PPG 033):

- Sites of Special Scientific Interest (**SSSI**);
- National Parks;
- Areas of Outstanding Natural Beauty (**AONB**);
- World Heritage Sites;
- Scheduled monuments.

2.5.8 In relation to the designated Paignton Neighbourhood Plan area the position is as follows for each. Further information is contained in the **Scoping Report** that accompanies the **Sustainability Appraisal and Habitat Regulations Screening Report** (para. 2.5.6 above):

SSSIs: – Within the boundary of the Neighbourhood Plan there are two SSSIs - located on the coastline at Roundham Head and at Saltern Cove. A further SSSI is located just beyond the boundary at Occombe to the north (Fig. 2.5.3). All 3 are listed in Appendix E of the adopted Local Plan. Roundham Head is noted mainly for its geodiversity, Saltern Cove and Occombe for both biodiversity and geodiversity.

National Parks: - The nearest is Dartmoor National Park located approximately 10km north west of the designated Neighbourhood Area.

AONB:- No part of an AONB falls within the designated Neighbourhood Plan area. The nearest is the South Devon AONB which includes the Dart Valley as a component part. The AONB lies approximately 1 km to the south and west of the Neighbourhood Area at its nearest point. However, the edge of the Neighbourhood Plan Area can be seen from within the AONB.

World Heritage Sites:- The designated Dorset and East Devon Coast line (2001) is located approximately 40km to the north. The eastern coastline of the designated Neighbourhood Area forms part of the English Riviera UNESCO Global Geopark (2007) which recognises Torbay's geological landscapes of international significance.

Scheduled monuments: - Three lie within the designated Neighbourhood Plan Area as listed in Appendix F of the adopted Local Plan:

- The Bishop's Palace, Tower Road (town centre)
- Two prehistoric hilltop enclosures. A ditch system and four bowl barrows, 300m north of Barton Pines (lying partly within the neighbouring authority)
- Two bowl barrows at Beacon Hill, 120m south of the Beacon (lying partly within the neighbouring authority)

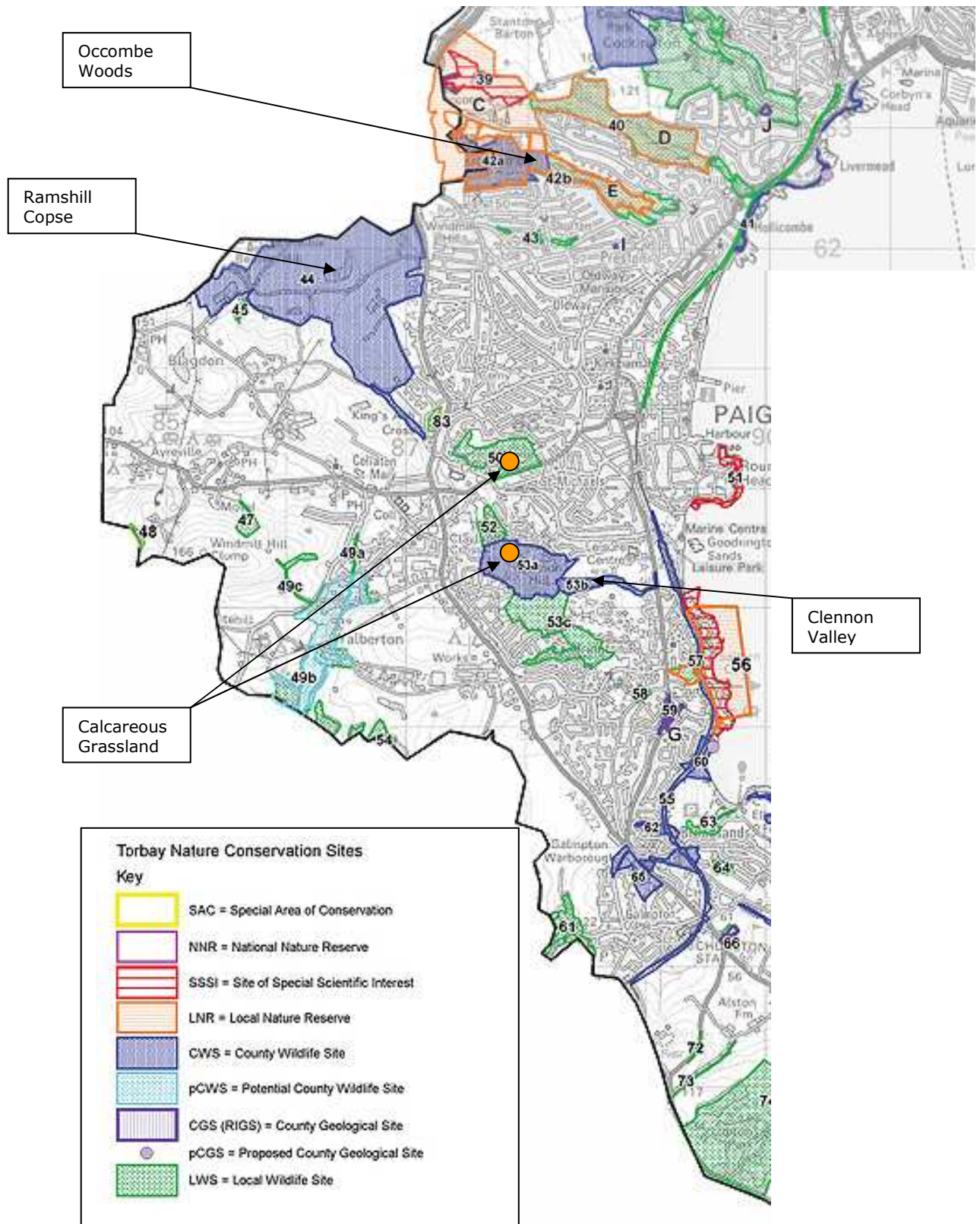


Figure 2.5.3: SSSIs and other Nature Conservation Sites

Source: *The Nature of Torbay 2006-2016 and The Torbay Green Infrastructure Delivery Plan April 2011*

[http://www.countryside-trust.org.uk/userfiles/files/BAPfullplan\(2\).pdf](http://www.countryside-trust.org.uk/userfiles/files/BAPfullplan(2).pdf)

Other key environmental assets:

2.5.9 Though not listed as 'sensitive sites' the following have also been taken fully into account by the Neighbourhood Plan (Local Plan Appendix F):

Lowland Calcareous Grassland – typically occurs on unenclosed land with generally shallow, well draining soil and is usually associated with chalk and limestone. With only about 41,000 hectares remaining in the UK, it is very localised. There are 2 within the designated Neighbourhood Plan Area:

- Clennon Hill
- Primley

2.5.10 The location of both are shown in Figure 2.5.3. Torbay supports the most extensive stands of calcareous grassland in Devon, on its outcrops of Devonian limestone, which are of regional and national importance for its large number of nationally rare and scarce flowering plants and their conservation is of highest priority. Lowland calcareous grassland is included within the Festuco-Brometalia grassland identified in Annex 1 of the EC Habitats Directive as of Community Interest.

Ancient Woodland – considered by English Nature (Natural England) to be of highest value for nature conservation. There are 3 within the designated Neighbourhood Plan Area:

- Ocombe Woods
- Clennon Valley
- Ramshill Copse

2.5.11 The location of all 3 are shown in Fig. 2.5.3. They are included in English Nature's Ancient Woodland inventory. They date back to at least 1600AD.

Wetlands – which refers to reedbeds, open water and ditches. Reedbeds are a rare and threatened habitat in the UK, with only about 5,000 hectares in total. There is only 1 within the designated Neighbourhood Plan Area:

- Clennon Valley Ponds

2.5.12 The ponds are by far the most significant biodiverse area of open water in Torbay. The location of Paignton's only reedbed is shown in Fig. 2.5.3.

Designated Conservation Areas: - There are 4 within the designated Neighbourhood Area:

- Roundham and Paignton Harbour (designated 1985)
- Old Paignton (designated 1986)
- Polsham (designated 2001)
- Shorton (designated 1989)

2.5.13 The locations of the first 3 are shown in Figure 2.5.4. The fourth is shown in Fig. 2.5.5.

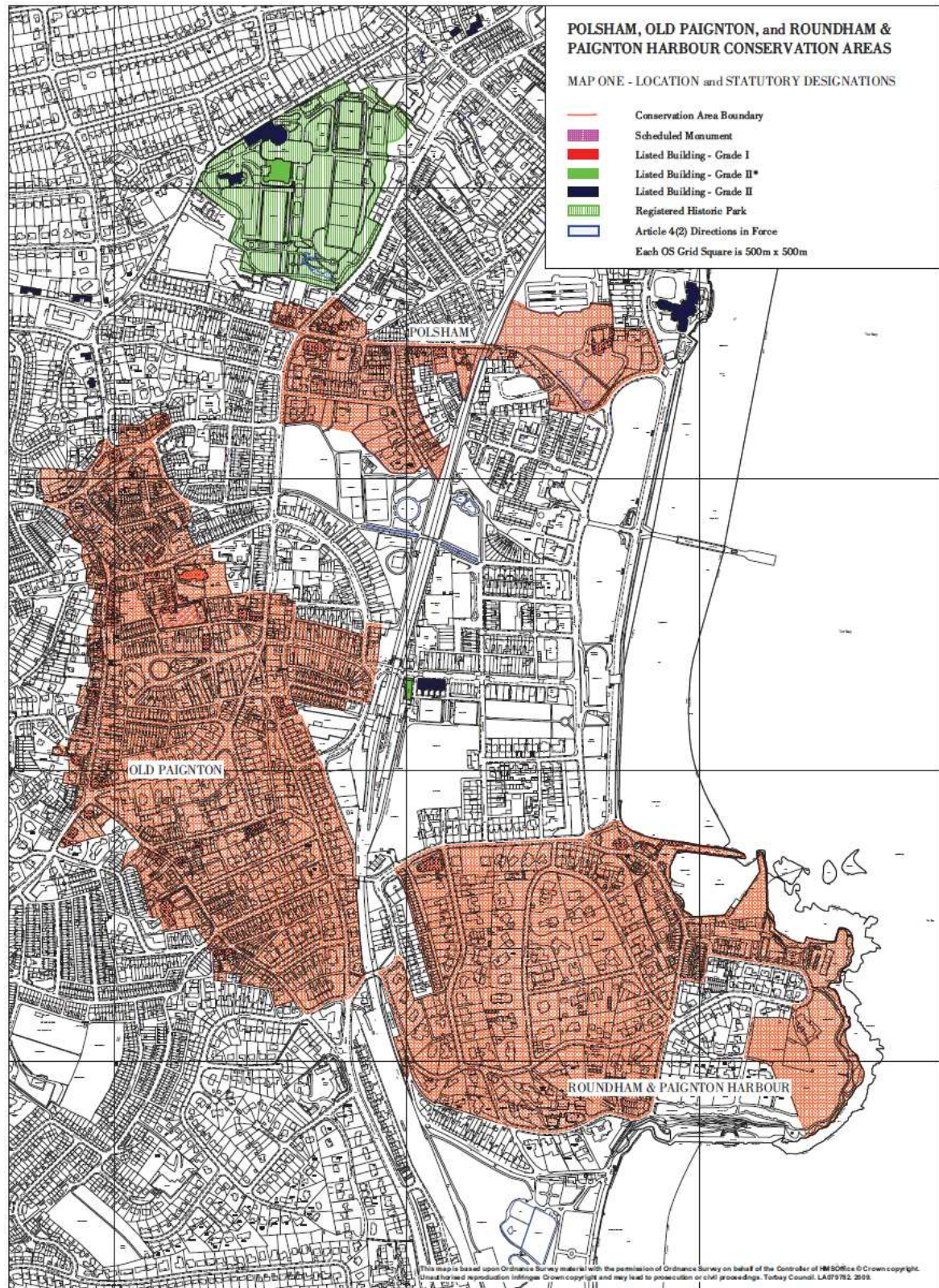
Listed Buildings: - There are 165 nationally listed buildings within the designated Neighbourhood Area, including 1 Grade I building (Parish Church of St. John the Baptist in Church Street) and 7 Grade II* listed buildings. Included on the list is Oldway Mansion which is a large and visually prominent building in a listed

garden (Fig. 2.5.4). Oldway Mansion and gardens and the Paignton Cinema in Torbay Road are on the Heritage at Risk Register.

Table 2.5.1 Listed Buildings and other heritage features

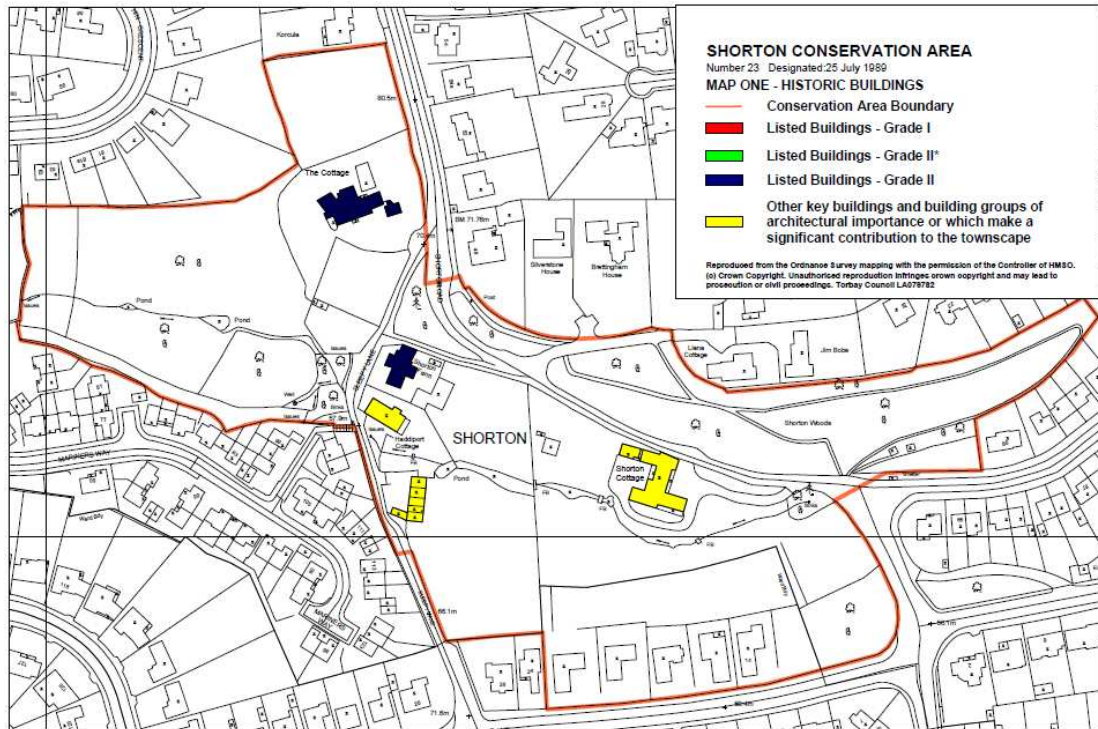
Grade I listed buildings	Grade II* listed buildings	Scheduled Monuments	Registered Parks and Gardens
Church of St. John the Baptist, Church Street	Bishop's Palace walls and tower	The Bishop's Palace	Oldway Mansion
	Blagdon Manor	Two bowl barrows at Beacon Hill	
	Church of St. Mary, Blagdon Road	Two prehistoric hill top enclosures, a ditch system and four bowl barrows, 300m north of Barton Pines Inn.	
	Kirkham House		
	Oldway Mansion		
	Torbay Cinema		
	Southfield Methodist Church Frontage, Cecil Road		

Figure 2.5.4 Inner Conservation Areas



Source: Conservation Area Management Proposals, Torbay Council July 2009

Figure 2.5.5 Shorton Conservation Area



Source: Conservation Area Character Appraisal, Torbay Council November 2005

k) Local Green Space designations proposed

2.5.14 NPPF76 encourages local communities through Local and Neighbourhood Plans to identify for special protection green areas of particular importance to the community. The Local Plan has left identification and designation of Local Green Space (**LGS**) for the Neighbourhood Plan to determine (LP para. 6.3.1.37).

2.5.15 Full details of the assessment undertaken and proposed LGS are shown in **Appendix 5** together with the PPG relating to LGS at **Appendix 6** for ease of further reference.

l) Supporting the countryside character

2.5.16 Key to achieving the objectives of the Local Plan is the importance of the rural hinterland to Paignton. Without improvement of its quality and the enhancement of its biodiversity the scope to accommodate further growth is affected. Particular attention has therefore been given to this area as shown in **Appendix 7**.

Part 3: Scope for change

Opportunities considered

3.1 The Local Plan has already considered available opportunities for further development in terms of spatial alternatives as part of its preparation. The Local Plan adopted following formal examination by an independent inspector is based on Option 2 (Table 3.1.1):

Table 3.1.1 Torbay Local Plan Assessed Alternatives

Option 1	Constrained development approach
Option 2	Urban focus and limited greenfield development approach
Option 3 A	Mixed greenfield approach
Option 3 B	Single urban extension approach
Option 3 C	Northern Torbay approach

Source: Torbay Local Plan Sustainability Appraisal

3.2 It is not necessary or proportionate for the Neighbourhood Plan to repeat this. Further details are given in the **Sustainability Appraisal and Habitat Regulation Assessment Screening** report, document 4, that accompanies the Neighbourhood Plan.

Constraints of relevance

3.3 NPPF154 indicates under 'Plan Making' that Local Plans should be aspirational but realistic. Accordingly the adopted Local Plan has identified a number of critically important infrastructure constraints to be resolved before development can be approved at planning application level. In particular:

- Habitat impact;
- Sewer capacity;
- Public car parking.

i) Habitat impact

3.4 Local Plan Policy SS2 requires a bespoke Greater Horseshoe Bats mitigation plan for all development within the following areas to be submitted and approved before planning permission will be granted:

- Great Parks;
- Totnes Road / Collaton St. Mary;
- Brixham Road / Yalberton;
- White Rock.

3.5 The policy specifies that the mitigation plans must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the local foraging area and flyways used by commuting Greater Horseshoe Bats associated with the South Hams Special Area of Conservation (SAC). The mitigation plan must demonstrate that development will have no adverse effect on the SAC alone or in combination with other plans or development. Development is also required to have regard to Local Plan Policy NC1 concerning the need for developer contributions to mitigate the impact of increased recreational pressures on the SAC.

3.6 These are details that the Local Plan expects to be provided at the planning application stage and not for the Neighbourhood Plan to resolve (Local Plan para. 4.1.29).

3.7 Further information is contained in the **Basic Conditions Statement** document 1 and voluntary **Sustainability Appraisal and Habitat Regulations Assessment Screening** document 4 that form part of the Neighbourhood Plan submission.

ii) Sewer capacity

3.8 Because of Paignton's Victorian single (combined) pipe sewer system that takes both foul and surface water to Brokenbury Sewage Treatment Works, prior to controlled discharge to the sea, further development capacity is affected by the following considerations that affect the sewer capacity available:

- Water consumption per capita needing to fall over time;
- The cumulative effects of climate change and 'urban creep' (the addition of new impermeable areas caused by local changes, such as patios & conservatories, draining to the sewer network) outside the proposed development areas, and within them post development, not causing significant detriment to the performance of the combined sewer system. This detriment is in the form of increased flooding risk and increased spills from the combined sewer overflows in the catchment areas.
- Strategic improvements to the sewer network is likely to be necessary in order to maintain the current level of service given the challenges imposed by climate change and urban creep, in addition to proposed development.

3.9 Further background information was submitted with the Local Plan as supporting information in 'An assessment of future sewer capacity in Torbay (July 2014)'. The key findings of which were that 'surface water runoff from all new development in the Torbay Local Authority Area must be kept out of the combined sewer network' and the outlying network of sewers 'will not necessarily have sufficient spare capacity to take additional development'.

iii) Public car parking capacity

3.10 Some of the sites identified for development in the Local Plan are subject to sufficient public car parking being retained having regard to the importance of such facility to resident and tourism needs. The development sites within the Neighbourhood Plan area identified are all in the Town Centre (LP Policy SDP1 Table 12 and SDP2 Table 14).

Appendices

Appendix 1: Population Change – Actual and Projected

Appendix 2: Housing Sites - SHLAA / Local Plan / Neighbourhood Plan

Appendix 3: Approved Planning Applications of 5 dwellings or less 2012/15

Appendix 4: Paignton's identified housing land supply 2012/30

Appendix 5: Local Green Space Designation

Appendix 6: Planning Practice Guidance: Local Green Space

Appendix 7: Paignton's Rural Character Area

Appendix 1

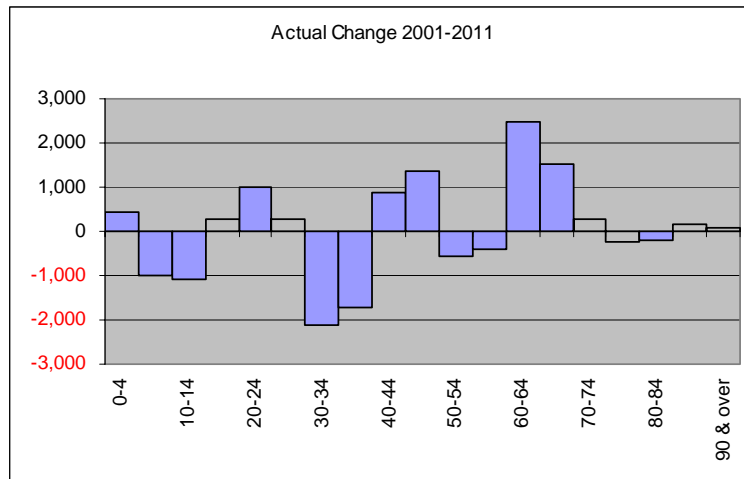
Population Change – Actual and Projected

The first table in this Appendix shows the change in population age groups within Torbay that actually took place between census years 2001 and 2011.

The second table shows for comparison the official population projections for Torbay produced by the Office of National Statistics since 2006 and revisions subsequently issued when it became clear that growth from net-inward migration had not taken place as confirmed by actual census results of 2011.

Projections produced since 2011 again assume growth from net-inward migration which the Local Plan acknowledges might not arise until the latter part of the Plan period (LP page 28).

Appendix 1: Population Change – Actual and Projected



Source: ONS Census

Mid Yr to Mid Yr	1 Issued 2006 (2004 based)	2 Issued 2008 (2006 based)	3 Issued 2010 (2008 based)	4 Issued 2012 (2010 based)	5 Issued 2012 (Interim 2011 based)	6 Issued 29 Jan 2014 Revised MYE 2001-2012	7 Issued 29 May 2014 (2012 based)	8 Issued 2016 (2014 based)
2001						129,965		
2002						130,521		
2003						131,238		
2004	132,500					131,937		
2005	134,000					132,178		
2006	135,400	133,200				131,857		
2007	136,800	134,200				132,172		
2008	138,200	135,300	134,000			132,070		
2009	139,600	136,400	134,600			131,641		
2010	141,000	137,600	135,300	133,300		131,443		
2011	142,400	138,800	136,000	133,700	131,200	131,193		
2012	143,700	140,100	136,800	133,900	131,900	131,492	131,500	
2013	145,100	141,300	137,600	134,300	132,700		131,800	
2014	146,500	142,600	138,400	134,600	133,400		132,200	133,000
2015	147,900	143,900	139,300	135,000	134,200		132,700	133,400
2016	149,300	145,200	140,200	135,400	134,900		133,200	133,900
2017	150,700	146,500	141,100	135,800	135,700		133,700	134,500
2018	152,100	147,900	142,100	136,200	136,400		134,200	135,100
2019	153,500	149,300	143,000	136,700	137,200		134,800	135,700
2020	154,900	150,700	144,100	137,200	138,000		135,400	136,400
2021	156,200	152,100	145,100	137,700	138,800		136,000	137,100
2022	157,500	153,500	146,100	138,200			136,600	137,700
2023	158,800	154,800	147,200	138,700			137,300	138,400
2024	160,100	156,200	148,200	139,200			137,900	139,100
2025	161,300	157,500	149,200	139,700			138,500	139,800
2026	162,500	158,900	150,200	140,200			139,100	140,500
2027	163,700	160,200	151,200	140,700			139,600	141,200
2028	164,800	161,500	152,200	141,300			140,200	141,800
2029	165,900	162,800	153,200	141,800			140,800	142,500
2030		164,000	154,200	142,300			141,400	143,100
2031		165,200	155,200	142,700			142,000	143,800
2032			156,100	143,200			142,500	144,400
2033			157,000	143,700			143,100	145,000
2034				144,200			143,600	145,600
2035				144,700			144,100	146,200
2036							144,600	146,800
2037							145,100	147,400
2038								147,900
2039								148,500

Source: ONS

1 - Released 29 May 2006
2 - Released 26 May 2008
3 - Released 27 May 2010
4 - Released 21 May 2012

5 - Released 28 Sep 2012
6 - Released 29 Jan 2014
7 - Released 29 May 2014
8 - Released 25 May 2016

Appendix 2

Housing Sites SHLAA / Local Plan / Neighbourhood Plan

This Appendix shows in summary the outcome of the Strategic Housing Land Availability Assessment (SHLAA) undertaken by Council consultants, the outcome included in the adopted Local Plan and related Supplementary Planning Documents (SPD's) subsequently produced by the Council to inform the Neighbourhood Plan, and the account taken of this in the Neighbourhood Plan.

As shown in the Appendix, the Neighbourhood Plan has followed the conclusions of the SHLAA and Local Plan unless otherwise indicated for the reason given.

Site numbering follows the same as that used in the Local Plan, or the planning application number where the site has received planning consent or is awaiting decision but was not included in the Local Plan.

A location plan of all sites listed is included in the **Basic Conditions Statement** accompanying the Neighbourhood Plan.

Appendix 2: Housing Sites - SHLAA / Local Plan / Neighbourhood Plan 1/4/2015 – 31/3/2030.

Site LP/NP Ref	CP Area	Size:(Ha) (Approx)	SHLAA Conclusion	Adopted Local Plan / SPD	Neighbourhood Plan Conclusion
Town Centre & Seafront (SDP2)					
<u>CDSP10</u> Former Library, Courtland Road	PT	0.36	Site HC233. 45 units deliverable 2013-18. Planning consent P/2013/0324	Site CDSP10 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21)	38 net under construction. LP period 4-8 (2015-20).
<u>PNPH11</u> Crossways Shopping Centre (see also site PHPE1)	PT	0.90	Site 13240. Highly sustainable location. 150 units deliverable 2023-32 mixed use redevelopment over 4 floors.	Site PNPH11 allocated in LP for mixed use redevelopment subject to Neighbourhood Plan. 47 units over retail plus offices in Town Centre SPD adopted 2015.	150 net in LP period 11-15 (2022-27). Preference given to housing yield of SHLAA over offices of SPD.
<u>PNPH14</u> Corner of Hyde Rd / Torbay Rd (see also site PNPE3)	PT	0.32	Site 13242. Good sustainable location deliverable 2023-32. 50+ flats on 4 floors over retail.	Site PNPH14 allocated in LP for mixed use redevelopment subject to Neighbourhood Plan. 68 units over retail in Town Centre SPD adopted 2015.	50 net in LP period 11-15 (2022-27). Preference given to housing yield of SHLAA instead of SPD high rise.
SHLAA Deliverable Urban					
<u>P/2014/0803</u> 2 Courtland Road	PT	0.07	Unlisted. Planning consent 15.01.2015 for change of use and extension	In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21)	15 net under construction. LP period 4-8 (2015-20).
<u>CDSP11</u> 10 Palace Avenue	PT	0.03	Site 13034. Deliverable planning consent for flats 14.11.2011 (P/2010/1227).	Site CDSP11 allocated in LP as committed development.	9 net in LP period 9-10 (2020-22).
<u>P/2013/1128</u> Montana Holiday Flats, 10 Belle Vue Rd	PT	0.12	Site 13094. Deliverable planning consent for flats 21.11.2013 (P/2013/1128).	Unallocated.	6 net in LP period 9-10 (2020-22).

Site LP/NP Ref	CP Area	Size:(Ha) (Approx)	SHLAA Conclusion	Adopted Local Plan / SPD	Neighbourhood Plan Conclusion
<u>PNPH9</u> Lyndhurst Hotel, Lower Polsham Rd	PT	0.03	Site 13069. Deliverable redevelopment of 12 units 2013-18.	Site PNP9 allocated in LP for residential subject to Neighbourhood Plan.	12 net in LP period 9-10 (2020-22).
<u>PNPH15</u> 4 Palace Ave	PT	0.04	Site 13162. Deliverable development of 6 units 2013-18.	Site PNP15 allocated in LP for residential subject to Neighbourhood Plan.	6 net in LP period 9-10 (2020-22).
<u>PNPH18</u> Silverlawns, 31 Totnes Road	PT	0.24	Site 13051. Deliverable redevelopment of 21 units 2023-32.	Site PNP18 allocated in LP for residential subject to Neighbourhood Plan.	19 net in LP period 9-10 (2020-22). Demolition started.
<u>PNPH19</u> Angleside House, Cleveland Road	PT	0.24	Site T718. Deliverable redevelopment of 24 units 2018-23.	Site PNP19 allocated in LP for residential subject to Neighbourhood Plan.	24 net in LP period 9-10 (2020-22).
<u>PNPH21</u> 20 Roundham Road	PT	0.04	Site T797. Deliverable car sales site redevelopment of 10 units 2023-32. Previously granted consent.	Site PNP21 allocated in LP for residential subject to Neighbourhood Plan.	10 net in LP period 9-10 (2020-22).
SHLAA Constrained Urban					
<u>PNPH12</u> Lighthouse, Esplanade Road	PT	0.17	Site 13066. Deliverable mixed use development with 20 units 2013-18.	Site PNP12 within designated core tourism area allocated in LP for part residential subject to Neighbourhood Plan.	20 net in LP period 16-18 (2027-30) to encourage mix with seafront tourism use at ground floor level.
<u>PNPH13</u> Victoria Square MSCP (see also site PNPE2)	PT	0.96	Site T787. Flood Zone 3 and parking repair needs. Deliverable mixed use with 60 units 2023-32.	Site PNP13 within designated town centre. Allocated in LP for part residential subject to Neighbourhood Plan. 161 units in Town Centre SPD adopted 2015.	60 net in LP period 16-18 (2027-30). Preference given to lower SHLAA yield for parking retention in key tourist area.
<u>PNPH16</u> Station Lane / Great Western Car Park	PT	Varies 0.50 – 2.25	Site H:014. Appropriate site for residential. Could deliver 50 units. No date.	Site PNP16 within designated town centre. Allocated in LP for part residential subject to	30 net in LP period 11-15 (2022-27).

Site LP/NP Ref	CP Area	Size:(Ha) (Approx)	SHLAA Conclusion	Adopted Local Plan / SPD	Neighbourhood Plan Conclusion
(See also PNPE4)				Neighbourhood Plan. 28 units with mixed uses in Town Centre SPD adopted 2015.	
PNPH20 Paignton Harbour (See also PNPE5)	PT	0.48	Site T857. Prime location. Adjacent to SSSI and flood issues. 50 units. No date.	Site PNPH20 within designated core tourism area. Allocated for part residential subject to Neighbourhood Plan. 45 units in Town Centre SPD adopted 2015.	40 net in LP period 16-18 (2027-30). Preference given to lower yield to retain harbour identity.
Non Identified 6+					
CDSP12 Seaford Hotel, 2-4 Stafford Road	PT	0.05	Site 13043. Planning consent 20.09.2012 (P/2011/1201).	Site CDSP12 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21)	9 net in LP period 4-8 (2015-20). On site 2015.
CDSP15 Seaford Sands Hotel, 17 Roundham Road	PT	0.25	Site 13036. Planning consent 12.09.12 (P/2011/0105).	Site CDSP15 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21)	14 net in LP period 4-8 (2015-20). On site 2015.
P/2016/0585 13-17 Palace Avenue	PT	0.16	Unlisted. Planning consent approved 12.09.2016 (P/2016/0585).	Within LP designated primary shopping area.	32 net in LP period 9-10 (2020-22).
North & West (SPD3)					
SDP3.1 Preston Down Rd					
PNPH1 Land at Preston Down Road North	PR	2.03	Site 13195. Greenfield edge of urban. Grade 3b, some grade 1. Within Local Nature Reserve. Could deliver 50 units 2023-32.	Site PNPH1 allocated in LP for residential subject to Neighbourhood Plan. Within designated Countryside zone and Local Nature Reserve.	50 net in LP period 16-18 (2027-30) if net job growth achieved in accord with LP trajectory prior to second Review and resolving impact on protected species.
PNPH2	PR	1.93	Site 13196. Greenfield edge	Site PNPH2 allocated in LP for	50 net in LP period 16-18

Site LP/NP Ref	CP Area	Size:(Ha) (Approx)	SHLAA Conclusion	Adopted Local Plan / SPD	Neighbourhood Plan Conclusion
Land at Preston Down Road South			of urban. Could deliver 50 units 2023-32.	residential subject to Neighbourhood Plan. Within designated Countryside zone and Local Nature Reserve.	(2027-30) if net job growth achieved in accord with LP trajectory prior to second Review date 2025/26 and resolving impact on protected species.
SDP3.2 Great Parks (Phase 2)					
CDSP3 (part a) Former LP ref H1.011	B	4.85	Site H1.011. In location and size attractive to developers. Masterplan underway. 185 units deliverable 2013-18.	Masterplan adopted 2013. Part of site CDSP3 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21)	185 net in LP period 4-15 (2015-27).
CDSP3 (part b) Luscombe Road (north) (P/2004/1989)	B	1.06	Site 13028. Previous greenfield permission viable and deliverable. 47 units 2013-18.	Masterplan adopted 2013. Part of site CDSP3 allocated in LP as committed development.	47 net in LP period 11-15 (2022-27).
CDSP6 (part a) Alfriston Road (P/2012/1074)	B	1.80	Site 13004. Masterplan underway. No constraints. Viable and deliverable. 84 units 2013-18.	Masterplan adopted 2013. Part of site CDSP6 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21). Planning application P/2016/0462 waiting decision.	84 net in LP period 4-15 (2015-27).
CDSP6 (part b) Former LP ref H1.012 residual.	B	2.50	Site H1.012 residual. Greenfield location and size attractive to developers. Masterplan underway. 120 units deliverable 2013-23.	Masterplan adopted 2013. Part of site CDSP6 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21)	120 net in LP period 9-15 (2020-27).
PNPH7 Former LP ref H1.013	B	2.08	Site HI.013. Greenfield location and size attractive to developers. 65 units	Site PNPH7 allocated in LP for residential subject to Neighbourhood Plan. Planning	68 net in LP period 11-15 (2022-27)

Site LP/NP Ref	CP Area	Size:(Ha) (Approx)	SHLAA Conclusion	Adopted Local Plan / SPD	Neighbourhood Plan Conclusion
Luscombe Road (south) (P/2014/0938)			deliverable 2023-32.	application waiting decision.	
SDP3.3 Totnes Rd					
FGA SS2.2 Torbay Motel / Area A Totnes Road	B	1.35	Site T710. Vacant brownfield use. Suitable redevelopment 42 units 2018-23	Allocated in LP as part of Future Growth Area 2.2. Current planning application 33 units (Motel part site) waiting decision (P/2015/0709). Indicative 42 units in Masterplan SPD adopted 2016 (larger Area A).	42 net (Area A including Motel) in LP period 9-10 (2020-22).
FGA SS2.2 Area B Totnes Road (south side next to water meadow)	B	5.90	Part site T737. Dominated by Flood Zone 3. Within GHB subsistence zone and flyway. Development would need Masterplan. 135 units 2023-32.	Allocated in LP as part of Future Growth Area 2.2. Indicative 130 units in Masterplan SPD adopted 2016. Subject to HRA Appropriate Assessment and mitigation delivery.	130 net (Area B) LP period 16-18 (2027-30) if sewer and habitat impacts resolved and net job growth achieved in accord with LP trajectory prior to second Review 2025/26.
FGA SS2.2 Area C Totnes Road (south side excluding Motel/Area A and Area B)	B	7.10	Part site T815. Grade 3 agricultural land. Within GHB subsistence zone. Flooding issues. Distant from facilities. 25 d.p.a. suitable if masterplanning provides support.	Allocated in LP as part of Future Growth Area 2.2. Indicative 178 units in Masterplan SPD adopted 2016 subject to HRA Appropriate Assessment and mitigation delivery. Remainder retained as open space.	178 net (Area C) LP period 16-18 (2027-30) if sewer and habitat impacts resolved, additional central village facilities and net job growth achieved in accord with LP trajectory prior to second Review 2025/26.
FGA SS2.2 Area D Totnes Road (north side)	B	3.00	Part site 13219. Grade 3 agricultural land. Within GHB subsistence zone and flyway. Flooding issues. 30 units 2023-32. Remainder retained as open space.	Allocated in LP as part of Future Growth Area 2.2. Indicative 70 units in Masterplan SPD adopted 2016 subject to HRA Appropriate Assessment and mitigation delivery. Remainder retained as open space.	70 net (Area D) LP period 16-18 (2027-30) if sewer and habitat impacts resolved and net job growth achieved in accord with LP trajectory prior to second Review 2025/26.

Site LP/NP Ref	CP Area	Size:(Ha) (Approx)	SHLAA Conclusion	Adopted Local Plan / SPD	Neighbourhood Plan Conclusion
FGA SS2.2 Area E Totnes Road (north side)	B	3.10	Part site T720. Grade 2 agricultural land. Within GHB subsistence zone and flyway. Flooding issues. Previous proposals 197 and 172 refused. Development would need Masterplan. 150 units 2023-32.	Allocated in LP as part of Future Growth Area 2.2. Indicative 40 units in Masterplan SPD adopted 2016 subject to HRA Appropriate Assessment and mitigation delivery. Remainder retained as open space.	40 net (Area E) LP period 16-18 (2027-30) if sewer and habitat impacts resolved and net job growth achieved in accord with LP trajectory prior to second Review 2025/26.
SDP3.4 Yannons Farm / Holly Gruit / Devonshire Park					
CDSP16 (part a) Yannons Farm (T755)	B	9.90	Site T755. With planning permission for 220 units.	Part of site CDSP16 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21). 26 completed as at 31.03.15.	194 net in LP period 4-8 (2015-20). Comprises 3 land parcels.
CDSP16 (part b) Park Bay / Holly Gruit (T758)	B	2.50	Site T758. With planning permission for 95 units.	Part of site CDSP16 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21). 68 completed as at 31.03.15	37 net in LP period 4-8 (2015-20).
FGA SS2.3 Yalberton (T843) (P/2014/0983)	B	8.49	Site T843. Allocated in previous LP. 250 units deliverable as part of wider development mix 2018-23.	Allocated in LP as part of Future Growth Area 2.3. Mixed use planning application P/2014/0983 waiting decision.	192 net in LP period 9-15 (2020-27).
FGA SS2.3 Devonshire Park (P/2014/0947)	B	11.86	Site 13263. Brownfield previously employment. Mixed use redevelopment could provide 270 dwellings 2023-32.	Allocated in LP as part of Future Growth Area 2.3. Mixed use planning application P/2014/0983 approved 22.03.16 with up to 255 dwellings.	255 net in LP period 9-15 (2020-27).

Site LP/NP Ref	CP Area	Size:(Ha) (Approx)	SHLAA Conclusion	Adopted Local Plan / SPD	Neighbourhood Plan Conclusion
SDP3.5 White Rock					
CDSP18 White Rock (see also PNPE8)	B	38.15	Site T756a. Allocated (employment) in previous LP. Application received for mixed use (P/2011/0197 onward). 350 dwellings deliverable 2013-2023. (approved 17.07.13)	Residential part allocated in LP as committed development site CDSP18. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21). 8 units completed as at 31.03.15.	345 net in LP period 4-15 (2015-27).
Local Development Order South Devon College	B	10.50	Unlisted.	Identified in LP as College of Further Education site. LDO Application P/2015/1210 waiting decision.	120 net in LP period 9-15 (2020-27) in accord with College discussion.
Non Identified 6+					
CDSP8 Kings Ash House, Kings Ash Road	B	0.30	Site 13021. Redevelopment consent (P/2012/1223). For 14 units (approved 15.03.13)	Site CDSP8 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc. PH/21). Being refurbished for commercial use (with retained PD rights).	14 net in LP period 4-8 (2015-20).
Elsewhere in SPD1					
CDSP5 Oldway Mansion/ Fernham.	PR	0.75	Site T742. With planning permission (P/2011/0925). 101 units approved 12.09.12.	Site CDSP5 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc.PH/21). 55 completed 46 not started as at 31.03.15.	46 net in LP period 4-8 (2015-20).
CDSP9 Former Divisional Police Headquarters, Southfield Road	C+M	0.50	Site T744. With planning permission (P/2011/0324). 14 units approved 20.02.12.	Site CDSP9 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc.PH/21).	14 net in LP period 4-8 (2015-20).

Site LP/NP Ref	CP Area	Size:(Ha) (Approx)	SHLAA Conclusion	Adopted Local Plan / SPD	Neighbourhood Plan Conclusion
CDSP14 Totnes Road Service Station, adjacent 141	GR+H	0.10	Site 13052. With planning permission (P/2011/0395). 14 units renewal 08.12.11.	Site CDSP14 allocated in LP as committed development.	14 net in LP period 11-15 (2022-27).
CDSP17 Marine Park Holiday Centre, Goodrington.	GR+H	2.50	Site T706. With planning permission 112 units. (P/2009/1084 & P/2012/1078 show 100 units).	Site CDSP17 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc.PH/21). 61 completed 39 started as at 31.03.15.	39 net in LP period 4-8 (2015-20).
CDSP19 R/O 10-16 & 18-20 Gibson Road.	GR+H	0.25	Site T866. With planning permission (P/2008/0206). 6 units approved 30.04.09. (Details approved 04.05.12).	Site CDSP19 allocated in LP as committed development. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc.PH/21).	6 net in LP period 4-8 (2015-20).
P/2012/0516 Parkhill House, 1 Southfield Road.	GR+H	0.30	Site R125. With planning permission (P/2009/0281). 12 units.	Unallocated. Within designated conservation area in LP. 12 units renewal approved 04.09.12 (P/2012/0516).	12 net in LP period 11-15 (2022-27).
P/2014/1017 Roseville, Marine Gardens.	PR	0.10	Unlisted.	Unallocated. 9 units approved 31.03.15. In 5 year supply 2015-20 approved by Local Plan Inspector (Doc.PH/21).	8 net in LP period 4-8 (2015-20).
P/2016/0704 Preston Sands Hotel, 1-12 Marine Parade	PR	0.10	Unlisted	Unallocated. Redevelopment for 10 units net approved 17.11.16.	10 net in LP period 11-15 (2022-27).
P/2016/1266 Half Moon Public House, 188 Torquay Road, Preston	PR	0.70	Unlisted.	Unallocated. Planning application for 30 units waiting decision.	10 net in LP period 11-15 (2022-27) in view of important trees on site.
PNPH3 Vauxhall Garage, Torquay Road.	PR	0.17	Site T709. Very sustainable location for housing. 20 units deliverable 2018-23.	Site PNPH3 allocated in LP for residential subject to Neighbourhood Plan.	20 net in LP period 11-15 (2022-27).

Site LP/NP Ref	CP Area	Size:(Ha) (Approx)	SHLAA Conclusion	Adopted Local Plan / SPD	Neighbourhood Plan Conclusion
PNPH4 Land at 4-6 Eugene Road.	PR	0.10	Site 13123. Cleared site developers find attractive. Viable size. 6 units deliverable 2013-18.	Site PNP4 allocated in LP for residential subject to Neighbourhood Plan.	6 net in LP period 11-15 (2022-27).
PNPH5 Modern Motoring, Torquay Road.	PR	0.04	Site 13189. Suitable for 6 units deliverable 2018-23.	Site PNP5 allocated in LP for residential subject to Neighbourhood Plan.	6 net in LP period 11-15 (2022-27).
PNPH6 63 Manor Road.	PR	0.15	Site 13148. 8 units deliverable 2023-32.	Site PNP6 allocated in LP for residential subject to Neighbourhood Plan.	8 net in LP period 11-15 (2022-27).
PNPH8 Land r/o Quarry Terrace, Marldon Road.	C+M	0.21	Site 13166. 8 units deliverable 2023-32.	Site PNP8 allocated in LP for residential subject to Neighbourhood Plan.	8 net in LP period 11-15 (2022-27).
PNPH23 (part a) Land at Intek House, Borough Road. (see also PNPE6).	B	0.25	Site T701. Good sustainable location and scope for development in association with adjoining Council depot. 12 units deliverable 2013-18.	Site PNP23 allocated in LP for residential subject to Neighbourhood Plan.	12 net in LP period 11-15 (2022-27).
PNPH23 (part b) 50% of Council Depot, Borough Road.	B	1.40	Site T826. 40 units viable and deliverable 2013-18. Remainder retained as depot.	Site PNP23 allocated in LP for residential subject to Neighbourhood Plan.	40 net in LP period 11-15 (2022-27).
PNPH26 Alan Kerr Garage, Brixham Road.	GR+H	0.37	Site 13105. 10 units deliverable 2023-32.	Site PNP26 allocated in LP for residential subject to Neighbourhood Plan.	10 net in LP period 11-15 (2022-27).
Excess windfalls (5 or less – as approved by Forum 20 Oct 2016) Appendix 3	All	Various	Unlisted.	All sites currently with planning consent.	46 net in LP period 9-10 (2020-22)

Appendix 3

Approved Planning Applications of 5 dwellings or fewer 1 April 2012 to 31 March 2015

This Appendix relates to the allowance of 130 dwellings per year made in the adopted Torbay Local Plan for small scale 'Windfall' sites with planning consent for 5 dwellings or less.

The assumption made by the adopted Local Plan is that consents for 520 dwellings will have been granted from 1 April 2012 to 31 March 2016 (i.e. 130 x 4 yrs) but due to their small size are not listed individually in supply assessments. In actuality the Appendix shows that 634 dwellings have been approved, which is 114 (22%) more than assumed.

If this excess continues over the full 18 year period (to 2029/30), an additional 513 dwellings will have been granted but not accounted for in the Local Plan method of land availability assessment adopted which only takes into account a global assumption of 130 per annum. For comparison, the excess is greater than the whole of the Future Growth Area designated at Collaton St.Mary in Paignton. The excess is therefore of significance.

For the 130 p.a. 'Windfall' allowance, the Local Plan makes a notional distribution between each Neighbourhood Plan Area of 50% for Torquay, 40% for Paignton, 10% for Brixham. Therefore in the four year period to 31 March 2016, an extra 46 dwellings (114 x 40%) have been granted but not accounted for in respect of Paignton. This takes no account of excess 'Windfall' granted prior to the Local Plan start date of 1 April 2012. In accordance with footnote 11 to NPPF47, the Neighbourhood Plan has taken this source of 'deliverable' supply into account but has not assumed the excess will continue to apply in future years, even though this may prove to be the case.

To evidence the above information, this Appendix lists the planning consents granted for 5 dwellings or less for the following years:

Year	Pages
1 April 2012 to 31 March 2013	44 - 53
1 April 2013 to 31 March 2014	53 - 64
1 April 2014 to 31 March 2015	64 - 73
1 April 2015 to 31 March 2016	73 - 81
Summary Totals	81

Appendix 3 – Approved Planning Applications of 5 dwellings or less 1 April 2012 to 31 March 2015

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
1 April 2012 to 31 March 2013						
Wychelms Cliff Park Road Paignton Devon TQ4 6NB	P/2011/0112	Extend time limit - demolition of building and formation of 5 residential flats - application P/2007/1758	Tue 03 Apr 2012		4	
Southern Shores Furzehill Road Torquay Devon TQ1 3JG	P/2012/0199	Alterations and extension to form granny accommodation	Tue 03 Apr 2012	1		
400 Babbacombe Road Torquay TQ1 2QL	P/2011/0234	Formation of two apartments	Wed 25 Apr 2012 Thu 17 May 2012	1		
107 Marldon Road Paignton TQ3 3NN	P/2011/0389	Formation of bungalow at rear with existing access off Redwell Lane together with new vehicular access, 2 parking spaces and turning off Marldon Road (In Outline)	Wed 25 Apr 2012		1	
31 Southfield Avenue Paignton Devon TQ3 1LH	P/2011/1134	Revisions to approved plans (P/2008/1679) to provide 3 dwelling units and detached garage with vehicular and pedestrian access	Wed 25 Apr 2012		3	
Former Brixham Co-Op Hardware Store Pump Street Brixham Devon TQ5 8ED	P/2011/0945	Redevelopment, internal alterations and extension to form retail unit at ground floor level and 3 residential units at first, second and third floor levels.	Wed 02 May 2012			3
7,9 And 11 Havelock Road Torquay TQ1 4RG	P/2011/0471	Demolition of disused vehicle repair centre and construction of 6 - 3 bed terraced houses and 1 - 2 bed maisonette with car parking spaces and pedestrian footway	Thu 03 May 2012	4		
43 Hoxton Road Torquay Devon TQ1 1NY	P/2012/0147	Certificate of lawfulness for an existing use as 2 flats	Thu 03 May 2012	1		
Riviera Mansion Warren Road Torquay Devon TQ2 5TN	P/2012/0154	Change of use from 1 house to 2 houses	Thu 03 May 2012 Tue 28 Aug 2012	1		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Villa Coolins Ilsham Marine Drive Torquay Devon TQ1 2HT	P/2011/1165	Extend time limit - demolition of dwelling; formation of 2 dwellings with vehicular/pedestrian access- application P/2008/1605/PA	Tue 08 May 2012 Tue 04 Jun 2013	2		
Hydrina 59 Lower Polsham Road Paignton Devon TQ3 2BA	P/2011/1398/9	Formation of house in the grounds of 59 Lower Polsham Road with vehicular access	Wed 09 May 2012 Tue 04 Jun 2013		1	
Watcombe Service Station Teignmouth Road Torquay Devon TQ1 4SW	P/2011/0796	Construction of new pitched slate roof on the existing flat roof of the 1st floor of the property to provide 2 new dwelling units with access by a rear stairway	Thu 10 May 2012	2		
Site Curtilage Of Little Preston Brixham Road Paignton Devon TQ4 7BA	P/2011/1300	Formation of bungalow (This is a Departure from the Local Plan)	Thu 10 May 2012 Mon 29 Oct 2012		1	
21 - 23 Manor Road Torquay Devon TQ1 3JX	P/2012/0262	Change of use to 2 dwelling houses (C3)	Fri 11 May 2012 Thu 24 May 2012	2		
Cowley Moor St. Matthias Church Road Torquay Devon TQ1 2JH	P/2011/1303	Change of use from attached swimming pool and gym building with double garage to self contained detached single dwelling with double garage and new double garage to be used in conjunction with Cowley Moor	Mon 21 May 2012	1		
11 Victoria Road Torquay Devon TQ1 1HU	P/2012/0133	Change of use from barber shop (A1) to residential; alterations to fenestration	Mon 21 May 2012 Mon 10 Sep 2012	1		
7 Rea Barn Close Brixham Devon TQ5 9EA	P/2012/0294	Erection of semi detached dwelling house	Mon 21 May 2012 Tue 30 Oct 2012			1
Imperial Court Parkhill Road Torquay Devon TQ1 2EP	P/2011/0509 P/2013/0429	Formation of one apartment and nine underground and two over ground parking spaces	Thu 24 May 2012 Wed 23 Oct 2013	1		
Ventura Meadfoot Sea Road Torquay Devon TQ1 2LH	P/2011/1114	Extend time limit - demolition of building and formation of replacement building forming 6 self contained apartments together with car parking and amenity	Thu 24 May 2012	5		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
		and service space application P/2008/1068/PA.				
Former General Accident Fire & Life Assurance Plc General Buildings Greenway Road St. Marychurch Torquay Devon TQ1 4PN	P/2011/0856	Redevelopment of the former GA building to provide 7 retail units in Class A1, A2, A3, A4 and A5, including 7 car parking spaces and 1 disabled car parking space. Erection of 4, 2 storey residential units with forecourt parking. Improvements to the public realm along Greenway Lane to link with the existing precinct, footway extension at the junction of Greenway Road, St. Marychurch Road and Fore Street to include service bay and relocated bus stop	Fri 25 May 2012	4		
Rebecca Lodge 7 Elmsleigh Road Paignton Devon TQ4 5AX	P/2012/0370	Change of Use of existing lower ground floor accommodation to separate dwelling	Fri 25 May 2012		1	
Rear Of 59-61 Torbay Road Paignton Devon TQ4 6AJ	P/2011/1273	Alterations to existing apartments and formation of extension on ground and first floors to form 2 new apartments; formation of external metal staircase and gate; demolition works	Thu 14 Jun 2012		2	
119 Lymington Road Torquay Devon TQ1 4BG	P/2012/0051	Certificate of lawfulness for an existing use as 4 flats	Mon 25 Jun 2012	3		
Seven Stones Southdown Hill Brixham Devon TQ5 0AE	P2010/0413	Dwelling in grounds of Seven Stones with vehicular/pedestrian access; replacement garage	Wed 27 Jun 2012			1
72 Warbro Road Torquay Devon TQ1 3PS	P/2011/1019	Formation of dwelling with vehicular and pedestrian access	Mon 02 Jul 2012 Mon 24 Nov 2014	1		
18 Palace Avenue Paignton Devon TQ3 3HS	P/2012/0267	Change of use of ground floor to provide 2 residential flats	Fri 06 Jul 2012 Wed 11 Apr 2012		2	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
6 Milton Street Brixham Devon TQ5 0BX	P/2012/0427	Alterations and change of use from A1 (retail) to two bedroom residential flat	Wed 11 Jul 2012 Thu 24 Jan 2013			1
8 Greenswood Road Brixham Devon TQ5 9HN	P/2012/0399	Alterations and change of use into dwelling	Tue 17 Jul 2012			1
Beaumont Lodge Upton Manor Road Brixham Devon TQ5 9QZ	P/2012/0418	Conversion and Extension to form 2 Dwelling Houses	Mon 09 Jul 2012 Mon 03 Jun 2013			1
Sunnyvale 31 Loxbury Road Torquay Devon TQ2 6RS	P/2010/1397	Formation of single detached dwelling within curtilage; demolition of garage and form 2 new garages and vehicle access (revised scheme)(As revised by drawings submitted 01-08-11)	Tue 17 Jul 2012	1		
Rear of 72 Winner Street Paignton Devon TQ3 3BH	P/2012/0302	Change of Use To Form Two Cottages	Mon 30 Jul 2012 Tue 07 May 2013		2	
9 Happaway Road Torquay Devon TQ2 8HF	P/2012/0081	Formation of a dwelling on land adjacent	Wed 01 Aug 2012	1		
65 St. Marychurch Road Torquay Devon TQ1 3HG	P/2012/0467	Change of use to residential	Thu 02 Aug 2012	1		
Lewton Lodge Adelphi Lane Paignton Devon TQ4 6AS	P/2012/0327	Change of use from 2 Holiday apartments to 2 Residential apartments	Thu 02 Aug 2012		2	
27 Park Road Torquay Devon TQ1 4QR	P/2012/0626	Certificate of lawfulness for an existing dwelling house use as two separate self contained flats	Fri 03 Aug 2012	1		
Snooty Fox 89 - 91 Fore Street St. Marychurch Torquay Devon TQ1 4PZ	P/2012/0471	Formation of 2 dwellings for plots 33 and 34 with vehicle and pedestrian access - works commenced	Mon 13 Aug 2012	2		
Fairmount House Hotel Herbert Road Torquay Devon TQ2 6RW	P/2012/0611	Change of use of part to 2 No dwellings - revised scheme (P/2009/0614)	Thu 16 Aug 2012	2		
37 Belmont Road Rear Of 40 Carlton Road Torquay TQ1 1NA	P/2012/0068 P/2012/0729	Formation of a single storey dwelling; remove garage/store (P/2012/0068 In Outline) Formation of dwelling with vehicular and pedestrian access	Wed 09 May 2012 Thu 16 Aug 2012 Thu 23 Aug 2012	1		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Greenbrier Victoria Road Brixham Devon TQ5 9AR	P/2012/0688	Erection of dwelling house	Thu 23 Aug 2012			1
58 Union Street Torquay Devon TQ2 5PS	P/2012/0564	Conversion of existing first and second floor maisonette to form 2 self contained residential flats with pedestrian access - works started	Thu 23 Aug 2012	1		
141 Babbacombe Road Torquay Devon TQ1 3SR	P/2012/0565	Change of use of lower ground floor to form residential unit	Thu 23 Aug 2012	1		
74 Abbey Road Torquay Devon TQ2 5NH	P/2012/0719	Change of use to single dwelling house	Tue 28 Aug 2012	1		
Eastcombe St. Margarets Close Torquay Devon TQ1 4NR	P/2012/0499	Conversion of existing building to 2 No self contained properties. Proposals include infill to form new entrance lobby, creation of new window and door opening within the existing external walls and new boundary fence to rear garden	Tue 28 Aug 2012	1		
66 Moor Lane Torquay Devon TQ2 8PJ	P/2012/0441	New detached dwelling and vehicular access, within the grounds	Tue 28 Aug 2012	1		
Land Adjacent To 2 Woodland Park Paignton Devon TQ3 2ST	P/2012/0825	Variation of condition 9 to application P/2005/0941 (allowed on appeal) for proposed dwelling within curtilage of 2 Woodland Park - open light to replace fixed light window	Mon 03 Sep 2012		1	
Flat 38 New Esplanade Court Esplanade Road Paignton Devon TQ4 6BG	*P/2012/0544	Change of use from holiday to residential	Mon 03 Sep 2012		1	
72 Kenwyn Road Torquay Devon TQ1 1LY	P/2012/0726	Rear extension and internal alterations to form 2 flat units	Wed 05 Sep 2012	2		
21 Pennsylvania Road Torquay Devon TQ1 1NX	P/2012/0779	Conversion of existing building into 2 flats	Thu 06 Sep 2012	1		
Rutland Lodge 448 Babbacombe Road Torquay Devon TQ1 1HW	P/2012/0774	Certificate of lawfulness for an existing lawfulness commencement of development on site for 3 letting units	Thu 06 Sep 2012	3		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
St Lukes Motor Garage St. Lukes Road Torquay Devon TQ2 5NX	P/2012/0763	Redevelopment to form 2 residential units	Fri 14 Sep 2012	2		
58 New Esplanade Court Esplanade Road Paignton Devon TQ4 6BG	P/2012/0880	Certificate of lawfulness for an existing change of use from holiday accommodation to permanent residential	Wed 19 Sep 2012		1	
Land Adjacent To 81 Lancaster Drive Paignton Devon TQ4 7RP	P/2011/1269	Formation of 2 detached dwelling houses with vehicular and pedestrian access	Thu 20 Sep 2012		2	
10 The Manor House Apartments Seaway Lane Torquay Devon TQ2 6PS	P/2012/0445	Variation of condition to application P/2003/0521/PA - change of use from holiday let to permanent residential occupancy	Fri 21 Sep 2012	1		
54 Dartmouth Road Paignton Devon TQ4 5AN	P/2012/0866	Change of use from guesthouse to residential	Tue 25 Sep 2012		1	
104 Newton Road Torquay Devon TQ2 7AB	P/2012/0501	Conversion of ground floor to residential flat (previously veterinary practice)	Tue 02 Oct 2012	1		
2 Wayside Brixham Devon TQ5 8PY	P/2012/0680	Single storey side extension to form an independent disabled living space	Thu 04 Oct 2012			1
Short Preston Brixham Road Paignton Devon TQ4 7BA	P/2011/1276	Construction of bungalow with vehicle access	Thu 04 Oct 2012		1	
39 Abbey Road Torquay Devon TQ2 5NQ	P/2012/0901	Change of use of lower ground floor to flat (shop on ground floor)	Thu 04 Oct 2012	1		
2 Clennon Lane Torquay Devon TQ2 8HH	P/2011/0582	Demolition of bungalow and replace with 2 houses with vehicular access; alter access onto Isaacs Road	Mon 08 Oct 2012	1		
83 Ellacombe Church Road Torquay Devon TQ1 1LN	P/2012/0898	Conversion of lower ground floor to form a one bedroom residential apartment	Mon 08 Oct 2012	1		
73 Blatchcombe Road Paignton TQ3 2JY	P/2012/0692	Attached three bedroom property with amenity space	Tue 09 Oct 2012		1	
Unit 4 Vista Apartments 17 Alta Vista Road Paignton Devon TQ4 6DA	P/2012/0914	Variation of condition 1 to application P/2003/1605 to change from holiday let to permanent residential	Thu 18 Oct 2012		1	
36 Winner Street Paignton Devon TQ3 3BQ	P/2012/0963	Change of use of rear of shop to self contained flat	Thu 18 Oct 2012		1	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
81 Kingsway Avenue Paignton Devon TQ4 7AB	P/2012/0978	Conversion of existing pet grooming premises (Use Class A2) to a single residential ground floor flat with 2 bedrooms	Thu 18 Oct 2012		1	
85 & 87 Kingsway Avenue Paignton Devon TQ4 7AB	P/2012/0979	Conversion of 2 existing retail units to 2 residential ground floor flats	Thu 18 Oct 2012		2	
79 Padacre Road Torquay Devon TQ2 8QQ	P/2012/0685	Dwelling	Fri 19 Oct 2012	1		
St. Marys Church Methodist Church Milton Street Brixham UK TQ5 0BX	P/2012/0748	Demolition works; conversion of Church and hall into 2 number dwellings each with 4 bedrooms	Wed 24 Oct 2012			2
Land North Of Edginswell Lane Adjacent To Wayside Cottage Edginswell Torquay Devon	P/2012/0996	Formation of 3 detached houses with vehicle/pedestrian access	Wed 24 Oct 2012	3		
89 Davies Avenue Paignton Devon TQ4 7AW	P/2012/0986	Alterations and extensions to form granny flat	Mon 29 Oct 2012		1	
Half Acre York Road Paignton Devon TQ4 5NN	P/2012/0967	Bungalow in curtilage of Half Acre	Thu 01 Nov 2012		1	
41 Sherwell Lane Torquay Devon TQ2 6BG	P/2012/0920	Change of use of lower ground floor to form flat	Mon 05 Nov 2012	1		
46 Ash Hill Road Torquay Devon TQ1 3JD	P/2012/0821	Demolition of existing garage building and replacement with a single dwelling with car parking and amenity space - revised scheme to previous approval P/2010/0056/PA	Tue 13 Nov 2012	1		
20 Church Street Paignton Devon TQ3 3AF	P/2012/0975	Conversion of lower ground floor into self contained flat	Fri 16 Nov 2012		1	
Denby House 3 Belle Vue Road Paignton Devon TQ4 6ES	P/2012/1081	Alterations to change flats 1 and 2 from holiday apartments into one full time residential unit and replace timber sash windows with UPVC units.	Wed 21 Nov 2012		1	
Denby House 3 Belle Vue Road Paignton Devon TQ4 6ES	P/2012/1082	Alteration to change flats 3 and 4 from holiday apartments to use as one full time residential unit	Wed 21 Nov 2012		1	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Land Off Shakepeare Close (Rear Of 2-14 Shakepeare Close And Rear Of 76 - 86 Queensway) Torquay Devon TQ2 6DA	P/2012/0762	Formation of one single storey 2 bedroom dwelling	Thu 22 Nov 2012	1		
Aberfeldy Upper Braddons Hill Road Torquay Devon TQ1 1QE	P/2012/0999	Demolish existing garage and build a new domestic dwelling on the site.	Thu 29 Nov 2012	1		
Land Off Church Road To The Rear Of 20 & 22 & Side Of 18A & 36 Church Road: Rear Of Cashabac & Sunnyhome & Homing Jacks Lane Barton Torquay Devon TQ2 8PN	P/2012/0846	Formation of dwelling	Wed 12 Dec 2012	1		
Middle Blagdon Farm Barns Middle Blagdon Lane Paignton Devon TQ3 3YE	P/2012/1177/8	Repair and conversion of range of former agricultural buildings to 4 residential units, construction of 3 new garages and new access road within the site	Thu 20 Dec 2012		4	
Plot 53 Rock End Avenue Torquay Torbay TQ1 2DH	P/2012/0582	New single storey dwelling with vehicular and pedestrian access	Thu 03 Jan 2013	1		
4 Marcombe Road Torquay Devon TQ2 6LL	P/2012/0813	Alterations to existing basement level to form single storey flat roof extension and change of use to self contained apartment with new front access	Thu 03 Jan 2013	1		
10 Cliff Road Paignton Devon TQ4 6DG	P/2012/1138	Extension and creation of a new dwelling unit with vehicular and pedestrian access	Wed 16 Jan 2013		1	
300 Dartmouth Road Paignton Devon TQ4 6LH	P/2012/1071	Formation of new dwelling in grounds of existing plot with vehicle access	Thu 17 Jan 2013		1	
71 Fore Street Brixham TQ5 8AG	P/2012/1141	Reconstruction of building which was destroyed by fire to form a retail shop on the ground floor a store and staff facilities on the first floor and residential accommodation on the second and third floors	Thu 17 Jan 2013			2

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Allways Teignmouth Road Torquay TQ1 4TA	P/2012/0743	New dwelling in grounds of existing property with new improved entrance and vehicular/pedestrian access	Mon 21 Jan 2013	1		
Land Adjacent To 4 David Road Paignton Devon TQ3 2QE	P/2012/1294	Construction of three bedroom dwelling with vehicular and pedestrian access	Thu 24 Jan 2013		1	
62 Broadsands Avenue Paignton Devon TQ4 6JW	P/2012/1211	Alterations, extensions and conversion into 2 dwellings with vehicular and pedestrian access	Wed 30 Jan 2013		1	
25 Gibson Gardens Paignton Devon TQ4 7AJ	P/2012/0631	Change of use of site office and maintenance building at 25 Gibson Gardens to residential accommodation, and to create a single dwelling within the grounds of this property and the adjacent house at 20 Gibson Drive; formation of vehicle access	Fri 01 Feb 2013		2	
Land Adjacent Brunswick Heights Museum Road Torquay TQ1 1DW	P/2012/0334	Construction of two 2 bedroom mews-style houses with car parking spaces	Mon 04 Feb 2013	2		
1 Pillar House Pillar Avenue Brixham Devon TQ5 8LN	P/2012/1289	Extension over existing dwelling to form 2 bedroom maisonette - resubmission of application P/2010/0842	Mon 04 Feb 2013			1
Treetops Great Hill Road Torquay Devon TQ2 8JS	P/2012/1310	Addition of a new front door and porch in a location different to that granted under previous application P/2011/0399, to facilitate separation of one dwelling into two as granted approval in that application .Widening of driveway by removal of low stone-faced bank, to ease access off highway.	Thu 07 Feb 2013	1		
10A Woodville Road Torquay Devon TQ1 1LP	P/2012/1199	Formation of lodge house	Mon 18 Feb 2013	1		
47 Parkhill Road Torquay Devon TQ1 2AR	P/2012/0767	Proposed demolition of existing dwelling and construction of 5 new terrace houses with parking.	Mon 25 Feb 2013	4		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
The Patch Bascombe Road Brixham TQ5 0JW	P/2013/0006	Extend time limit - dwelling in curtilage - application P/2009/1178	Thu 28 Feb 2013			1
4 Palace Avenue Paignton Devon TQ3 3HA	P/2012/0665	Change of use of building from offices to 3 one bed and 1 two bed flats alterations to rear elevation and new pedestrian access to Totnes Road	Mon 11 Mar 2013		4	
Annandale 12 Belle Vue Road Paignton Devon TQ4 6ER	P/2012/1095	Formation of an additional residential coach house unit with amenity space and revised car parking layout	Tue 12 Mar 2013		1	
Rear Of 12-14 Follafield Park Brixham Devon TQ5 0AD	P/2012/1230	Formation of dwelling (revised scheme to lapsed approval P/2009/0646/PA)	Tue 12 Mar 2013			1
Casita 33 Hillesdon Road Torquay TQ1 1QQ	P/2013/0102	Extend time limit -Removal of detached garage; formation of unit of residential accommodation - used in conjunction with Casita - application P/2010/0006	Wed 13 Mar 2013	1		
Unit 10 Sunhill Apartments 19 Alta Vista Road Paignton Devon TQ4 6DA	P/2013/0112	Removal of condition 1 to application P/2003/0571/PA and condition 1 to application P/2004/0038/PA to change from holiday let to residential permanent use.	Wed 13 Mar 2013		2	
Land Adjacent 39 Carlton Road Torquay Devon TQ1 1LZ	P/2012/1140	Formation of 2 bedroom house	Wed 20 Mar 2013	1		
Year Totals (2012/13)				79	54	17
				Torbay Total		150

1 April 2013 to 31 March 2014						
Flat 5 Strathmore Apartments Scarborough Road Torquay Devon TQ2 5UG	P/2013/0004	Certificate of lawfulness for an existing use of flat 5 as permanent fully residential apartment	Wed 03 Apr 2013	1		
107 Coombe Lane Torquay Devon TQ2 8EA	P/2011/1159 P/2013/0060	Construction of 2 semi attached dwellings and a detached garage with	Fri 05 Apr 2013	2		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
		vehicular and pedestrian access in grounds of 107 Coombe Lane				
12 Rowcroft Road Paignton Devon TQ3 2RE	P/2012/1202	Formation of dwelling for letting purposes with vehicle and pedestrian access	Mon 08 Apr 2013		1	
34 Fore Street Brixham Devon TQ5 8DZ	P/2012/0890	Change of use to first floor office into residential dwelling	Tue 09 Apr 2013			1
Rear Of 13 And 13A Ilsham Road Torquay Devon TQ1 2JG	P/2013/0021	Proposed alterations and extension to garage to create a dwelling	Tue 09 Apr 2013	1		
Coach House Bronshill Road Torquay Devon TQ1 3HD	P/2012/1322	Use as two ground floor flats (retrospective)	Tue 09 Apr 2013	2		
12 Monastery Road Paignton Devon TQ3 3BU	P/2011/0689	Formation of dwelling with vehicular and pedestrian access on land adjoining 12 Monastery Road	Thu 11 Apr 2013		1	
38 Petitor Road Torquay Devon TQ1 4QF	P/2013/0055	Formation of dwelling and garage	Thu 11 Apr 2013	1		
Post Office Castle Circus Post Office 6 - 8 Tor Hill Road Torquay Devon TQ2 5RA	P/2012/0343	Conversion of first and second floor offices to two self contained flats.Reinstatement of stairs and front door on Tor Hill Road	Mon 15 Apr 2013	2		
2 Fore Street Brixham Devon TQ5 8DS	P/2012/0911	Demolition of 2 and 2A Fore Street; junction realignment and replace with 2 ground floor retail units and 2 first floor apartments	Tue 16 Apr 2013			2
2 Colin Road Paignton Devon TQ3 2NR	P/2013/0176	Alteration and change of use from guest house to 2 residential apartments	Fri 26 Apr 2013		2	
9 Stoneacre Close Brixham Devon TQ5 9RN	P/2012/0722	2 storey dwelling with vehicular/pedestrian access	Thu 09 May 2013			1
4 Gollands Brixham Devon TQ5 8JX	P/2013/0080	Formation of bungalow with 2 bedrooms to side garden of 4 Gollands	Thu 09 May 2013			1
69 Upton Road Torquay Devon TQ1 4AJ	P/2013/0277	Certificate of lawfulness for existing use as 3 residential dwellings	Thu 09 May 2013	2		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
141A St. Marychurch Road Torquay TQ1 3HW	P/2013/0298	Proposed Use as 2 Flats to first Floor	Thu 09 May 2013	1		
Land Adj 130 Teignmouth Road Torquay Devon TQ1 4EX	P/2012/0595 P/2012/0968	Removal of existing garage and construction of a detached cottage on the formal garage site. The existing car park to be retained together with the pedestrian & vehicular access via the car park (P/2012/0595). Proposed pair of semi detached houses and garages inclusive of off road parking/turning (P/2012/0968)	Thu 09 Aug 2012 Fri 10 May 2013	2		
3 Edinburgh Villas Upton Road Torquay Devon TQ1 4AD	P/2013/0092/3	Subdivision of the existing property into 2 houses, to include internal and external minor alterations and repair works.	Thu 23 May 2013	1		
46 Victoria Street Paignton Devon TQ4 5DS	P/2013/0279	Conversion of upper accommodation into 3 self contained flats	Thu 06 Jun 2013		2	
Sea Point Rest Home 14 Adelphi Road Paignton Devon TQ4 6AW	P/2013/0262	Conversion of existing care home into 5 residential apartments with vehicular access	Tue 11 Jun 2013		5	
Plot Curtilage 2 Wheatlands Road Paignton Devon TQ4 5HU	P/2012/1168	Formation of bungalow with garage, car parking with vehicular and pedestrian access	Thu 13 Jun 2013		1	
Pedlars Patch Cottage Knick Knack Lane Brixham Devon TQ5 9LW	*P/2013/0224	Change of use from holiday to residential	Mon 17 Jun 2013			1
20 Marcombe Road Torquay Devon TQ2 6LL	P/2013/0425	Change of use from single dwelling to dwelling house and independent ground floor flat	Thu 20 Jun 2013	1		
9 Orchard Close Brixham Devon TQ5 9QA	P/2013/0274	Formation of new dwelling	Thu 20 Jun 2013			1
The Annexe, Cliff House 15 Madrepore Road Torquay Devon TQ1 1EY	P/2013/0310	Use of the Annexe as a separate unit of Residential Accommodation	Fri 21 Jun 2013	1		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
58 Torbay Road Paignton Devon TQ4 6AL	P/2013/0269	Proposed conversion to form two apartments at the rear of 58 Torbay Road	Thu 27 Jun 2013		2	
Land Adj. 4 Greenover Road Brixham Devon TQ5 9LY	P/2013/0568	Alterations to internal layout and fenestration Non material amendment to P/2011/0550 - Formation of 2 semi detached dwelling houses with vehicle access on site adjacent to 4 Greenover Road (affects the setting of a listed building)	Thu 27 Jun 2013			2
25 Roundham Road Paignton Devon TQ4 6DN	P/2012/1354	Change of use of one holiday unit to residential; Internal alterations to turn 6 holiday units in to one full residential unit.	Wed 17 Jul 2013		2	
Flat 17 Strathmore Apartments Scarborough Road Torquay Devon TQ2 5UG	P/2013/0576	Certificate of lawfulness for an existing use of flat 17 as permanent fully residential apartment	Tue 23 Jul 2013	1		
Flat 18 Strathmore Apartments Scarborough Road Torquay Devon TQ2 5UG	P/2013/0579	Certificate of lawfulness for an existing use of flat 18 as permanent fully residential apartment	Tue 23 Jul 2013	1		
Firsleigh Higher Warberry Road Torquay Devon TQ1 1RY	P/2013/0042	Erection of a dwelling with vehicular and pedestrian access to Sutherland Road on land adjacent to Firsleigh	Thu 25 Jul 2013	1		
Carlton Stores 39 Carlton Road Torquay Devon TQ1 1LZ	P/2013/0478	Proposed Conversion of Disused Shop into a 2 Bedroom Flat.	Fri 26 Jul 2013	1		
2 Whidborne Close Torquay Devon TQ1 2PF	P/2012/0896	Extension and change of use to form 2 No houses	Mon 29 Jul 2013	1		
6 Church Street Torquay Devon TQ2 5SQ	P/2013/0652	House divided into two flats	Tue 06 Aug 2013	1		
43 Mallock Road Torquay Devon TQ2 6AD	P/2013/0666	Part Change of Use of Ground Floor From Hairdressing Salon to Residential And Two Storey Side Extension Creating Enlarged Living Accommodation	Fri 09 Aug 2013	1		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
84 Babbacombe Road Torquay Devon TQ1 3SW	P/2012/0816	Conversion of existing commercial premises to form 3 residential units	Wed 14 Aug 2013	3		
97 Hookhills Road Paignton Devon TQ4 7NH	P/2013/0412	Demolition of outhouse. Conversion and extension to form "Granny Flat".	Wed 14 Aug 2013		1	
Cary Cottage Cockington Lane Torquay Devon TQ2 6XA	P/2013/0105	Conversion of existing barn into habitable accommodation	Mon 19 Aug 2013	1		
Woodah 377 Babbacombe Road Torquay Devon TQ1 3TB	P/2012/1103	Formation of new house in grounds of existing house with vehicular and pedestrian access off Lydwell Park Road	Tue 20 Aug 2013	1		
The Yews 22 Barum Close Paignton Devon TQ3 2AX	P/2013/0204	Formation of dwelling within curtilage of property	Wed 21 Aug 2013		1	
Pavor Farmhouse 15 Fore Street Barton Torquay Devon TQ2 8BE	P/2013/0688/9	Partial reconstruction and extension to derelict grade II listed farmhouse building to create 2 no. 4-bedroom dwellings, with new vehicular access on to Fore Street and associated car parking	Fri 23 Aug 2013	2		
30 James Avenue Paignton Devon TQ3 3LZ	P/2013/0300	Proposed Dwelling, Extension to previous approval P/2005/0463/PA	Fri 06 Sep 2013		1	
18 Victoria Street Paignton Devon TQ4 5DN	P/2013/0770	Change of use from B1A (Office) to C3 (Residential)	Fri 06 Sep 2013		4	
187 Union Street Torquay Devon TQ1 4BY	P/2013/0273	Conversion of lower ground floor area into a garden flat	Thu 19 Sep 2013	1		
65A St. Edmunds Road Torquay Devon TQ1 3QE	P/2013/0175	Formation of dwelling to replace workshop with vehicle and pedestrian access	Mon 23 Sep 2013	1		
8 Haytor Avenue Paignton Devon TQ4 7BY	P/2011/0983 P/2013/0543	Demolition of garage and construction of a new domestic dwelling on site with vehicular access (P/2011/0983) Detached three bedroom house (P/2013/0543).	Wed 25 Apr 2012 Wed 25 Sep 2013		1	
9B Southfield Road Paignton Devon TQ3 2SW	P/2013/0408	Change of use from office use to residential use	Wed 25 Sep 2013		1	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
4 Sandringham Gardens Paignton TQ3 1JA	P/2013/0573	Use as 3 residential flats	Mon 30 Sep 2013		2	
Eastleys 3 New Road Brixham Devon TQ5 8LZ	P/2013/0830/1	Change of use from office accommodation to single dwelling	Thu 03 Oct 2013			1
40 Magdalene Road Torquay Devon TQ1 4AF	P/2012/1205	Conversion of ancillary accommodation to form 2 self contained residential apartments - retrospective	Thu 03 Oct 2013	2		
20A Dartmouth Road Paignton Devon TQ4 5AQ	P/2013/0893	Change of use of first floor from office (B1) to residential flat (C3a) Change of use of ground floor from shop (A1) to office (B1)	Wed 09 Oct 2013		1	
Montpellier House Montpellier Road Torquay Devon TQ1 1BJ	P/2013/0930	Conversion of offices to a single residential dwelling	Wed 09 Oct 2013	1		
Chiseldon House Chiseldon Hill Brixham Devon TQ5 9QS	P/2013/0927	Detached dwelling with garage. Detached garage for the use of the existing dwelling	Wed 16 Oct 2013			1
8A Lower Park Southfield Road Paignton Devon TQ3 2SN	P/2013/0676	Use of granny flat as separate unit	Mon 21 Oct 2013		1	
Royal National Mission To Deep Sea Fisherman Overgang Road Brixham Devon TQ5 8AR	P/2013/0940	Change of use from Fisherman's Mission to cafe/restaurant, dwelling, offices/meeting room and accommodation for visiting pilots.	Tue 22 Oct 2013			1
Land Adj. Barholme York Road Torquay TQ1 3SG	P/2013/0884	Non material amendment to P/2011/0764 (Demolition of timber shed/chalet and construction of new dwelling with vehicular access (Revised plans 1.10.12)) - Changes to fenestration; removal of ventilators over doors; removal of canopy to Eastern elevation	Wed 23 Oct 2013	1		
351 Torquay Road Paignton Devon TQ3 2BT	P/2013/0973	Change of use from offices to two dwellings	Thu 24 Oct 2013		2	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Carlton Manor Flat 2, 9 Roundham Road Paignton Devon TQ4 6EZ	P/2013/0757	Variation of condition to allow residential use	Thu 24 Oct 2013		1	
Southerly Warren Road Torquay Devon TQ2 5TN	P/2013/0998	Conversion/sub-division of existing dwelling to form 2no. dwellings	Thu 24 Oct 2013	1		
Pumping Station Middle Street Brixham TQ5 8ER	P/2013/0846	Erection of four storey building comprising four 2-bedroom flats, following demolition of former water pumping station building	Fri 25 Oct 2013			1
46 Tor Hill Road Torquay Devon TQ2 5RT	P/2013/0983	Change of use from office to residential dwellings	Wed 30 Oct 2013	1		
2 & 4 Cavern Mews Cavern Road Brixham Devon TQ5 9DQ	P/2012/1112/3	Extend time limit - formation of 3 cottages at rear; alterations to form bathroom/bedrooms at second floor (to number 2); retention of stone walls - application P/2008/0499/PA	Fri 01 Nov 2013			3
Coombe Court Hotel 67 Babbacombe Downs Road Torquay Devon TQ1 3LP	P/2012/1212	Demolition of outbuildings at rear; formation of self contained accommodation for disabled persons; basement access, replacement conservatory and windows	Fri 01 Nov 2013	1		
Flat 9 17 Alta Vista Road Paignton TQ4 6DA	P/2013/0647	Variation of condition 1 to application P/2003/1605 to allow permanent residential occupation	Fri 01 Nov 2013		1	
152 Avenue Road Torquay Devon TQ2 5LQ	P/2013/0924	Two Flats	Wed 06 Nov 2013	1		
21 Quinta Close Torquay Devon TQ1 3RW	P/2013/0658	Erection of dwelling for letting purposes	Thu 07 Nov 2013	1		
Birds Haven Avenue Road Torquay TQ2 5LS	P/2013/0259	Formation of new dwelling on land adjacent to No. 1 Birdshaven (see also P/2015/0408)	Tue 12 Nov 2013	1		
Land Adjoining 16,17 & 18 Hyfield Gardens Torquay	P/2013/0645	Extension of time limit of previously Approved Application P/2010/0278 - Formation of dwelling & detached garage	Tue 12 Nov 2013	1		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
6 Milton Street Brixham Devon TQ5 0BX	P/2013/1065	Change of use of store & redundant rooms to form additional flat (at rear)	Tue 12 Nov 2013			1
Sunbury Court Sunbury Hill Torquay TQ1 3EA	P/2013/0756	Change of use and conversion of ancillary storage building to dwelling with amenity space and off-street parking.	Thu 14 Nov 2013	1		
Viewpoint Kingskerswell Road Torquay TQ2 8JT	P/2013/0852	Proposed single dwelling with car parking, use of existing vehicular access and amenity space in land curtilage of 'Viewpoint'	Fri 15 Nov 2013	1		
2/2A Seaway Road Paignton Devon TQ3 2NY	P/2013/0947	Formation of 1 bedroom flat in loft space.	Mon 25 Nov 2013		1	
Curtilage Of 1 Mount Hermon Road Torquay Devon TQ1 1NF	P/2013/1062	2-bed single-storey starter dwelling	Fri 29 Nov 2013	1		
Broadsands House Bascombe Road Brixham Devon TQ5 0JZ	P/2013/0360	Extension of time limit for implementation of approved scheme for the demolition of building and erection of 5 dwellings.	Thu 05 Dec 2013			4
105 Preston Down Road Paignton Devon TQ3 1DS	P/2013/1111	Alterations, ground and first floor extensions to provide additional accommodation - granny flat with roof extensions and terrace at rear (Variation of Condition 01 ref P/2011/1254 - Revised Location of Internal Door)	Wed 11 Dec 2013		1	
Land Adjacent 45 Stanley Gardens Paignton TQ3 3NX	P/2013/0740	Detached house and associated access/on site parking.	Thu 12 Dec 2013		1	
12/13 Orcades Hotel Esplanade Road Paignton TQ4 6EB	P/2013/1115	Extension and alterations to existing detached owners' annexe to form 2 owners' annexes.	Mon 16 Dec 2013		1	
The Cottage 8 Thurlow Park Torquay Devon TQ1 3EH	P/2013/1126	Certificate of lawfulness for use as separate dwelling	Wed 18 Dec 2013	1		
The Old Barn Edginswell Lane Torquay Devon TQ2 7JF	P/2013/0402/3	Conversion of redundant Grade II Listed barns to form 3 dwellings	Fri 20 Dec 2013	3		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
1 + 1A Wellington Road Torquay Devon TQ1 3BA	P/2013/1142	Conversion of shop into a flat; external alterations including access; and alterations to internal layout of existing flats	Fri 20 Dec 2013	1		
Casa Blanca Ilsham Marine Drive Torquay Devon TQ1 2HT	P/2013/1178	Variation of condition 3 (Materials) - Proposed revised wording to condition - planning reference P/2009/0758 (Revisions to previous approval ref P/2008/0979 for 2 replacement dwellings).	Mon 06 Jan 2014	1		
1-3 Manor Crescent Paignton Devon TQ3 2TN	P/2013/1224	Change of use of residential care home (Use Class C2) to five dwelling houses (Use Class C3), with external alterations and car parking	Mon 06 Jan 2014		5	
Land R/o 2-14 Shakespeare Close Torquay Devon TQ2 6DA	P/2013/1251	Single storey two bedroom dwelling (see P/2013/1251 for detailed approved)	Mon 06 Jan 2014	1		
Land Adjacent To Newton Road Edginswell Torbay	P/2013/1239	Construction of a public house/family restaurant (Use Class A4) with managers accommodation (Use Class C3) and staff facilities at first floor level plus car parking, landscaping and all associated development	Thu 09 Jan 2014	1		
3 Warwick Close Torquay Devon TQ1 3TH	P/2013/1290	Semi Detached Dwelling With Vehicular/Pedestrian Access (Revision to P/2010/1017 (- extension of time application following grant of original permission P/2007/1278/PA)	Thu 09 Jan 2014	1		
Old Town Hall New Street Paignton Devon TQ3 3HL	P/2013/1237	Conversion of offices to residential use (Class J)	Thu 09 Jan 2014		1	
Daleside Court Lincombe Drive Torquay Devon TQ1 2HH	P/2011/0062	Demolition of the existing building (arranged as 5 flats) and formation of 7 new apartments with vehicular and pedestrian access	Fri 10 Jan 2014	2		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Grounds Of Milton House Milton Street Brixham Devon TQ5 0AS	P/2012/0600	Proposed two dwellings with garage & carports and with all associated works and fittings	Fri 10 Jan 2014			1
Land Adj. 53 Borough Park Road Paignton Devon TQ3 3TZ	P/2013/0560	Proposed New Dwelling (Revised Drawings Received)	Mon 20 Jan 2014		1	
Royal Standard 68 Hele Road Torquay TQ2 7PR	P/2013/0919	Proposed change of use from public house to 2 no. two bedroom flats	Wed 22 Jan 2014	2		
118 Westhill Road Torquay Devon TQ1 4N	P/2013/1193	Alterations and extensions to rear to form 2 flats (retrospective)	Fri 24 Jan 2014	2		
Anchor Cafe 97 St. Marychurch Road Torquay Devon TQ1 3HL	P/2013/0545	Change of use of cafe to 2 bedroom self-contained flat.	Wed 29 Jan 2014	1		
100 Lutyens Drive Paignton Devon TQ3 3LU	P/2013/1317	Conversion of detached garage to habitable use	Tue 04 Feb 2014		1	
Castor Lodge 36 Castor Road Brixham Devon TQ5 9PY	P/2013/1129	Erection of 2 no. 2 bedroom semi-detached houses, with separate garage block and associated parking and driveway	Wed 05 Feb 2014			2
The Old Scout Hall Melville Street Torquay Devon TQ2 5SS	P/2013/1315	Conversion of derelict hall into three dwelling units.	Wed 05 Feb 2014	3		
16 Braddons Hill Road East Torquay Devon TQ1 1HA	P/2013/1255	Change of use from one dwelling to one residential flat and one holiday flat (resubmission of P/2013/0636)	Tue 11 Feb 2014	1		
Unit 8 Vista Apartments 17 Alta Vista Road Paignton TQ4 6DA	P/2013/1281	Variation of condition 1 to application P/2003/1605 to change holiday let to permanent residence	Tue 11 Feb 2014		1	
20 Upton Hill/2 St James Road Torquay Devon TQ1 3AZ	P/2013/1359	Conversion of laundrette with flat over to 2 no. 2-bed flats and 1-bed cottage	Fri 14 Feb 2014	2		
Yalberton Farm House, Yalberton Road Paignton Devon TQ4 7PE	P/2013/1371/2	Application for conversion an existing outbuilding/stone barn from agricultural to residential holiday let use. Change of use for a private weaving studio to allow	Fri 14 Feb 2014		1	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
		small scale business use.				
Land Adjacent To 79 Glebeland Way Torquay TQ2 7RG	P/2013/0808	Construction of a pair of split level semi-detached houses with associated parking	Mon 17 Feb 2014	2		
83 Brantwood Drive Paignton Devon TQ4 5HY	P/2013/1377	Self-contained annexe extension to create ancillary accommodation	Tue 18 Feb 2014		1	
45 Bolton Street Brixham Devon TQ5 9BZ	P/2013/0702	Change of use of ground floor shop and maisonette over to form 3 no. self-contained flats, with external alterations and rear extension	Mon 24 Feb 2014			2
11 Holwell Road Brixham Devon TQ5 9NE	P/2014/0057	Formation of dwelling (with existing access off Beverley Rise) (Removal of Condition 1 to approval P/20110168 - Development Now Complete -and Variation of Condition 2 to P/2011/0168 - Landscaping Works Now Complete)	Mon 24 Feb 2014			1
Land Between 70 And 72 Hoxton Road And Rear Of 49 To 59 Princes Road West Torquay Devon	P/2012/1270	Formation of 2 houses with car parking and vehicular/pedestrian access at rear of 57 Princes Road West	Tue 25 Feb 2014	2		
Tor Haven 97 King Street Brixham Devon TQ5 9TH	P/2013/0913	Extension of time (re P/2010/0248) - change of use from hotel to 4 residential flats	Wed 26 Feb 2014			3
56A St. Marychurch Road Torquay Devon TQ1 3JE	P/2013/1098	Erection of rear ground and lower ground floor extension to provide 1 bed extra care unit, new care bedrooms and staff room. Erection of lower ground and ground floor side extension to create kitchen and utility room. Conversion of bedrooms on first floor to provide 4 Self contained extra care units.	Tue 04 Mar 2014	4		
130 Blatchcombe Road Paignton Devon TQ3 2JS	P/2013/0428	Proposed new dwelling	Wed 05 Mar 2014		1	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Land Off Montserrat Rise Scotts Meadow Torquay Devon TQ2 7GP	P/2013/0462	Erection of two 2 storey detached dwelling houses with associated access and parking (integral garages) (in outline)	Fri 07 Mar 2014	2		
Courtlands Rawlyn Road Torquay Devon TQ2 6PL	P/2013/0755	Division of existing single unit into two separate units including new window on North East Elevation and a new low level fence.	Fri 14 Mar 2014	1		
Beach Borough Old Mill Road Torquay Devon TQ2 6PP	P/2013/1352	Demolition of existing dwelling and provision of two dwellings.	Fri 14 Mar 2014	1		
83 Kingsway Avenue Paignton Devon TQ4 7AB	P/2014/0112	Conversion of existing retail unit to residential ground floor flat	Fri 14 Mar 2014		1	
First Floor At Imperial House 50 - 52 Torwood Street Torquay Devon TQ1 1DT	P/2014/0042	Change of Use from Offices (B1) to 3no. Flats (C3)	Wed 19 Mar 2014	3		
42 Palace Avenue Paignton Devon TQ3 3HF	P/2014/0138	Change of use from Class B1 to Class C3-Single residential unit	Thu 27 Mar 2014		1	
87 Ilsham Road Torquay Devon TQ1 2JF	P/2014/0007	Construction of rear first floor extension and sub division of existing property to form additional dwelling	Fri 28 Mar 2014	1		
Flat 1st Flr 8 - 9 Braddons Hill Road West Torquay Devon TQ1 1BG	P/2014/0088	Change of use of offices to residential (Class J proposal)	Fri 28 Mar 2014	1		
Year Totals (2013/14)				86	51	30
				Torbay Total		167

1 April 2014 to 31 March 2015						
Grounds Off 1 Southfield Road Paignton Devon	P/2012/0984	Extend time limit - formation of 3 dwellings with altered access drive and pedestrian/vehicular access - application P/2009/0574/PA	Tue 01 Apr 2014		3	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
163 Maidenway Road Paignton Devon TQ3 2PT	P/2012/0629	Formation of dwelling with garage, parking and vehicular/pedestrian access	Tue 01 Apr 2014		1	
Craig Ilsham Marine Drive Torquay Devon TQ1 2HT	P/2013/1202	Formation of 5no. apartments with vehicular parking (Re-Submission of P/2013/0258)	Tue 01 Apr 2014	5		
50 Belmont Road Torquay Devon TQ1 1NE	P/2014/0084	Extension to form new dwelling	Tue 01 Apr 2014	1		
Land To Rear Of 71 King Street Off North View Road TQ5 9TT	P/2013/1348	Proposed new residential unit adjacent to Bay View Steps, Brixham	Wed 02 Apr 2014			1
6 Clifton Terrace Madrepore Road Torquay Devon TQ1 1EZ	P/2014/0020	Use of property as 3 flats	Tue 08 Apr 2014	2		
33 -35-Bolton Street Brixham TQ5 9BZ	P/2014/0004	Change of use of storerooms to form 4 no. flats at first and second floor levels	Wed 09 Apr 2014			4
25 Torwood Street Torquay Devon TQ1 1ED	P/2013/0986	Change of use from tea room (A3) dwelling (C3)	Thu 10 Apr 2014	1		
145 North Boundary Road Brixham TQ5 8LA	P/2014/0082	Erection of a bungalow	Thu 10 Apr 2014			1
Apartment 13 Belvedere 37 Marine Drive Paignton Devon TQ3 2NS	P/2012/1091	Variation of condition to application P/2000/1231 to change from holiday home to residential (varying conditions that restrict occupancy to allow full residential use and status)	Tue 15 Apr 2014		1	
Former Day Nursery Barum Close Paignton Devon TQ3 2AX	P/2014/0160	Approval of appearance, landscaping, layout and scale in relation to construction of a pair of semi detached dwellings. Reserved Matters for P/2013/0745	Thu 17 Apr 2014		2	
10 Eugene Road Paignton Devon TQ3 2PQ	P/2013/1277	Convert roof space to form additional flat	Thu 17 Apr 2014		1	
8 Eugene Road Paignton Devon TQ3 2PQ	P/2013/1276	Conversion and extension to provide 5 Flats with parking	Thu 17 Apr 2014		4	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Land At Plym Close Torquay	P/2013/1308	Outline consent -dwelling house and associated parking (access only)	Thu 24 Apr 2014	1		
First & Second Floors Barclays Bank Chambers Fore Street St. Marychurch Torquay Devon TQ1 4PR	P/2014/0235	Conversion of Offices (B1a) into 3 x residential Flats (C3)	Tue 29 Apr 2014	3		
Frognel Hall Hotel Higher Woodfield Road Torquay Devon TQ1 2LD	P/2013/0872	Change of use to form four apartments, external alterations and construction of 2 no. car ports.	Thu 08 May 2014	4		
4 Dendy Road Paignton Devon TQ4 5DB	P/2012/0964	Change of use and extension to form 3 residential dwellings	Wed 14 May 2014		3	
RavenHurst Ruckamore Road Torquay Devon TQ2 6HF	P/2014/0233	Divide the property to create a new house to the rear.	Wed 14 May 2014	1		
11 Chatsworth Road Torquay Devon TQ1 3BJ	P/2014/0264	Extension and conversion to create a one bed dwelling unit at the rear of the property	Mon 19 May 2014	1		
Oddicombe Hall Babbacombe Downs Road Torquay Devon TQ1 3LF	P/2014/0287	Dwelling house	Thu 22 May 2014	1		
24 Barton Hill Road Torquay Devon TQ2 8JH	P/2011/0262	Formation of 2 semi detached houses with car parking and landscaping (In Outline)	Thu 29 May 2014	2		
7 Ilsham Road Torquay Devon TQ1 2JG	P/2014/0328	Change of use from Office (B1a) to Residential class	Thu 29 May 2014	5		
100 - 102 Belgrave Road Torquay Devon TQ2 5HZ	P/2014/0218	First floor residential flat	Thu 05 Jun 2014	1		
Palm Deane 6 Midvale Road Paignton Devon TQ4 5BD	P/2014/0245	New cottage in grounds of existing premises	Thu 12 Jun 2014		1	
Capelle House Braddons Hill Road West Torquay Devon TQ1 1BG	P/2011/0031	Demolition works and construction of 3 terrace houses with 2 bedrooms	Fri 13 Jun 2014	2		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Cedar Hire, Unit 1 Cedar Road Paignton TQ3 2DB	P/2014/0244	Change of use from commercial to residential with demolition of existing hire shop to replace with two residential units. Revision of previous application ref. P/2013/1338	Thu 19 Jun 2014		2	
73 Fore Street Barton Torquay Devon TQ2 8BP	P/2014/0373	Detached dwelling in curtilage. Single storey extension to form store. Resubmission of P/2013/1337.	Thu 19 Jun 2014	1		
Edginswell Hall Edginswell Lane Torquay Devon TQ2 7JF	P/2014/0388 P/2014/0390	Alterations, redevelopment and refurbishment to improve and maintain the existing listed building and its grounds; formation of two additional dwellings by subdividing the hall into a total of three separate dwellings (Variation of Condition P1 to P/2011/0654 - MMA to floor plans, roof, external landscaping and accesses)	Fri 20 Jun 2014	2		
Yews Barum Close Paignton Devon TQ3 2AX	P/2013/1003	Erection of a dwelling (resubmission p/2013/0204)	Fri 20 Jun 2014		1	
Plot Adj. Roundham House Roundham Road, Paignton TQ4 6ER	P/2013/1152	Proposed new dwelling to include new fence and gate to northern boundary of site	Mon 23 Jun 2014		1	
Plot 7 Fishcombe Cove Brixham TQ5 8RA	P/2014/0356	Reconstruction of block to provide four apartments; in form, height and materials previously approved in over-cladding planning application (P/2011/1204	Tue 24 Jun 2014			4
22 Collaton Road Torquay Devon TQ2 7HH	P/2013/0890	Four bedroom house	Wed 25 Jun 2014	1		
Block 8 Fishcombe Cove Brixham TQ5 8RA	P/2014/0248	Construction of block to provide four apartments; in form, height and materials previously approved in over-cladding planning application (P/2011/1204) over a revised footprint	Fri 27 Jun 2014			4

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
		to an historic extant permission to provide four holiday apartments.				
The Beresford Hotel 5 Adelphi Road Paignton Devon TQ4 6AW	P/2014/0425	Change of use from hotel (Use Class C1) with owner's accommodation to 5 self-contained flats (Use Class C3), with external alterations to the building (Variation of condition P1 of P/2013/0721 - MMA to site plan, floor plans and elevations)	Fri 27 Jun 2014		4	
22 Adelphi Road Paignton Devon TQ4 6AW	P/2014/0103	Works and use of the building as 6 residential flats without compliance to conditions imposed on P/1984/1555 and P/1988/2626	Thu 03 Jul 2014		5	
81A Moor Lane Torquay Devon TQ2 8PJ	P/2014/0429	Certificate of lawfulness for the existing use of the building as a residential detached two-storey one bedroom dwelling	Fri 04 Jul 2014	1		
35 & 37 Hatfield Road Torquay Devon TQ1 3HF	P/2011/0281	Change of use from offices to two separate dwellings	Wed 16 Jul 2014	2		
17 Edinburgh Road Brixham Devon TQ5 9PH	P/2014/0500	Demolition of attached storage / secondary entrance block and erection of separate two storey dwelling to the side (West) elevation.	Wed 16 Jul 2014			1
72 Primley Park Paignton Devon TQ3 3JX	P/2013/1204	Proposed new dwelling adjacent	Fri 08 Aug 2014		1	
Land At 97 King Street Brixham Devon TQ5 9TH	P/2014/0538	Demolition of garage and erection of new dwelling adjacent to Ranscombe Steps and rear of 97 King Street, Brixham	Thu 14 Aug 2014			1
25 Seaway Road Paignton Devon TQ3 2NX	P/2014/0636	Change of use from dry cleaners to residential 2 bedroom flat	Thu 21 Aug 2014		1	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Curtilage Of 61 Glebeland Way Torquay Devon TQ2 7SL	P/2014/0661	Proposed Dwelling (Re Submission of revised scheme)	Thu 21 Aug 2014	1		
Land Adjacent To Hunters Moon Upton Manor Road Brixham Devon TQ5 9QX	P/2014/0419	Erection of dwelling with associated access and parking (Re-Submission of P/2013/0727)	Fri 22 Aug 2014			1
The Old Coach House St. Lukes Road Torquay TQ2 5NX	P/2014/0609	Proposed conversion of ground floor store into 2 bedroom flat	Tue 26 Aug 2014	1		
Meldon Dartmouth Road Brixham Devon TQ5 0LB	P/2014/0237	Construction of 2 x 3 bedroom 2-storey bungalows (Re Submission of P/2014/0110)	Wed 10 Sep 2014			2
17 Hyde Road Paignton Devon TQ4 5BW	P/2014/0710	Change of use of two storey extension currently under construction from previously granted B1 use to residential accommodation forming 3 residential self contained flats	Thu 11 Sep 2014		3	
First And Second Floors 10 Fore Street St. Marychurch Torquay Devon TQ1 4NE	P/2014/0561	Change of use from offices (Use Class A2) to two flats and external alterations	Tue 16 Sep 2014	2		
10 - 12 Palace Avenue Paignton Devon TQ3 3HA	P/2014/0740	Prior approval of proposed change of use from Office (B1) to residential (C3)	Tue 16 Sep 2014		2	
26 Mount Pleasant Road Brixham Devon TQ5 9RP	P/2014/0689	Change of Use from house to two 2-bedroom flats.	Wed 17 Sep 2014			1
25 Grosvenor Road Paignton TQ4 5AZ	P/2014/0651	Change of use from residential care home to 4 cottages (Resubmission of application P/2014/0150)	Wed 17 Sep 2014		4	
38 Great Headland Crescent Paignton Devon TQ3 2DX	P/2013/0894	Detached dwelling with vehicular and pedestrian access. 2 car spaces for the use of the existing dwelling	Wed 17 Sep 2014		1	
15 Newton Road Torquay Devon TQ2 5DB	P/2012/1231	Formation of 4 flats in site curtilage (In Outline) Revised scheme	Wed 17 Sep 2014	4		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
15 The Manor House Apartments Seaway Lane Torquay Devon TQ2 6PS	P/2014/0819	Formation of additional flat	Wed 24 Sep 2014	1		
Land Rear Of 16-20 Alpine Road (inc. Adj. Garage Block) Torquay Devon TQ1 1RE	P/2013/1326	Demolition of garage block, redevelopment with 3 no. houses and associated car parking	Mon 06 Oct 2014	3		
98 Newton Road Torquay Devon TQ2 7AB	P/2014/0703	Change of use of dental surgery (Class D1) to 3 bed residential house (Class C3)	Tue 07 Oct 2014	1		
Brunswick House 3 Teignmouth Road Torquay Devon TQ1 4DB	P/2014/0798 P/2014/0809	Demolition of stores and formation of new dwelling,	Tue 14 Oct 2014	1		
Marlow Hotel 23 Belgrave Road Torquay Devon TQ2 5HU	P/2014/0773	Conversion to 5 apartments; Demolition of rear wing	Thu 16 Oct 2014	5		
Flat 14 Maxton Lodge Rousdown Road Torquay Devon TQ2 6PB	P/2014/0864	Use of Flat 14 as a permanent residential unit - Removing Condition B to remove the month of closure ref condition B of original planning permission P/1981/1452	Tue 21 Oct 2014	1		
Flat 9 Maxton Lodge Rousdown Road Torquay Devon TQ2 6PB	P/2014/0865	Use of Flat 9 as a permanent residential unit - Removing condition B to remove the month of closure ref condition B of original planning permission P/1981/1452	Tue 21 Oct 2014	1		
Land Adjacent To 8 Lindfield Close Torquay TQ2 7PH	P/2013/1316	Proposed detached dwelling on land adjacent to 8 Lindfield Close	Wed 22 Oct 2014	1		
20A Bolton Street Brixham Devon TQ5 9DH	P/2014/0506	Change of use from shop to dwelling	Wed 22 Oct 2014			1
196 - 198 Teignmouth Road Torquay Devon TQ1 4SD	P/2014/0867	Change form B1 (Offices) to C3 (Residential)	Mon 03 Nov 2014	4		
Pine Trees Cottage Lower Warberry Road Torquay Devon TQ1 1QS	P/2013/0948	Formation of new dwelling in garage/store	Tue 04 Nov 2014	1		
Womack Elberry Lane Brixham	P/2014/0917	New dwelling	Tue 11 Nov 2014			1

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Devon TQ5 0JQ						
25 Hyde Road Paignton Devon TQ4 5BW	P/2014/0945	Change of use of part existing retail unit to form single one bedroom dwelling	Tue 11 Nov 2014		1	
11 Warefield Road Paignton Devon TQ3 2BH	P/2014/0978	Demolition and reconstruction of outbuilding to form ancillary accommodation	Tue 11 Nov 2014		1	
13 Greenway Road Brixham Devon TQ5 0LR	P/2014/0181	Proposed Dwelling house and new access from Orchard Close	Thu 13 Nov 2014			1
Country House 62 Ellacombe Road Torquay Devon TQ1 3AT	P/2010/0907	Formation of 5 dwellings in the grounds with vehicular access	Thu 20 Nov 2014	5		
Rock House Rockhouse Lane Torquay Devon TQ1 4SX	P/2012/0567	Construction of new dwelling in kitchen garden to South of Rock House and conversion and extension of existing stable block into dwelling house to North of Rock House including schedule of work for repairs to roof.	Fri 21 Nov 2014	2		
Bona Vista Holiday Park Totnes Road Paignton Devon TQ4 7PY	P/2014/0884	Change of use of 3 x former holiday let flats accommodation to form a 2 bedroom domestic dwelling	Tue 09 Dec 2014		1	
Former Garage Crown And Anchor Way Paignton	P/2014/0956	Formation of 3 new dwellings	Mon 15 Dec 2014		3	
Land Curtilage Of 130 Blatchcombe Road Blatchcombe Paignton TQ3 2JS	P/2014/1086	Construction of a detached dwelling	Fri 19 Dec 2014		1	
44 Abbey Road Torquay TQ2 5NH	P/2014/1091	Conversion of single dwelling into two dwellings to include new porch	Thu 22 Jan 2015	1		
Land At Waterside Road Paignton Devon	P/2014/0045	3 No. Detached dwellings and associated access/parking provision	Fri 23 Jan 2015		3	
Stoodley Knowle School Ansteys Cove Road Torquay Devon TQ1 2JB	P/2014/1018	Construction of two new dwellings within the site curtilage, illustrating appearance, external landscaping, site layout and dwelling layouts (reserved	Thu 29 Jan 2015	2		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
		matters following outline approval P/2011/1245)				
63 Berry Head Road Brixham Devon TQ5 9AA	P/2014/1065	Conversion and extension of one dwelling to form 3 residential flats (Revised Plan Received)	Fri 30 Jan 2015			2
Flats 1-6 19 Chatsworth Road Torquay Devon TQ1 3BJ	P/2014/1134	Lawful use as self contained flats numbers 1 to 6	Tue 03 Feb 2015	5		
34A Ilsham Road Torquay Devon TQ1 2JD	P/2014/1001	New dwelling	Thu 05 Feb 2015	1		
314 Torquay Road Paignton Devon TQ3 2DZ	P/2013/1123	Demolition of existing single skin construction store, alterations to existing retail premises and first floor flat and erection of single storey extension forming new ground floor flat incorporating part of existing retail area.	Wed 11 Feb 2015		1	
Harbour Mews Holiday Apartments Adelphi Lane Paignton Devon TQ4 6AS	P/2014/0994	Removal of Condition 1 from previous planning permission P/1982/0759 - Occupancy from 16th March to 14th January.	Fri 13 Feb 2015		2	
Land Adj No. 7 (playground) Glebeland Way Torquay Devon TQ2 7RP	P/2014/0704	Construction of one split level 4-bedroom detached house with associated parking	Mon 16 Feb 2015	1		
41-43 Barton Avenue Paignton Devon TQ3 3JG	P/2013/1376	Proposed Bungalow within the curtilage	Wed 25 Feb 2015		1	
United Reformed Church 15 Dartmouth Road Paignton Devon TQ4 5AD	P/2014/1157	Conversion of church hall into five residential apartments and demolition of external brick built boiler room	Mon 09 Mar 2015		5	
13 - 17 Laburnum Street Torquay Devon TQ2 5SF	P/2014/1243	Change of use of public house with owners flat to 1no dwelling house and 2 flats	Fri 27 Mar 2015	2		
Land Between 101 And 105 Penwill Way Paignton Devon TQ4 5JN	P/2014/0588	Erection of one detached dwelling house (Re-Submission P/2013/0566)	Fri 27 Feb 2015		1	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
228 Dartmouth Road Paignton Devon TQ4 6LQ	P/2014/1000	Formation of a detached dwelling	Tue 31 Mar 2015		1	
5-7 Ilsham Road Torquay TQ1 2JG	P/2015/0103	Variation of condition 7 pursuant to P/2014/0827 (2 new Dwellings and Change of use from A3 (Restaurants & Cafes) to A1 (Shop) and also from part,C3 (Dwelling house) to A1 (Shop)) - hours of operation of shop.	Thu 19 Mar 2015	2		
50 Esplanade Court Esplanade Road Paignton Devon TQ4 6BG	P/2015/0006	Change of use from holiday accommodation to permanent residential	Fri 20 Mar 2015		1	
County Hotel 52/54 Belgrave Road Torquay Devon TQ2 5HS	P/2014/0909	Change of use from former Hotel to 8 x holiday letting apartments with 2 x full residential use apartments on the top floor.	Fri 27 Mar 2015	2		
Year Totals (2014/15)				87	63	25
				Torbay Total		175

1 April 2015 to 31 March 2016						
Ground Floor Of Lemon Tree Cottage Ben Venue Middle Warberry Road Torquay Devon TQ1 1RS	P/2015/0107	Use of ground floor of Lemon Tree Cottage, Ben Venue as a self-contained dwelling	Thu 02 Apr 2015	1		
Post Office 28 St. Michael's Road Paignton Devon TQ4 5LR	P/2015/0080	To convert ground floor of building (A1) to one bedroom flat (C3)	Wed 08 Apr 2015		1	
53 Cumber Drive Brixham Devon TQ5 8RW	P/2015/0136	Demolition of existing extension and erection of dwelling with parking	Thu 09 Apr 2015			1
Alpine Inn 1 Hillesdon Road Torquay Devon TQ1 1QQ	P/2014/1141	Change of approved window/door arrangement to side and rear (re P/2014/0654 Convert the existing pub in two dwellings and demolish the rear	Mon 13 Apr 2015	2		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
		extension).				
Rear Of 8 To 14 Castor Road Brixham TQ5 9PY	P/2014/1264	Proposed change of use from Storage units and Boxing Club and partial demolition of redundant outbuildings and conversion and extension of existing Stone Barn to form 2 Residential Units	Tue 14 Apr 2015			2
Land Adjacent Marble Court Parkfield Road Torquay Devon TQ1 4DX	P/2014/1255	Erection of 4 residential units	Tue 14 Apr 2015	4		
35 Lower Polsham Road Paignton Devon TQ3 2AU	P/2015/0126	Change of use from Public house to 2 residential dwellings	Fri 17 Apr 2015		2	
62 Victoria Park Road Torquay Devon TQ1 3QJ	P/2015/0194	Construction of a new bungalow in the rear garden of the property. Services connections, highway access and off road parking for both the new and existing property.	Fri 24 Apr 2015	1		
66 Upper Headland Park Road Paignton Devon TQ3 1JF	P/2014/1269	Construction of detached dwelling	Fri 24 Apr 2015		1	
30 St. Marychurch Road Torquay Devon TQ1 3HY	P/2015/0163	Change of use from dwelling house to 4 flats (retrospective).	Fri 24 Apr 2015	3		
19 Higher Furzeham Road Brixham Devon TQ5 8QP	P/2015/0207	Change of use from shop to residential unit	Wed 29 Apr 2015			1
Brixham Holiday Park Fishcombe Road Brixham Devon TQ5 8RB	P/2015/0167	Use of three holiday apartments as dwelling houses without any limitation on occupancy.	Tue 05 May 2015			3
Rear Of 80 Belgrave Road Torquay Devon TQ2 5HZ	P/2015/0193	Demolition of store and formation of cottage with car parking (as revised by plans received 01.05.2015)	Thu 07 May 2015	1		
32 Drake Avenue Torquay Devon TQ2 6JL	P/2014/1273	Detached three bedroom house with garage, off street parking & amenity space	Thu 07 May 2015	1		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
South Devon Upholstery Castle Lane Torquay Devon TQ1 3AN	P/2013/1148	The conversion of a redundant upholstery workshop into two no. 2 bedroom flats (Re-Submission of P/2013/0814)	Fri 08 May 2015	2		
99 Warbro Road Torquay Devon TQ1 3PS	P/2015/0185	Change lower ground floor offices B1 (as per P/1992/1164) back to residential use C3.	Wed 13 May 2015	1		
Arlington House Home for the Elderly Kents Road Torquay TQ1 2NN	P/2015/0249	Conversion to 6 flats (retrospective) (resubmission of P/2011/0027)	Tue 26 May 2015	5		
Wavecrest Court Flats 3 & 4 85 Bolton Street Brixham TQ5 9JD	P/2015/0137	Use as 2 x residential flats	Wed 27 May 2015			2
26 Grosvenor Road Paignton Devon TQ4 5AY	P/2015/0331	Change of use from former residential care home, conversion of terraced house to 4 residential self-contained flats (basement flat is existing) (Resubmission of application P/2013/0233)	Wed 27 May 2015		4	
18 Church Street Paignton Devon TQ3 3AF	P/2015/0338	Create a separate flat in the current basement area	Fri 29 May 2015		1	
Woodlands Little Preston Road Brixham Road Paignton Devon TQ4 7BA	P/2013/1311	Detached bungalow with garage (Re-Submission of P/2013/0995 - amended scheme)	Wed 10 Jun 2015		1	
Flats A and B 280 Teignmouth Road Torquay Devon TQ1 4RW	P/2015/0309	Use of flats A and B as 2 separate residential units	Wed 10 Jun 2015	2		
Little Priors Teignmouth Road Torquay Devon TQ1 4SQ	P/2014/0961	New dwelling and all ancillary works and drainage	Wed 17 Jun 2015	1		
35 Lower Polsham Road Paignton Devon TQ3 2AU	P/2015/0253	Erection of two detached dwellings	Wed 17 Jun 2015		2	
93 Fore Street St. Marychurch Torquay TQ1 4PZ	P/2014/0967	Change of use from office and extension to form ground floor flat with extension	Thu 18 Jun 2015	1		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Stapleton House 15 New Road Brixham Devon TQ5 8LZ	P/2015/0233	Conversion to 3 flats (Re-Submission P/2014/0492)	Thu 25 Jun 2015			2
Fernicombe Windmill Adj To Windmill Cottage Windmill Lane Paignton TQ3 1AA	P/2015/0052	Conversion and change of use of the Fernicombe Windmill to a single residential unit, erection of new roof structure and single storey extension.	Thu 25 Jun 2015		1	
40 Ben Jonson Close Torquay Devon TQ2 6BT	P/2015/0349	Proposed new Dwelling	Thu 25 Jun 2015	1		
Site Curtilage Of Little Preston Brixham Road Paignton Devon TQ4 7BA	P/2015/0385	Cert of lawfulness - Formation of bungalow (Amendment - Extended dates for Site Notice)	Wed 01 Jul 2015		1	
Brook Cottage 2 Manor Crescent Paignton Devon TQ3 2TN	P/2015/0342	Convert single dwelling to two dwellings. Replace single storey extension with two storey extension.	Wed 01 Jul 2015		1	
30 Winner Street Paignton Devon TQ3 3BJ	P/2015/0259	Part demolition to rear, alterations and conversion to 3 flats. Alterations to shop front. Formation of 2 dwellings to rear.	Fri 03 Jul 2015		5	
21 Torbay Road Paignton Devon TQ4 6AA	P/2015/0208	The proposal seeks to retain the Ground floor shop and convert the two floors above into four residential flats.	Thu 16 Jul 2015		4	
41 Woodville Road Torquay Devon TQ1 1LT	P/2015/0527	Demolition of utility room and garage and formation of dwelling	Tue 21 Jul 2015	1		
37 Fore Street Brixham Devon TQ5 8AA	P/2015/0513	Alteration to shopfront. Change of use of part of A1 (shops) to residential to allow a separate access to the residential unit above.	Thu 23 Jul 2015			1
35-37 Hatfield Road Torquay Devon TQ1 3BW	P/2015/0602	Prior notification of change of use from Office Use (B1) to dwelling house (C3)	Tue 04 Aug 2015	1		
Orchard Road (rear Of 13 - 15 Hoxton Road) Torquay Devon TQ1 1JE	P/2014/1300	Formation of cottage and granny annexe (Re-submission of P/2012/0469)	Thu 06 Aug 2015	2		
24 Tor Hill Road Torquay Devon TQ2 5RD	P/2014/1175	Change of use of upper two floors from office space to 4 self-contained flats; minor external alterations	Fri 07 Aug 2015	4		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
18 St. James Road Torquay Devon TQ1 4AZ	P/2015/0621	Certificate of Lawfulness for the use of building split into 2 x no. residential flats	Mon 17 Aug 2015	1		
2 Osney Avenue Paignton Devon TQ4 5HA	P/2015/0496	Proposed Detached Bungalow in the grounds of 2 Osney Avenue, Paignton, Devon, TQ4 5HA	Mon 17 Aug 2015		1	
Glenroy Hotel 10 Bampfylde Road Torquay Devon TQ2 5AR	P/2015/0346	Change of use from hotel to two dwellings; partial demolition and alterations to rear (as revised by plans received 26.06.2015)	Wed 26 Aug 2015	1		
Land R/O 47 Stoke Gabriel Road Stoke Gabriel Road Brixham Devon TQ5 0NH	P/2015/0276	Conversion of existing garage and stores to dwelling (resubmission of P/2014/0756)	Thu 27 Aug 2015			1
Collingwood 38 Braddons Hill Road East Torquay Devon TQ1 1HB	P/2015/0616	Re-submission of P/2012/0416 to form additional apartment and balcony at roof level	Fri 28 Aug 2015	1		
107 Roselands Drive Paignton Devon TQ4 7BT	P/2014/0575	Construction of a 3 bedroom residential dwelling in the grounds of 107 Roselands Drive	Wed 02 Sep 2015		1	
28A Thatcher Avenue Torquay Devon TQ1 2PD	P/2015/0563	Formation of dwelling (retrospective); proposed external pool, garden building and boundary treatment	Wed 09 Sep 2015	1		
31 Loxbury Road Torquay Devon TQ2 6RS	P/2015/0171	To erect a single detached dwelling within curtilage of Sunnyvale, involving the demolition of the existing garage and the erection of two new garages.	Fri 11 Sep 2015	1		
Oakleigh Beauty Clinic Cary Park Torquay Devon TQ1 3NH	P/2015/0576	Change of use from clinic to private dwelling	Mon 14 Sep 2015	1		
Valetta 28 Kents Road Torquay Devon TQ1 2NL	P/2015/0727	Rebuild side extension with garage under (Re-Submission of P/2014/0698)	Wed 23 Sep 2015	1		
80 Bolton Street Brixham Devon TQ5 9DS	P/2015/0597	Alterations and change of use from shop to residential	Wed 23 Sep 2015			1

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
55 Victoria Road Torquay Devon TQ1 1HX	P/2015/0683	Conversion of retail shop unit into residential use (as revised by plans received 17.09.2015)	Tue 29 Sep 2015	1		
1 Fortescue Road Paignton Devon TQ3 2DA	P/2015/0778	Conversion of three-bed apartment to 2 no. one-bed studios	Fri 02 Oct 2015		1	
157 Northfields Lane Brixham Devon TQ5 8RH	P/2015/0438	Formation of 2 single storey dwellings	Thu 08 Oct 2015			2
9 Lower Ellacombe Church Road Torquay Devon TQ1 1JH	P/2015/0220	Part demolition of flat roof extension and formation of attached dwelling (revised by plans received 02.06.2015)	Wed 14 Oct 2015	1		
Land Adj 7 Glebeland Way and 1 Hemsbroke Court Torquay	P/2015/0696	Detached four bedroom split level property with off street parking & amenity space	Wed 14 Oct 2015	1		
1 Hele Road Torquay Torbay TQ2 7PP	P/2015/0658	Use of property as three self contained flats.	Fri 16 Oct 2015	2		
1 Coombe Lane Torquay Devon TQ2 8DY	P/2015/0859	Conversion of attached garage to form living accommodation	Thu 22 Oct 2015	1		
75 Upton Road Torquay TQ1 4AJ	P/2013/0908	Formation of dwelling	Thu 22 Oct 2015	1		
Electricity Substation Adjacent Charlwood Court Chilcote Close Torquay TQ1 4PU	P/2015/0867	Demolition of redundant substation building and enclosure and construction of 4 new flats (Resubmission)	Thu 29 Oct 2015	4		
2-8 Cambridge Road Torquay Devon TQ1 4QN	P/2015/0503	Internal and external alterations to existing terrace to form eight self contained dwelling units from four existing dwelling units (as revised by plans received 08.10.2015).	Thu 29 Oct 2015	4		
Cowley Moor St. Matthias Church Road Torquay Devon TQ1 2JH	P/2015/0450	Change of use from attached swimming pool and gym building with double garage to self contained detached single dwelling with double garage and new double garage to be used in conjunction with 'Cowley Moor'	Mon 09 Nov 2015	1		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Land Rear Of 200 - 208 Teignmouth Road Torquay Devon TQ1 4RX	P/2015/0459	Formation of 2 flats	Wed 11 Nov 2015	2		
4 Shirburn Road Torquay Devon TQ1 3JH	P/2015/0540	Use as 5 flats	Wed 11 Nov 2015	4		
104 Forest Road Torquay Devon TQ1 4JY	P/2015/0850	Conversion of residential property into 2 self contained flats (Re-submission of P/2014/1152)	Wed 25 Nov 2015	1		
101 Fore Street St. Marychurch Torquay Devon TQ1 4PZ	P/2015/0952	Demolition of rear single storey buildings Conversion of ground floor to residential use. New rear extension containing two dwelling units.	Thu 10 Dec 2015	3		
Cockington Mill Cockington Lane Cockington Torquay TQ2 6XA	P/2015/1004	Alterations and change of use from A1 (shops) and A3 (restaurants and cafes) to A3 (restaurants and cafes) and C3 (dwelling houses).	Mon 21 Dec 2015	1		
5 Locarno Avenue Paignton Devon TQ3 2DH	P/2015/1103	Certificate of Lawfulness for two self-contained flats	Mon 04 Jan 2016		1	
41 Parkfield Road Torquay TQ1 4AL	P/2015/1093	Cert of lawfulness for a maisonette and a flat.	Mon 04 Jan 2016	1		
2 Courtland Road Paignton Devon TQ3 2AB	P/2015/0303	Demolition of part of building and erection of three terraced dwelling houses	Fri 15 Jan 2016		3	
39 Burrige Road Torquay Devon TQ2 6LZ	P/2015/0782	Conversion of property into two flats	Mon 18 Jan 2016	1		
58 Torbay Road Paignton TQ4 6AL	P/2015/1139	Change of use from Sui Generis to Dwelling (class C3)	Fri 22 Jan 2016		1	
24 Manor Road Paignton TQ3 2HR	P/2015/1066	Change of use from guest house (C1) to residential (C3).	Thu 28 Jan 2016		1	
The Brambles Ridgeway Road Torquay TQ1 2ES	P/2015/1102	Detached single-storey dwelling to the side of the existing property.	Fri 29 Jan 2016	1		
Firsleigh Higher Warberry Road Torquay TQ1 1RY	P/2015/1241	Erection of a dwelling	Fri 12 Feb 2016	1		

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
6 Laburnum Row Torquay Devon TQ2 5QX	P/2015/1271	Use of property as 3 self-contained flats	Wed 10 Feb 2016	2		
Site Of Former Berry Head Garage Berry Head Road Brixham TQ5 9AA	P/2015/0705	Demolition of concrete hardstanding and construction of four dwellings with parking under	Thu 18 Feb 2016			4
Rock House Lodge Rock House Lane Torquay TQ1 4SX	P/2015/1110	New dwelling within the grounds of Rock House, the stable and garage.	Fri 19 Feb 2016	1		
15 The Quay Brixham TQ5 8AW	P/2015/1176	Conversion and change of use of first and second floor restaurant into 2 self contained one bedroom flats	Thu 18 Feb 2016			2
Chelston House Chelston Road Torquay TQ2 6PU	P/2015/1222	Conversion of main house to form 2 dwellings	Wed 17 Feb 2016	1		
The Cottage Windmill Lane Paignton Devon TQ3 1AA	P/2015/0755	Provision of 2 x new 3 bedroom dwellings with garages and associated works	Thu 25 Feb 2016		1	
13 Parkhill Road Torquay Devon TQ1 2AL	P/2015/0548	Change of use from offices to lower ground floor flat and three story maisonette	Fri 11 Mar 2016	2		
2 Badger Close Paignton Devon TQ3 1XA	P/2015/0271	Single detached dwelling house with vehicular and pedestrian access	Wed 16 Mar 2016		1	
Athluain Nut Bush Lane Torquay TQ2 6LF	P/2016/0031	Change of use from business (Physiotherapy Clinic) to residential	Fri 18 Mar 2016	1		
39 Totnes Road Paignton TQ4 5LA	P/2016/0060	Conversion of existing building to form 2 flats with a new two storey extension and new roof to existing rear extension.	Thu 17 Mar 2016		2	
10 Windsor Road Torquay TQ1 1TD	P/2016/0001	Division of existing 1st floor flat into 2 flats Division of existing ground floor flat into 2 flats	Thu 24 Mar 2016	2		
87A Abbey Road Torquay TQ2 5NN	P/2016/0032	Use as dwelling	Tue 22 Mar 2016	1		
2 Goodstone Way Paignton Devon TQ4 7BX	P/2015/0133 P/2016/0097	Side and Rear Extension and part conversion of existing garage and outbuilding forming granny annexe (Re Submission of P/2015/0133)	Thu 31 Mar 2016		1	

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
			Year Totals (2015/16)	82	38	22
				Torbay Total		142

Summary:

Approved Planning Applications of 5 units or less

Address	Planning Application	Description	Date Approved	Net Yield		
				Torquay	Paignton	Brixham
Prior to 1 April 2012				Excluded	Excluded	Excluded
1 April 2012 to 31 March 2013				79	54	17
1 April 2013 to 31 March 2014				86	51	30
1 April 2014 to 31 March 2015				87	63	25
1 April 2015 to 31 March 2016				82	38	22
			Year Totals	334	206	94
				Torbay Total		634

Appendix 4

Paignton's identified housing land supply: 1 April 2015 – 31 March 2030

This Appendix provides detail to the **Basic Conditions Statement** (BCS) that accompanies the Neighbourhood Plan. The BCS includes the location plan of all sites listed together with a summary table of the detailed year by year figures contained in this Appendix. The same site numbering is used throughout as in the Local Plan or planning application number where not included in the Local Plan.

This Appendix is in 2 Parts.

Part 1: provides information about each site considered (**Pages 82 – 90**):

- 'SHLAA' and Local Plan EiP 5 year supply status
- Expected yield and planning consent status
- Brownfield or Greenfield status
- Sustainability and HRA status

Part 2: identifies the conclusion reached on the likely delivery period and for ease of reference uses a 'traffic light' colouring (**Pages 90 – 100**):

Green sites accepted by the Local Plan Examination Inspector to be deliverable in Plan period 4-8 (2015/16 -2020/21), to which the excess 'Windfall' sites with planning permission of Appendix 3 have been added;

Yellow sites that qualify as NPPF47 'deliverable' and 'developable' over the next 10 years (to 2026/27);

Red sites that are NPPF47 'broad locations' (beyond 10 years) because they will take longer to bring forward having regard to infrastructure needs which the adopted Local Plan has recognised exist. This includes Habitat Regulation Assessment (HRA) required at 'project' level (i.e. planning application stage) and for some sites a bespoke Greater Horseshoe Bat Mitigation Plan required by Local Plan Policy SS2 and referred to further in the voluntary **Sustainability Appraisal** that accompanies the Neighbourhood Plan.

Part 2 totals of this Appendix show that sites already identified by the Local Plan and recent planning consents will be sufficient to meet Local Plan period 6-10 and a NPPF47 rolling 5 year supply thereafter until at least the first and second adopted Local Plan Major Review dates of 2020/21 and 2025/26 respectively.

This also assumes no downward revision of housing supply becomes necessary if net job growth still fails to materialise, which would then mean the supply will last for longer, as recognised in the adopted Local Plan. The totals of this Appendix also take no account of the extra supply now available from the increase in existing homes vacant for longer than 6 months (see Table 2.4.4) which the Local Plan notes represent 'a wasted resource' that can be used to meet need (LP para. 4.5.39).

Appendix 4 – Paignton’s housing land supply: 1 April 2015 – 31 March 2030

Part 1 – Site information

LP / NP Site Ref	Location	Comment	SHLAA site	PH 21 site	Net Yield	With PP	Waiting for PP	Without PP	Brownfield	Greenfield	SA Screened	HRA Screened
Town Centre & Seafront (SPD2)												
CDSP10	Former Library, Courtland Rd	P/2013/0324 - 38 units permitted 14.02.2014. On site 2015	Yes	Yes	38	38		-	38	-	Yes (LP)	Yes (PP)
PNPH11	Crossways Shopping Centre	Town Centre Masterplan SPD site - adopted 01.06.2015	Yes	-	150	-		150	150	-	Yes (LP)	Yes (LP)
PNPH14	Corner of Hyde Rd / Torbay Rd	Town Centre Masterplan SPD site - adopted 01.06.2015	Yes	-	50	-		50	50	-	Yes (LP)	Yes (LP)
SHLAA Deliverable Urban												
P/2014/0803	2 Courtland Rd	Permitted 15.01.15 - change of use and extension. On site 2016	No	Yes	15	15		-	15	-	No	Yes (PP)
CDSP11	10 Palace Avenue	P/2010/ 1227 - permitted flats 14.11.2011	Yes	-	9	9		-	9	-	Yes (LP)	Yes (PP)
P/2013/1128	Montana, 10 Belle Vue Rd	P/2013/1128 - flats permitted 21.11.2013.	Yes	-	6	6		-	6	-	Yes (LP)	Yes (PP)
PNPH9	Lyndhurst, Lower Polsham Rd	LP site for residential subject to Neighbourhood Plan.	Yes	-	12	-		12	12	-	Yes (LP)	Yes (LP)
PNPH15	4 Palace Ave	LP site for residential subject to Neighbourhood Plan.	Yes	-	6	-		6	6	-	Yes (LP)	Yes (LP)

LP / NP Site Ref	Location	Comment	SHLAA site	PH 21 site	Net Yield	With PP	Waiting for PP	Without PP	Brownfield	Greenfield	SA Screened	HRA Screened
PNPH18	Silverlawns, 31 Totnes Rd	P/2015/0908 - 18 units permitted 21.12.2015. Extra unit permitted 18.08.2016	Yes	-	19	19		-	19	-	Yes (LP)	Yes (PP)
PNPH19	Angleside House, Cleveland Road	LP site for residential subject to Neighbourhood Plan.	Yes	-	24	-		24	24	-	Yes (LP)	Yes (LP)
PNPH21	20 Roundham Rd	LP site for residential subject to Neighbourhood Plan.	Yes	-	10	-		10	10	-	Yes (LP)	Yes (LP)
SHLAA Constrained Urban												
PNPH12	Lighthouse, Esplanade Rd	LP site for residential subject to Neighbourhood Plan - NP assumes post 2nd Review to encourage mix with seafront tourism use at ground floor level.	Yes	-	20	-		20	20	-	Yes (LP)	Yes (LP)
PNPH13	Victoria Square MSCP	Town Centre Masterplan SPD site - adopted 01.06.2015 (161 units) NP assumes smaller site (60 units) post 2nd Review in light of flood, sewerage and parking capacity elements.	Yes	-	60	-		60	60	-	Yes (LP)	Yes (LP)
PNPH16	Station Lane	Town Centre Masterplan SPD site - adopted 01.06.2015 (28 units) NP assumes post 1st Review in light of flood, sewerage and parking capacity aspects.	Yes	-	30	-		30	30	-	Yes (LP)	Yes (LP)

LP / NP Site Ref	Location	Comment	SHLAA site	PH 21 site	Net Yield	With PP	Waiting for PP	Without PP	Brownfield	Greenfield	SA Screened	HRA Screened
PNPH20	Paignton Harbour	Town Centre Masterplan SPD site - adopted 01.06.2015 (45 units) NP assumes smaller site (40 units) post 2nd Review in light of flood, sewerage and parking capacity elements.	Yes	-	40	-		40	40	-	Yes (LP)	Yes (LP)
Non Identified 6+												
CDSP12	Seaford Hotel, 2-4 Stafford Rd	P/2011/1201 allowed 20.09.2012. On site 2015	Yes	Yes	9	9		-	9	-	Yes (LP)	Yes (PP)
CDSP15	Seaford Sands Hotel, 17 Roundham Rd	P/2011/0105 - 14 units permitted 12.09.2012. On site 2015	Yes	Yes	14	14		-	14	-	Yes (LP)	Yes (PP)
P/2016/0585	13-17 Palace Ave	P/2016/0585 - 32 units permitted 12.09.2016.	No	-	32	32		-	32	-	No	Yes (PP)
North & West (SPD3)												
SDP3.1 Preston Down Rd												
PNPH1	Land at Preston Down Rd North	LP site for residential subject to Neighbourhood Plan. NP assumes post 2nd Review in light of biodiversity mitigation, sewerage and job growth elements.	Yes	-	50	-		50	-	50	Yes (LP)	Yes (LP)

LP / NP Site Ref	Location	Comment	SHLAA site	PH 21 site	Net Yield	With PP	Waiting for PP	Without PP	Brownfield	Greenfield	SA Screened	HRA Screened
PNPH2	Land at Preston Down Rd South	LP site for residential subject to Neighbourhood Plan. NP assumes post 2nd Review in light of biodiversity mitigation, sewerage and job growth elements.	Yes	-	50	-		50	-	50	Yes (LP)	Yes (LP)
SDR3.2 Great Parks (Phase 2)												
CDSP3 (a)	Phase 2 (H1.011)	Masterplan adopted 2013. LP allocated as committed.	Yes	Yes	185	-		185	-	185	Yes (LP)	Yes (LP)
CDSP3 (b)	Luscombe Rd (north) (P/2004/1989)	LP allocated as committed. P/2004/1989 - 47 units permitted 16.03.2005. Masterplan adopted 2013.	Yes	-	47	47		-	-	47	Yes (LP)	Yes (LP)
CDSP6 (a)	Phase 2 (P/2012/1074)	Masterplan adopted 2013. LP allocated as committed. P/2012/1074 - 84 units permitted 20.03.2014.	Yes	Yes	84	84		-	-	84	Yes (LP)	Yes (LP)
CDSP6 (b)	Phase 2 (H1.012)	Masterplan adopted 2013. LP allocated as committed.	Yes	Yes	120	120		-	-	120	Yes (LP)	Yes (LP)
PNPH7	Luscombe Rd (south) P/2014/0938	LP site for residential subject to Neighbourhood Plan. P/2014/0938 (68 units) waiting decision.	Yes	-	68	-	68	-	-	68	Yes (LP)	Yes (LP)
SDP3.3 Totnes Rd												

LP / NP Site Ref	Location	Comment	SHLAA site	PH 21 site	Net Yield	With PP	Waiting for PP	Without PP	Brownfield	Greenfield	SA Screened	HRA Screened
FGA SS2.2	Motel / Area A	Collaton St. Mary Masterplan SPD site adopted 25.02.2016. P/2015/0709 (Motel site redev.) - waiting decision.	Yes	-	42	-	42		42	-	Yes (LP)	Yes (LP)
FGA SS2.2	Area B	Collaton St. Mary Masterplan SPD site - adopted 25.02.2016. NP assumes post 2nd Review in light of biodiversity mitigation plan, flood, sewerage, and job growth elements.	Yes	-	130	-		130	-	130	Yes (LP)	Yes (LP)
FGA SS2.2	Area C (excl. Motel /Area A)	Collaton St. Mary Masterplan SPD site - adopted 25.02.2016. NP assumes post 2nd Review in light of biodiversity mitigation plan, flood, sewerage, and job growth elements.	Yes	-	178	-		178	-	178	Yes (LP)	Yes (LP)
FGA SS2.2	Area D	Collaton St. Mary Masterplan SPD site - adopted 25.02.2016. NP assumes post 2nd Review in light of biodiversity mitigation plan, flood, sewerage, and job growth elements.	Yes	-	70	-		70	-	70	Yes (LP)	Yes (LP)

LP / NP Site Ref	Location	Comment	SHLAA site	PH 21 site	Net Yield	With PP	Waiting for PP	Without PP	Brownfield	Greenfield	SA Screened	HRA Screened
FGA SS2.2	Area E	Collaton St. Mary Masterplan SPD site - adopted 25.02.2016. NP assumes post 2nd Review in light of biodiversity mitigation plan, flood, sewerage, and job growth elements.	Yes	-	40	-		40	-	40	Yes (LP)	Yes (LP)
SDP3.4 Yannons / H. Gruit / Devonshire Pk												
CDSP16 (a)	Yannons Farm (T755)	P/2010/0289 permitted 04.10.2011 - 220 units. P/2012/1351 permitted 21.03.2013 - 56 units. 26 units comp, 31 U/C & 163 N/S @ 2015. Council resolution (Aug 2015) to grant permission for remaining land	Yes	Yes	194	194		-	-	194	Yes (LP)	Yes (PP)
CDSP16 (b)	Park Bay / Holly Gruit (T758)	P/2013/0165 permitted 15.05.2013 - 91 units PLUS P/2013/0758 permitted 08.11.2013 - 14 units. 68 complete.	Yes	Yes	37	37		-	-	37	Yes (LP)	Yes (PP)
FGA SS2.3	Yalberton (T843) (P/2014/0983)	P/2014/0983 - 192 units waiting decision.	Yes	-	192	-	192	-	-	192	Yes (LP)	Yes (PP)
FGA SS2.3	Devonshire Park (P/2014/0947)	P/2014/0947 permitted 22.03.2016 - 255 units	Yes	-	255	255		-	255		Yes (LP)	Yes (PP)
SDP3.5 White Rock												

LP / NP Site Ref	Location	Comment	SHLAA site	PH 21 site	Net Yield	With PP	Waiting for PP	Without PP	Brownfield	Greenfield	SA Screened	HRA Screened
CDSP18	(T756a) P/2011/0197 onward	P/2011/0197 outline permitted 21.02.2011 - 350 units, followed by details for 353 units in total - of which 8 completed 2015.	Yes	Yes	345	345		-	-	345	Yes (LP)	Yes (PP)
LDO	Student Accommodation	P/2015/1210 - Part of South Devon College Local Development Order waiting decision.	No	-	120	-	120	-	120	-	Yes (LP)	Yes (PP)
Non Identified 6+												
CDSP8	Kings Ash House (P/2012/1223)	P/2012/1223 permitted 15.03.2013 - 14 units <i>(Building now currently being refurbished for commercial purposes)</i>	Yes	Yes	14	14	-	-	14	-	Yes (LP)	Yes (PP)
Elsewhere in SPD1												
CDSP5	Oldway Mansion and Fernham (T742)	P/2011/0925 permitted 12.09.2012. - 55 complete & 46 not started.	Yes	Yes	46	46		-	-	46	Yes (LP)	Yes (PP)
CDSP9	Former Divisional Police HQ (T744)	P/2011/0324 allowed 20.02.2012. Building demolished.	Yes	Yes	14	14		-	14	-	Yes (LP)	Yes (PP)
CDSP14	Totnes Road Service Station, adj 141	P/2011/0395 permitted 08.12.2011 - 14 units.	Yes	-	14	14		-	14	-	Yes (LP)	Yes (PP)
CDSP17	Marine Pk, Goodrington (T706)	P/2009/1084 & P/2012/1078 - 100 units. 61 complete, 39 U/C @ 2015	Yes	Yes	39	39		-	39	-	Yes (LP)	Yes (PP)

LP / NP Site Ref	Location	Comment	SHLAA site	PH 21 site	Net Yield	With PP	Waiting for PP	Without PP	Brownfield	Greenfield	SA Screened	HRA Screened
CDSP19	R/O 10-16 & 18-20 Gibson Rd (T866)	P/2008/0206 approved 30.04.2009. Details permitted 04.05.2012 - 6 units. On site.	Yes	Yes	6	6		-	6	-	Yes (LP)	Yes (PP)
P/2012/0516	Parkhill House, 1 Southfield Rd	P/2012/0516 approved 04.09.2012 - 12 units.	Yes	-	12	12		-	12	-	No	Yes (PP)
P/2014/1017	Roseville, Marine Gardens	P/2014/1017 - 8 units permitted 31.03.15	No	Yes	8	8		-	8	-	No	Yes (PP)
P/2016/0704	Preston Sands Hotel, 1-12 Marine Parade	P/2016/0704 - 10 units permitted 14.11.16	No	-	10	10		-	10	-	No	Yes (PP)
P/2016/1266	Half Moon PH, 188 Torquay Rd.	P/2016/1266 - 30 units in 3 blocks - awaiting decision.	No	-	10		10	-	10	-	No	Yes (PP)
PNPH3	Vauxhall Garage, Torquay Rd	LP site for residential subject to Neighbourhood Plan.	Yes	-	20	-		20	20	-	Yes (LP)	Yes (LP)
PNPH4	Land at 4-6 Eugene Rd	LP site for residential subject to Neighbourhood Plan.	Yes	-	6	-		6	6	-	Yes (LP)	Yes (LP)
PNPH5	Modern Motoring, Torquay Rd	LP site for residential subject to Neighbourhood Plan.	Yes	-	6	-		6	6	-	Yes (LP)	Yes (LP)
PNPH6	63 Manor Rd	LP site for residential subject to Neighbourhood Plan.	Yes	-	8	-		8	8	-	Yes (LP)	Yes (LP)

LP / NP Site Ref	Location	Comment	SHLAA site	PH 21 site	Net Yield	With PP	Waiting for PP	Without PP	Brownfield	Greenfield	SA Screened	HRA Screened
PNPH8	Land r/o Quarry Terrace, Marldon Rd	LP site for residential subject to Neighbourhood Plan.	Yes	-	8	-		8	8	-	Yes (LP)	Yes (LP)
PNPH23	Land at Intek House (T705)	LP site for residential subject to Neighbourhood Plan.	Yes	-	12	-		12	12	-	Yes (LP)	Yes (LP)
PNPH23	50% of Depot, Borough Rd (T826)	LP site for residential subject to Neighbourhood Plan.	Yes	-	40	-		40	40	-	Yes (LP)	Yes (LP)
PNPH26	Alan Kerr Garage, Brixham Rd	LP site for residential subject to Neighbourhood Plan.	Yes	-	10	-		10	10	-	Yes (LP)	Yes (LP)
PPs (List)	Excess windfalls (5 or fewer) See Appendix 3	With consent.	No	-	46	46		-	46	-	No	Yes (PP)
Paignton SDP1 – NP Totals			-	-	3,080	1,433	432	1,215	1,244	1,836	-	-

46.5%	14.0%	39.4%	40.4%	59.6%
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NP Assessment	3,080	3,080
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LP 2015 Requirement	2,925
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Appendix 4 – Paignton’s housing land supply: 1 April 2015 – 31 March 2030

Part 2 – Estimated delivery period

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year				5 Yr Review				5 Yr Review						
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Town Centre & Seafront (SPD2)																		
CDSP10	Former Library, Courtland Rd	P/2013/0324 - 38 units permitted 14.02.2014. On site 2015	38	38														
PNPH11	Crossways Shopping Centre	Town Centre Masterplan SPD site - adopted 01.06.2015	150								30	30	30	30	30			
PNPH14	Corner of Hyde Rd / Torbay Rd	Town Centre Masterplan SPD site - adopted 01.06.2015	50								25	25						
SHLAA Deliverable Urban																		
P/2014/0803	2 Courtland Rd	Permitted 15.01.15 - change of use and extension. On site 2016	15				15											
CDSP11	10 Palace Avenue	P/2010/ 1227 - permitted flats 14.11.2011	9						9									
P/2013/1128	Montana, 10 Belle Vue Rd	P/2013/1128 - flats permitted 21.11.2013.	6						6									
PNPH9	Lyndhurst, Lower Polsham Rd	LP site for residential subject to Neighbourhood Plan.	12						12									
PNPH15	4 Palace Ave	LP site for residential subject to Neighbourhood Plan.	6						6									

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year				5 Yr Review				5 Yr Review						
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
PNPH18	Silverlawns, 31 Totnes Rd	P/2015/0908 - 18 units permitted 21.12.2015. Extra unit permitted 18.08.2016	19							19								
PNPH19	Angleside House, Cleveland Road	LP site for residential subject to Neighbourhood Plan.	24							24								
PNPH21	20 Roundham Rd	LP site for residential subject to Neighbourhood Plan.	10							10								
SHLAA Constrained Urban																		
PNPH12	Lighthouse, Esplanade Rd	LP site for residential subject to Neighbourhood Plan - NP assumes post 2nd Review to encourage mix with seafront tourism use at ground floor level.	20														20	
PNPH13	Victoria Square MSCP	Town Centre Masterplan SPD site - adopted 01.06.2015 (161 units) NP assumes smaller site (60 units) post 2nd Review in light of flood, sewerage and parking capacity elements.	60														60	

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year				5 Yr Review				5 Yr Review						
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
PNPH16	Station Lane	Town Centre Masterplan SPD site - adopted 01.06.2015 (28 units) NP assumes post 1st Review in light of flood, sewerage and parking capacity aspects.	30									30						
PNPH20	Paignton Harbour	Town Centre Masterplan SPD site - adopted 01.06.2015 (45 units) NP assumes smaller site (40 units) post 2nd Review in light of flood, sewerage and parking capacity elements.	40													40		
Non Identified 6+																		
CDSP12	Seaford Hotel, 2-4 Stafford Rd	P/2011/1201 allowed 20.09.2012. On site 2015	9	9														
CDSP15	Seaford Sands Hotel, 17 Roundham Rd	P/2011/0105 - 14 units permitted 12.09.2012. On site 2015	14	14														
P/2016/0585	13-17 Palace Ave	P/2016/0585 - 32 units permitted 12.09.2016.	32							32								
North & West (SPD3)																		
SDP3.1 Preston Down Rd																		

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year				5 Yr Review				5 Yr Review							
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
PNPH1	Land at Preston Down Rd North	LP site for residential subject to Neighbourhood Plan. NP assumes post 2nd Review in light of biodiversity mitigation, sewerage and job growth elements.	50														50		
PNPH2	Land at Preston Down Rd South	LP site for residential subject to Neighbourhood Plan. NP assumes post 2nd Review in light of biodiversity mitigation, sewerage and job growth elements.	50														50		
SDP3.2 Great Parks (Phase 2)																			
CDSP3 (a)	Phase 2 (H1.011)	Masterplan adopted 2013. LP allocated as committed.	185				30	30	30	30	30	35							
CDSP3 (b)	Luscombe Rd (north) (P/2004/1989)	LP allocated as committed. P/2004/1989 - 47 units permitted 16.03.2005. Masterplan adopted 2013.	47										30	17					
CDSP6 (a)	Phase 2 (P/2012/1074)	Masterplan adopted 2013. LP allocated as committed. P/2012/1074 - 84 units permitted 20.03.2014.	84				30	30	24										
CDSP6 (b)	Phase 2 (H1.012)	Masterplan adopted 2013. LP allocated as committed.	120							20	20	20	20	20	20				

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year				5 Yr Review				5 Yr Review						
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
PNPH7	Luscombe Rd (south) P/2014/0938	LP site for residential subject to Neighbourhood Plan. P/2014/0938 (68 units) waiting decision.	68															
SDP3.3 Totnes Rd																		
FGA SS2.2	Motel / Area A	Collaton St. Mary Masterplan SPD site adopted 25.02.2016. P/2015/0709 (Motel site redev.) - waiting decision.	42							30	12							
FGA SS2.2	Area B	Collaton St. Mary Masterplan SPD site - adopted 25.02.2016. NP assumes post 2nd Review in light of biodiversity mitigation plan, flood, sewerage, and job growth elements.	130													40	40	50
FGA SS2.2	Area C (excl. Motel /Area A)	Collaton St. Mary Masterplan SPD site - adopted 25.02.2016. NP assumes post 2nd Review in light of biodiversity mitigation plan, flood, sewerage, and job growth elements.	178													50	50	78

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year				5 Yr Review				5 Yr Review						
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
FGA SS2.2	Area D	Collaton St. Mary Masterplan SPD site - adopted 25.02.2016. NP assumes post 2nd Review in light of biodiversity mitigation plan, flood, sewerage, and job growth elements.	70													35	35	
FGA SS2.2	Area E	Collaton St. Mary Masterplan SPD site - adopted 25.02.2016. NP assumes post 2nd Review in light of biodiversity mitigation plan, flood, sewerage, and job growth elements.	40													10	30	
SDP3.4 Yannons / H. Gruit / Devonshire Pk																		
CDSP16 (a)	Yannons Farm (T755)	P/2010/0289 permitted 04.10.2011 - 220 units. P/2012/1351 permitted 21.03.2013 - 56 units. 26 units comp, 31 U/C & 163 N/S @ 2015. Council resolution (Aug 2015) to grant permission for remaining land	194	31	40	40	40	43										

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year				5 Yr Review				5 Yr Review						
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
CDSP16 (b)	Park Bay / Holly Gruit (T758)	P/2013/0165 permitted 15.05.2013 - 91 units PLUS P/2013/0758 permitted 08.11.2013 - 14 units. 68 complete.	37	37														
FGA SS2.3	Yalberton (T843) (P/2014/0983)	P/2014/0983 - 192 units waiting decision.	192						30	35	35	35	35	22				
FGA SS2.3	Devonshire Park (P/2014/0947)	P/2014/0947 permitted 22.03.2016 - 255 units	255						35	35	37	37	37	37	37			
SDP3.5 White Rock																		
CDSP18	(T756a) P/2011/0197 onward	P/2011/0197 outline permitted 21.02.2011 - 350 units, followed by details for 353 units in total - of which 8 completed 2015.	345	35	35	35	35	35	35	35	25	25	25	25				
LDO	Student Accommodation	P/2015/1210 - Part of South Devon College Local Development Order waiting decision.	120						20	30	35	35						
Non Identified 6+																		
CDSP8	Kings Ash House (P/2012/1223)	P/2012/1223 permitted 15.03.2013 - 14 units (Building now currently being refurbished for commercial purposes)	14	14														

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year				5 Yr Review				5 Yr Review						
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Elsewhere in SPD1																		
CDSP5	Oldway Mansion and Fernham (T742)	P/2011/0925 permitted 12.09.2012. - 55 complete & 46 not started.	46			20	26											
CDSP9	Former Divisional Police HQ (T744)	P/2011/0324 allowed 20.02.2012. Building demolished.	14	14														
CDSP14	Totnes Road Service Station, adj 141	P/2011/0395 permitted 08.12.2011 - 14 units.	14							14								
CDSP17	Marine Pk, Goodrington (T706)	P/2009/1084 & P/2012/1078 - 100 units. 61 complete, 39 U/C @ 2015	39	39														
CDSP19	R/O 10-16 & 18-20 Gibson Rd (T866)	P/2008/0206 approved 30.04.2009. Details permitted 04.05.2012 - 6 units. On site.	6		6													
P/2012/0516	Parkhill House, 1 Southfield Rd	P/2012/0516 approved 04.09.2012 - 12 units.	12							12								
P/2014/1017	Roseville, Marine Gardens	P/2014/1017 - 8 units permitted 31.03.15	8			8												

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year				5 Yr Review				5 Yr Review						
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
P/2016/0704	Preston Sands Hotel, 1-12 Marine Parade	P/2016/0704 – 10 units permitted 14.11.16	10								10							
P/2016/1266	Half Moon PH, 188 Torquay Rd.	P/2016/1266 – 30 units awaiting decision.	10								10							
PNPH3	Vauxhall Garage, Torquay Rd	LP site for residential subject to Neighbourhood Plan.	20								20							
PNPH4	Land at 4-6 Eugene Rd	LP site for residential subject to Neighbourhood Plan.	6								6							
PNPH5	Modern Motoring, Torquay Rd	LP site for residential subject to Neighbourhood Plan.	6								6							
PNPH6	63 Manor Rd	LP site for residential subject to Neighbourhood Plan.	8								8							
PNPH8	Land r/o Quarry Terrace, Marlton Rd	LP site for residential subject to Neighbourhood Plan.	8								8							
PNPH23	Land at Intek House (T705)	LP site for residential subject to Neighbourhood Plan.	12								12							

LP / NP Site Ref	Location	Comment	Net Yield	LP Period / Year		5 Yr Review					5 Yr Review								
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
PNPH23	50% of Depot, Borough Rd (T826)	LP site for residential subject to Neighbourhood Plan.	40														10	20	
PNPH26	Alan Kerr Garage, Brixham Rd	LP site for residential subject to Neighbourhood Plan.	10							10									
PPs (List)	Excess windfalls (5 or less) See Appendix 3.	With consent.	46	30	16														
Paignton SDP1 – NP Totals			3,080	261	97	103	176	138	322	197	383	242	177	185	121	310	155	213	
				775					519		1,108					678			
NP Assessment				1,294															
LP 2015 Requirement				729					481		1,070					645			
				1,210					Developable					Broad Locations					
NPPF Deliverable																			

Appendix 5

Local Green Space Designation

Abbreviations used in this Appendix

Abt	About
B	Blatchcombe
CP Area	Community Partnership Area
C+M	Clifton with Maidenway
GR+H	Goodrington with Roselands and Hookhills
ha	Hectare (1 ha = approx 2.47 acres)
LGS	Local Green Space
N	North
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Policy Guidance
PLGS	Paignton Local Green Space
Pres	Preston
PT	Paignton Town Centre
ULPA	Urban Landscape Protection Area
<	Less than

Local Green Space Designations

Background

A5.1 The National Planning Policy Framework enables Local Green Space (LGS) to be designated when making a Local Plan or Neighbourhood Plan.

A5.2 The new Torbay Local Plan adopted by the Council on 10 December 2015 left identification and designation of LGS for the Neighbourhood Plan to determine (*Local Plan paragraph 6.3.1.37*).

A5.3 Accordingly, the information below shows the criteria applied, how the assessment has been carried out, and outcome in arriving at the sites proposed for designation in the Neighbourhood Plan:

- a) The National Planning Policy Framework (NPPF)
- b) Planning Practice Guidance (PPG)
- c) Torbay Local Plan 2012-30 Policy C5 (Urban Landscape Protection Areas)
- d) Assessment method adopted
- e) Summary results for each site

A5.4 For ease of reference, extracts of the PPG are shown in **Appendix 6**.

A5.5 In accordance with PPG 019 land owners have been provided with the opportunity to comment on the proposed designations which affect their land (See para. A5.13 below)

Policy context

a) National Planning Policy Framework

A5.6 The NPPF sets out the purpose of LGS designation and criteria applicable:-

NPPF76 Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

NPPF77 The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

NPPF78 Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

NPPF79 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence

b) Planning Practice Guidance

A5.7 Further detail on the purpose and scope of assessment required to be applied is contained in the government internet based PPG as shown in Appendix 6 attached.

c) Torbay Local Plan

A5.8 Local Plan Policy C5 identifies a number of Urban Landscape Protection Areas (ULPA) where the purpose is to protect the essential landscape features of these areas (*Local Plan paragraph 6.3.1.36*) and recognises they may also qualify for designation as Local Green Space in the Neighbourhood Plan (*Local Plan paragraph 6.3.1.37*).

A5.9 Each has a unique ULPA number in the policy text and C5 reference number on the policy map (Table A5.1 below). Each has been included in the Neighbourhood Plan assessment as intended by the Local Plan.

Table A5.1 – Local Plan Urban Landscape Protection Areas (Paignton)

ULPA Ref	Site name	Policy Map Ref
ULPA 33	Preston Green	C5.33
ULPA 34	Parkfield	C5.34
ULPA 35	Paignton Green North	C5.35
ULPA 36	Paignton Green South	C5.36
ULPA 37	Queen’s Park	C5.37
ULPA 38	Victoria Park	C5.38
ULPA 39	Paignton Cemetery and allotments	C5.39
ULPA 40	Monastery, Winner Hill	C5.40
ULPA 41	Primley Woods and Meadow to south	C5.41
ULPA 42	Goodrington Park/Roundham	C5.42
ULPA 43	Quay West Corner	C5.43
ULPA 44	Clennon Hill/Roselands Valley	C5.44
ULPA 45	Sugar Loaf Hill	C5.45
ULPA 46	Waterside, Goodrington	C5.46

Source: Local Plan Policy C5 and Policies Map booklet

d) Assessment method adopted

A5.10 The assessment involved three stages to ensure a robust approach:

Stage 1 – a list of sites was drawn up by Forum members from across the whole of the Neighbourhood Plan area for addition to those in Policy C5 of the Local Plan;

Stage 2 – an initial desk top assessment by Forum volunteers was undertaken of each site in comparison with the NPPF and PPG criteria;

Stage 3 – a more detailed review was undertaken by Forum volunteers together with site inspection and boundary definition to ensure consistency of approach and compliance with the criteria for designation, and the results considered by the Forum as a whole before proceeding further.

A5.11 In Stage 2, Local Plan defined sites ULPA 45 / C5.45 (Sugar Loaf Hill) and ULPA 46 / C5.46 (Waterside) were eliminated as they were found to lie within the Brixham Neighbourhood Plan area.

A5.12 In Stage 3, a number of site boundary refinements were made to ensure compliance with the defined criteria. In some cases the boundaries of the ULPA and LGS do not coincide due to the difference in criteria applying to each.

A5.13 Following completion of Stage 3, the results were shared with the Council for comment in accordance with the advice of PPG066. The response received complimented the assessment undertaken and raised a holding objection only to Oldway (PLGS.20) (email 16 March 2017) because of potential Council development proposals for the site though it is not yet certain they would conflict. All private land owners have been identified with Council help for direct consultation at the Neighbourhood Plan 6-week pre-submission consultation stage.

d) Summary results

A5.14 In accordance with NPPF and PPG requirements, every Local Green Space proposed in the Neighbourhood Plan meets the following criteria (see Table A5.2):

Table A5.2 – Local Green Space Criteria

Criteria source	Assessment made
NPPF76; PPG007; PPG008	The space is not subject to planning permission that prevents designation, is not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan, and designation is capable of enduring beyond the plan period.
NPPF77; PPG014; PPG015	The space is in reasonably close proximity to the community it serves, local in character and is not an extensive tract of land.
NPPF77; PPG009; PPG010; PPG011; PPG012; PPG013	<p>The space is demonstrably special to the community it serves by meeting one or more of the following criteria:</p> <ul style="list-style-type: none"> • beauty • historical significance • recreation value • tranquility • richness of wildlife • other specified reason

A5.15 Schedule A5.1 below shows a summary of the Stage 1 results. The sheets in Schedule A5.2 provide further information about each site including a location plan of the proposed designation boundary and photograph for identification purposes.

A5.16 Where wildlife interest was involved the following references were also taken into account for corroboration where shown in the summary schedules:

References:

- (1) The Torbay Biodiversity Steering Group, 2006, *The Nature of Torbay: A local Biodiversity and Geodiversity Action Plan 2006-2016*, Summary Document, Nature Conservation Sites in Torbay: Table 1, pp. 7-9 and Map, pp. 14-15.
- (2) Torbay Council, Natural England and Torbay Coast and Countryside Trust, April 2011, *The Torbay Green Infrastructure Delivery Plan: Building a Sustainable Future for Torbay*, Climate Change and Water Quality, pp. 22-25.
- (3) Torbay Council, Natural England and Torbay Coast and Countryside Trust, April 2011, *The Torbay Green Infrastructure Delivery Plan: Building a Sustainable Future for Torbay*, 4.2 Cockington and Ocombe, pp. 29-31.
- (4) Torbay Council, Natural England and Torbay Coast and Countryside Trust, April 2011, *The Torbay Green Infrastructure Delivery Plan: Building a Sustainable Future for Torbay*, 4.3 Paignton, pp. 32-34.
- (5) Torbay Council, Natural England and Torbay Coast and Countryside Trust, April 2011, *The Torbay Green Infrastructure Delivery Plan: Building a Sustainable Future for Torbay*, 2 Vision and Aims – Map1. Green Infrastructure Master Plan, p. 8.
- (6) Torbay Council, Natural England and Torbay Coast and Countryside Trust, April 2011, *The Torbay Green Infrastructure Delivery Plan: Building a*

Sustainable Future for Torbay, Strategic Recreation, Travel and Health Delivery, pp. 10-12.

- (7) Torbay Council, Natural England and Torbay Coast and Countryside Trust, April 2011, *The Torbay Green Infrastructure Delivery Plan: Building a Sustainable Future for Torbay*, 3.3 Local Food, pp. 18-21.
- (8) The Torbay Steering Group, 2006, *The Nature of Torbay: A local Biodiversity and Geodiversity Action Plan 2006-2016*, Main document, Priority Habitat Action Plans 6.4.1 Broadleaved Woodland, Background and Current Status Farmland, p38.
- (9) R.Angell, February 2015, statutory and non-statutory sites within 1km of road widening (Devon Biodiversity Records Centre), Kings Ash Road (Ramshill Road to Churston Cross) Paignton, Ecological Appraisal for Torbay Council, Devon Wildlife consultants p.64.

A5.17 The designations proposed in the Neighbourhood Plan are shown in Table A5.3 and by location in Fig A5.1 below starting with the Town Centre area and working outwards geographically.

Table A5.3 Local Green Space designations proposed

NP Ref	Site name	CP Area				
		PT	Pres	C+M	GR+H	B
PLGS.01	Paignton Green	✓				
PLGS.02	Victoria Park	✓				
PLGS.03	Torbay Park and Gardens	✓				
PLGS.04	Berry Square	✓				
PLGS.05	Queens Park (private)	✓				
PLGS.06	Palace Avenue Gardens	✓				
PLGS.07	Burma Star Garden	✓				
PLGS.08	Whitstone Corner	✓				
PLGS.09	Roundham Head Park	✓				
PLGS.10	St Michael's Field	✓				
PLGS.11	Oakleigh St Michael's Allotments	✓				
PLGS.12	Derrell Road Allotments	✓				
PLGS.13	Preston Green		✓			
PLGS.14	Parkfield		✓			
PLGS.15	Coombe Valley Park		✓			
PLGS.16	Hollicombe Cliff Park		✓			
PLGS.17	Hollicombe Park (part of)		✓			
PLGS.18	Wills Avenue Playground		✓			
PLGS.19	Preston Gardens		✓			
PLGS.20	Oldway Mansion Gardens		✓			
PLGS.21	Shorton Valley Woods		✓			
PLGS.22	Hollicombe Allotments		✓			
PLGS.23	Sandringham Gardens		✓			
PLGS.24	Occombe Valley Woods		✓			
PLGS.25	Lower Penns Road Allotments		✓			
PLGS.26	Scadson Woods		✓			
PLGS.27	Stanley Gardens			✓		
PLGS.28	Ailescombe Road Allotments			✓		

PLGS.29	Monastery Winner Hill			✓		
PLGS.30	Primley Woods & Meadow			✓		✓
PLGS.31	Paignton Cemetery			✓		
PLGS.32	Clennon Valley				✓	
PLGS.33	Clennon Valley Allotments				✓	
PLGS.34	Quay West Corner				✓	
PLGS.35	Young's Park (part of)				✓	
PLGS.36	Oyster Bend Field				✓	
PLGS.37	Goodrington Community Orchard				✓	
PLGS.38	Goodrington Village Green				✓	
PLGS.39	Claylands Cross Park				✓	
PLGS.40	Gibson Road Playground				✓	
PLGS.41	White Rock Recreation Ground				✓	
PLGS.42	York Road Allotments				✓	
PLGS.43	Hookhills Playground and Park				✓	
PLGS.44	Lancaster Drive Playpark				✓	
PLGS.45	Cherry Brook Square				✓	
PLGS.46	Goodrington Road				✓	
PLGS.47	Primley Park					✓
PLGS.48	Redwell Road					✓
PLGS.49	Smallcombe Scout Field					✓
PLGS.50	Smallcombe Road Playground					✓
PLGS.51	Wild Fox Adventure Playground					✓
PLGS.52	Foxhole Community Playing Field					✓
PLGS.53	Great Parks Play Area					✓
PLGS.54	Great Parks					✓
PLGS.55	Snowdonia Close					✓
PLGS.56	Pennine Drive					✓
PLGS.57	Westerland Valley					✓
PLGS.58	Yalberton Valley					✓
PLGS.59	Collaton St. Mary Meadow					✓
PLGS.60	Little Blagdon / Sunday Car Boot					✓
PLGS.61	Brake Copse					✓
PLGS.62	Collaton Heath / Saturday Car Boot					✓

Source of Photos- by permission of Forum members S. Moss, M. Parkes, A.Hill

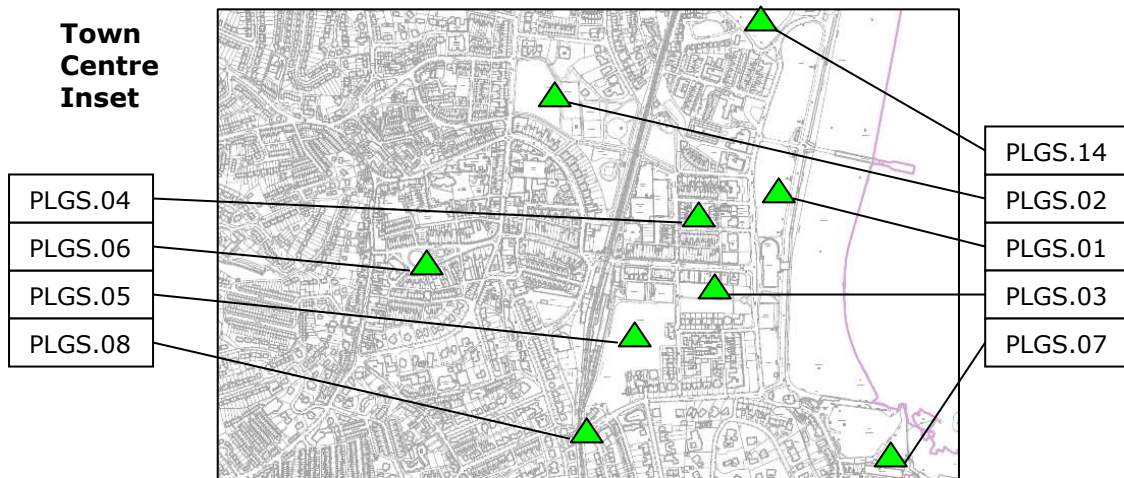
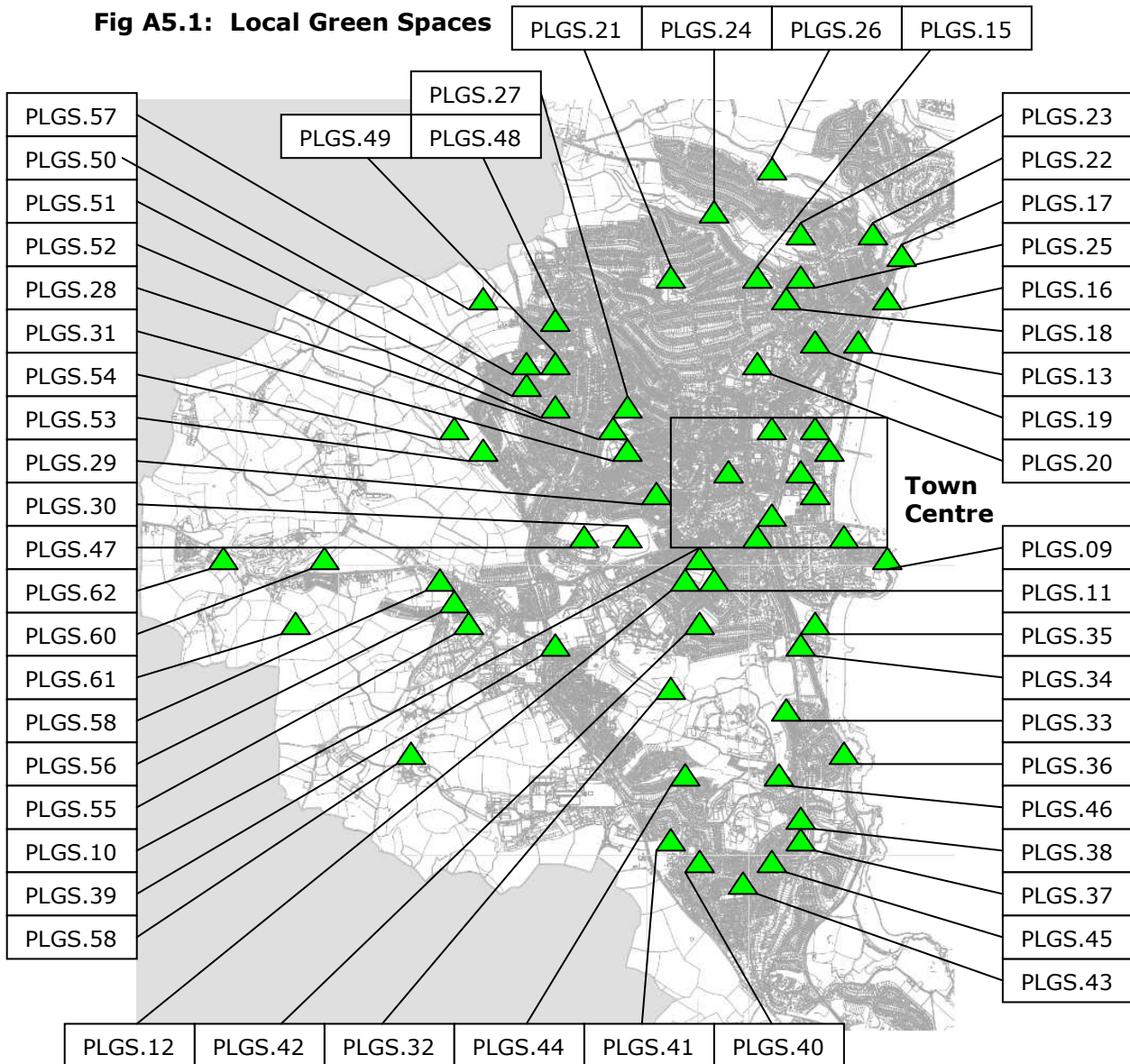
Abbreviations used in the above Table:

- NP** – Neighbourhood Plan
- PLGS** – Paignton Local Green Space
- CP Area** – Community Partnership Area
- PT** – Paignton Town CP Area
- Pres** – Preston CP Area
- C+M** – Clifton with Maidenway CP Area
- GR+H** – Goodrington, Roselands and Hookhills CP Area
- B** – Blatchcombe CP Area

A5.18 There is no prescribed size of site in the criteria applicable beyond requiring the site to be local in character and should not be an extensive tract of land.

A5.19 Of the sites proposed for designation in the Neighbourhood Plan, 36 (58.1%) are 1 hectare or less in size. 17 sites (27.4%) are between 2 and 5 hectares in extent. 3 sites (4.8%) are between 6 and 10 hectares. Only 6 sites (9.7%) are over 10 hectares in size because of the nature of the local site characteristics that make them demonstrably important to the community served.

Fig A5.1: Local Green Spaces



Schedule A5.1: Stage 1 Summary

Criteria source	Assessment made	PLGS.01 Paignton Green	PLGS.02 Victoria Park	PLGS.03 Torbay Park & Gardens	PLGS.04 Berry Square	PLGS.05 Queens Park	PLGS.06 Palace Ave Gardens	PLGS.07 Burma Star Garden	PLGS.08 Whitstone Corner	PLGS.09 Roundam Head Park
NPPF76;P PG007; PPG008	The space is:									
	<ul style="list-style-type: none"> not subject to planning permission that prevents designation 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan 	√	√	√	√	√	√	√	√	√
NPPF77; PPG014; PPG015	<ul style="list-style-type: none"> capable of enduring beyond the plan period 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> in reasonably close proximity to the community it serves 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> local in character 	√	√	√	√	√	√	√	√	√
NPPF77; PPG009; PPG010; PPG011; PPG012; PPG013	<ul style="list-style-type: none"> not an extensive tract of land 	Abt 5 ha	Abt 7 ha	<1 ha	<1 ha	Abt 3 ha	<1 ha	<1 ha	<1 ha	Abt 3 ha
	<ul style="list-style-type: none"> demonstrably special to the community it serves for its: 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> beauty 		√				√	√		√
	<ul style="list-style-type: none"> historical significance 	√	√	√		√	√	√		
	<ul style="list-style-type: none"> recreation value 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> tranquility 		√		√		√	√		√
<ul style="list-style-type: none"> richness of wildlife 		√					√		√	

Criteria source	Assessment made	PLGS.10 St. Michael's Field	PLGS.11 Oakleigh St. Michael's Allotments	PLGS.12 Derrell Road Allotments	PLGS.13 Preston Green	PLGS.14 Parkfield	PLGS.15 Coombe Valley Park	PLGS.16 Hollicombe Cliff Park	PLGS.17 Hollicombe Park (part of)	PLGS.18 Wills Ave Playground
NPPF76;P PG007; PPG008	The space is:									
	• not subject to planning permission that prevents designation	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓
NPPF77; PPG014; PPG015	• capable of enduring beyond the plan period	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• in reasonably close proximity to the community it serves	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• local in character	✓	✓	✓	✓	✓	✓	✓	✓	✓
NPPF77; PPG009; PPG010; PPG011; PPG012; PPG013	• not an extensive tract of land	<1 ha	<2 ha	<1 ha	Abt 3 ha	<2 ha	<1 ha	< 1 ha	<1 ha	<1 ha
	• demonstrably special to the community it serves for its:	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• beauty					✓		✓	✓	
	• historical significance				✓	✓			✓	
	• recreation value	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• tranquility		✓	✓		✓	✓	✓	✓	
• richness of wildlife		✓	✓	✓	✓	✓	✓	✓		

Criteria source	Assessment made	PLGS.19 Preston Gardens	PLGS.20 Oldway Mansion Gardens	PLGS.21 Shorton Valley Woods	PLGS.22 Hollicombe Allotments	PLGS.23 Sandringham Gardens	PLGS.24 Occombe Valley Woods	PLGS.25 Lower Penns Rd Allotments	PLGS.26 Scadson Woods	PLGS.27 Stanley Gardens
NPPF76;P PG007; PPG008	The space is:									
	<ul style="list-style-type: none"> not subject to planning permission that prevents designation 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan 	√	√	√	√	√	√	√	√	√
NPPF77; PPG014; PPG015	<ul style="list-style-type: none"> capable of enduring beyond the plan period 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> in reasonably close proximity to the community it serves 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> local in character 	√	√	√	√	√	√	√	√	√
NPPF77; PPG009; PPG010; PPG011; PPG012; PPG013	<ul style="list-style-type: none"> not an extensive tract of land 	<1 ha	Abt 8 ha	Abt 1 ha	<1 ha	<1 ha	Abt 37 ha	<2 ha	Abt 9 ha	Abt 1 ha
	<ul style="list-style-type: none"> demonstrably special to the community it serves for its: 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> beauty 	√	√	√		√	√	√	√	
	<ul style="list-style-type: none"> historical significance 		√	√						
	<ul style="list-style-type: none"> recreation value 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> tranquility 	√	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> richness of wildlife 		√	√		√	√	√	√	

Criteria source	Assessment made	PLGS.28 Ailescombe Road Allotments	PLGS.29 Monastery Winner Hill	PLGS.30 Primley Woods & Meadow	PLGS.31 Paignton Cemetery	PLGS.32 Clennon Valley	PLGS.33 Clennon Valley Allotments	PLGS.34 Quay West Corner	PLGS.35 Youngs Park (part of)	PLGS.36 Oyster Bend Field
NPPF76;P PG007; PPG008	The space is:									
	• not subject to planning permission that prevents designation	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓
NPPF77; PPG014; PPG015	• capable of enduring beyond the plan period	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• in reasonably close proximity to the community it serves	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• local in character	✓	✓	✓	✓	✓	✓	✓	✓	✓
NPPF77; PPG009; PPG010; PPG011; PPG012; PPG013	• not an extensive tract of land	Abt 1 ha	Abt 1 ha	Abt 13 ha	Abt 4 ha	Abt 67 ha	Abt 1 ha	Abt 1 ha	Abt 3 ha	Abt 2 ha
	• demonstrably special to the community it serves for its:	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• beauty		✓	✓		✓		✓	✓	✓
	• historical significance		✓	✓	✓					
	• recreation value	✓	✓	✓	✓	✓	✓	✓	✓	✓
	• tranquility	✓	✓	✓	✓	✓	✓	✓	✓	✓
• richness of wildlife			✓		✓				✓	


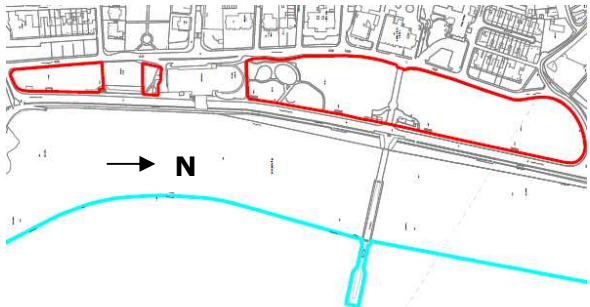
Criteria source	Assessment made	PLGS.37 Goodrington Community Orchard	PLGS.38 Goodrington Village Green	PLGS.39 Claylands Cross Park	PLGS.40 Gibson Road Playground	PLGS.41 White Rock Rec. Ground	PLGS.42 York Road Allotments	PLGS.43 Hookhills Playpark	PLGS.44 Lancaster Drive Playpark
NPPF76;P PG007; PPG008	The space is:								
	<ul style="list-style-type: none"> not subject to planning permission that prevents designation 	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan 	√	√	√	√	√	√	√	√
NPPF77; PPG014; PPG015	<ul style="list-style-type: none"> capable of enduring beyond the plan period 	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> in reasonably close proximity to the community it serves 	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> local in character 	√	√	√	√	√	√	√	√
NPPF77; PPG009; PPG010; PPG011; PPG012; PPG013	<ul style="list-style-type: none"> not an extensive tract of land 	<1 ha	<1 ha	<1 ha	<1 ha	Abt 2 ha	Abt 2 ha	Abt 1 ha	<1 ha
	<ul style="list-style-type: none"> demonstrably special to the community it serves for its: 	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> beauty 								
	<ul style="list-style-type: none"> historical significance 	√							
	<ul style="list-style-type: none"> recreation value 	√	√	√	√	√	√	√	√
	<ul style="list-style-type: none"> tranquility 	√	√	√		√	√	√	√
	<ul style="list-style-type: none"> richness of wildlife 		√						

Criteria source	Assessment made	PLGS.45 Cherry Brook Square	PLGS.46 Goodrington Road	PLGS.47 Primley Park	PLGS.48 Redwell Road	PLGS.49 Smallcombe Scout Field	PLGS.50 Smallcombe Road Playground	PLGS.51 Wild Fox Adventure Playground	PLGS.52 Foxhole Community Field
NPPF76;P PG007; PPG008	The space is:								
	• not subject to planning permission that prevents designation	√	√	√	√	√	√	√	√
	• not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan	√	√	√	√	√	√	√	√
NPPF77; PPG014; PPG015	• capable of enduring beyond the plan period	√	√	√	√	√	√	√	√
	• in reasonably close proximity to the community it serves	√	√	√	√	√	√	√	√
	• local in character	√	√	√	√	√	√	√	√
NPPF77; PPG009; PPG010; PPG011; PPG012; PPG013	• not an extensive tract of land	<1 ha	<1ha	Abt 2 ha	<1 ha	<1 ha	<1 ha	<1 ha	Abt 1 ha
	• demonstrably special to the community it serves for its:	√	√	√	√	√	√	√	√
	• beauty			√					
	• historical significance			√		√			
	• recreation value	√	√	√	√	√	√	√	√
	• tranquility		√	√		√			
• richness of wildlife			√						

Criteria source	Assessment made	PLGS.53 Great Parks Play Area	PLGS.54 Great Parks	PLGS.55 Snowdownia Close	PLGS.56 Pennine Drive	PLGS.57 Westerland Valley	PLGS.58 Yalberton Valley	PLGS.59 Collaton St. Mary Water Meadow	PLGS.60 Little Blagdon, Sunday Car Boot field
NPPF76;P PG007; PPG008	The space is:								
	• not subject to planning permission that prevents designation	√	√	√	√	√	√	√	√
	• not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan	√	√	√	√	√	√	√	√
NPPF77; PPG014; PPG015	• capable of enduring beyond the plan period	√	√	√	√	√	√	√	√
	• in reasonably close proximity to the community it serves	√	√	√	√	√	√	√	√
	• local in character	√	√	√	√	√	√	√	√
NPPF77; PPG009; PPG010; PPG011; PPG012; PPG013	• not an extensive tract of land	<1 ha	Abt 27 ha	<1 ha	<1 ha	Abt 33 ha	Abt 36 ha	Abt 4 ha	Abt 3 ha
	• demonstrably special to the community it serves for its:	√	√	√	√	√	√	√	√
	• beauty		√			√	√	√	√
	• historical significance						√	√	√
	• recreation value	√	√	√	√	√	√	√	√
	• tranquility		√			√	√	√	√
• richness of wildlife		√				√	√	√	

Criteria source	Assessment made	PLGS.61 Brake Copse	PLGS.62 Collaton Heath, Saturday Car Boot field
NPPF76;P PG007; PPG008	The space is: <ul style="list-style-type: none"> not subject to planning permission that prevents designation 	✓	✓
	<ul style="list-style-type: none"> not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan 	✓	✓
	<ul style="list-style-type: none"> capable of enduring beyond the plan period 	✓	✓
NPPF77; PPG014; PPG015	<ul style="list-style-type: none"> in reasonably close proximity to the community it serves 	✓	✓
	<ul style="list-style-type: none"> local in character 	✓	✓
	<ul style="list-style-type: none"> not an extensive tract of land 	<3 ha	Abt 2 ha
NPPF77; PPG009; PPG010; PPG011; PPG012; PPG013	<ul style="list-style-type: none"> demonstrably special to the community it serves for its: 	✓	✓
	<ul style="list-style-type: none"> beauty 	✓	
	<ul style="list-style-type: none"> historical significance 		✓
	<ul style="list-style-type: none"> recreation value 	✓	✓
	<ul style="list-style-type: none"> tranquility 	✓	
<ul style="list-style-type: none"> richness of wildlife 	✓		

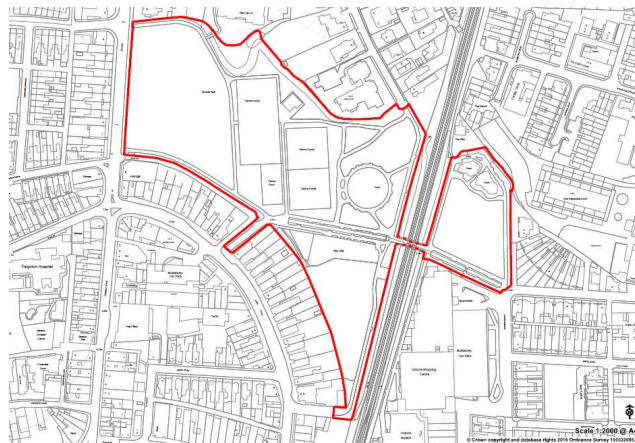
Schedule A5.2: Further information about each site

<p>PLGS.01: Paignton Green North, Central and South Size: Abt 5 ha Ownership: Public</p>	
 <p>Paignton Green Local Green Space</p> 	<p>Community Partnership Area: Paignton Town Centre (Roundham with Hyde Ward).</p>
	<p>In reasonably close proximity to the community served: Centrally located along town centre seafront.</p>
	<p>Why demonstrably special to the community served: Over 160 years community use for leisure and recreation. Covenant from Council to community over part of green restricting built development for 100 years.</p>
	<p>Local in character: Defined boundaries of long standing.</p>
	<p>Other relevant information: North and Central Green are designated as an Urban Landscape Protection Area C5.35 by Policy C5 of the Torbay Local Plan. Both parts of South Green are within C5.36. Collectively these give protection of the landscape value only. Public toilets on North Green included but not commercial Cinema complex and Crazy Golf Course on South Green. Incorporates area previously known as Polsham Green in Victorian period.</p>

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PLGS.02: Victoria Park, Torquay Road

Size: Abt 7 ha **Ownership:** Public



Community Partnership Area:

Paignton Town Centre (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Located within urban area served.

Why demonstrably special to the community served:

5,700 signature petition received from Paignton residents to protect park.

Local in character:

Defined boundaries of long standing.

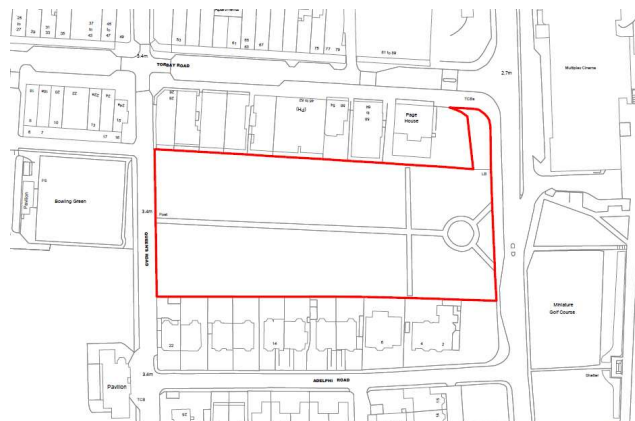
Other relevant information:

Allocated as an Urban Landscape Protection Area (C5.38) by Policy C5 of the Torbay Local Plan giving protection of its landscape value only.

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PLGS.03: Torbay Park and Gardens, Esplanade Road

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Paignton Town Centre (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Centrally located within town centre.

Why demonstrably special to the community served:

Historically important and commemorative informal green space used constantly by residents and tourists for over 100 years.

Local in character:

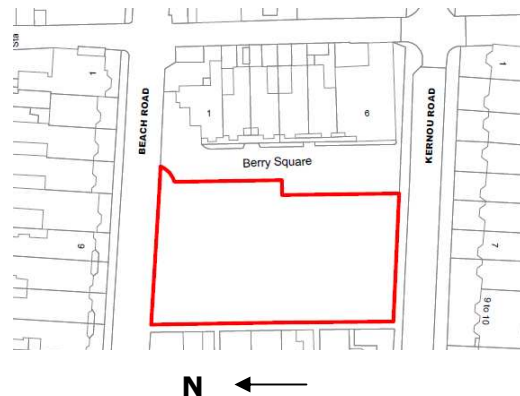
Key part of town centre green space network.

Other relevant information:

Within Core Tourism Investment Area T01/T02 of Local Plan. Designated as an Urban Landscape Protection Area (C5.37) by Policy C5 of the Local Plan giving protection of its landscape value only. Military memorial on north east corner included in proposed LGS designation.

PLGS.04: Berry Square, off Kernou Road

Size: <1 ha **Ownership:** Private



Community Partnership Area:

Paignton Town (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Serves adjoining residential area and nearby hotel visitors.

Why demonstrably special to the community served:

Open area and green oasis continually used by local residents and holidaymakers for amenity and occasional car-parking.

Local in character:

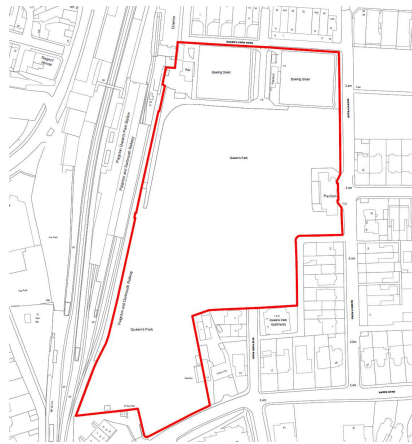
Defined boundaries of long standing.

Other relevant information:

Within designated Community Investment Area of Local Plan. LGS designation will add protection of the green space recreation value.

PLGS.05: Queens Park (Rugby & Cricket ground)

Size: Abt 3 ha **Ownership:** Public



Community Partnership Area:

Paignton Town Centre (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Centrally located within town centre.

Why demonstrably special to the community served:

Historically important green space used for town wide community events since Victorian times.

Local in character:

Key part of town centre green space network.

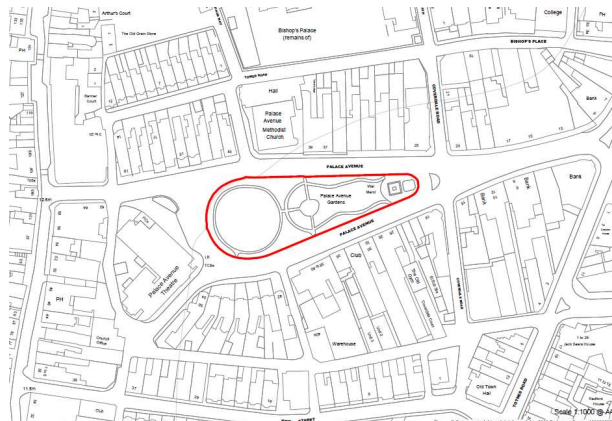
Other relevant information:

No consents for development. Allocated as an Urban Landscape Protection Area (C5.37) by Policy C5 of Local Plan giving protection of its landscape value only. Also allocated for housing consideration in the Neighbourhood Plan but with flood and drainage constraints (see PNP17). Bowling greens and club pavilions included in proposed LGS designation.

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PLGS.06: Palace Avenue Gardens

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Paignton Town Centre (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Focal point situated within neighbourhood served

Why demonstrably special to the community served:

Historically important part of Victorian townscape and well used by local residents for informal leisure and formal events.

Local in character:

Clearly defined green space.

Other relevant information:

Situated within designated Town Centre shopping area of Local Plan Policy TC2. No development proposal. Proposed LGS designation includes War Memorial.

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PLGS.07: Burma Star Garden, Cliff Road

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Paignton Town Centre (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Serves adjoining residential area and tourists centres nearby.

Why demonstrably special to the community served:

Constantly used open area for amenity, relaxed leisure and formal commemorative events.

Local in character:

Cliff-top Local Green Space bounded by the Roundham Head geographical Site of Special Scientific Interest⁽¹⁾ beside the South West Coastal Path.

Other relevant information:

Within Conservation Area and part of Local Plan Urban Landscape Protection Area C5.42 giving protection of its landscape value only.

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PLGS.08: Whitstone Corner, Whitstone Road

Size: <1 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Paignton Town (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Open area and emerging community orchard constantly used for amenity and relaxed leisure.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

Without designation in Local Plan. Adjacent to designated Conservation Area and Community Investment Area. LGS designation will add protection of the green space.

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PLGS.09: Roundham Head Park, East of Roundham Ave

Size: Abt 3 ha **Ownership:** Public



Community Partnership Area:

Paignton Town Centre (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Serves adjoining residential area and nearby tourist centres.

Why demonstrably special to the community served:

Maritime headland facility delivering a coastal sense of place for leisure-seeking residents and tourists.

Local in character:

Local Green Space bounded by the Roundham Head geographical Site of Special Scientific Interest⁽¹⁾ and adjacent residential infrastructure.

Other relevant information:

Within an Urban Landscape Protection Area (C5.42) of the Local Plan Policy C5 giving partial protection of its landscape value only. Also part of South West Coast Path network. LGS boundary excludes non green areas of cliff face and ramped cliff pathway.

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PLGS.10: St. Michael's Field, Derrell Road and r/o St. Michael's Road

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Paignton Town Centre (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

A Queen Elizabeth Field focal to the surrounding residential community served.

Why demonstrably special to the community served:

Longstanding local recreation area and community open space with play-park and sports facilities in daily use.

Local in character:

Residentially enclosed Local Green Space central to parish lacking in green public spaces.

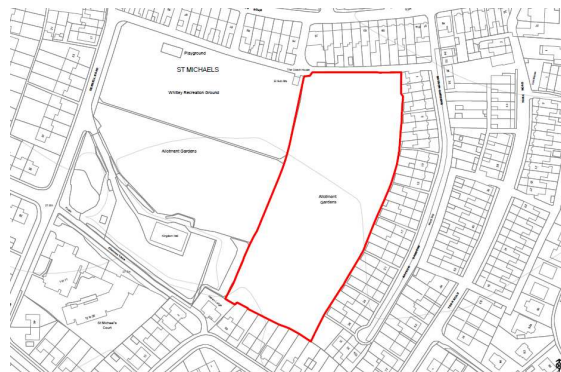
Other relevant information:

Within designated community investment area of Local Plan Policy SS11.

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PLGS.11: Oakleigh St. Michael's Allotments, St. Michael's Road.

Size: <2 ha **Ownership:** Public



Community Partnership Area:

Paignton Town Centre (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular open space in constant use by the community for year-round food growing activity.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

Within designated community investment area of Local Plan Policy SS11.

PLGS.12: Derrell Road Allotments, Derrell Road

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Paignton Town Centre (Roundham with Hyde Ward).

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular open space in constant use by the community for year-round food growing activity.

Local in character:

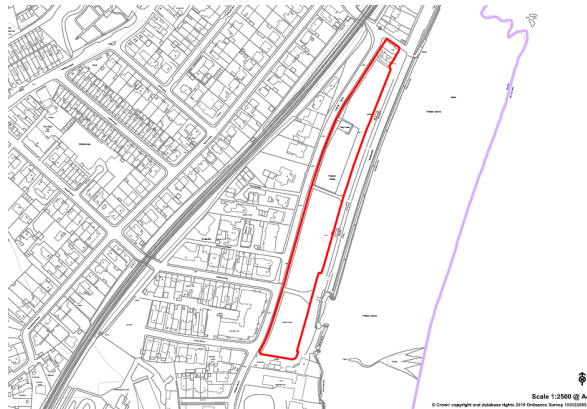
Clearly defined Local Green Space.

Other relevant information:

Has no Local Plan designation. Adjacent to designated community investment area of Local Plan Policy SS11.

PLGS.13: Preston Green, Marine Drive

Size: Abt 3 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Centrally located along seafront.

Why demonstrably special to the community served:

Over 160 years community use for leisure and recreation.

Local in character:

Defined boundaries of long standing.

Other relevant information:

Designated as an Urban Landscape Protection Area C5.33 by Policy C5 of the Local Plan that gives protection of the landscape value only. Public toilet included but not commercial boathouse restaurant at south end.

PLGS.14: Parkfield, Lower Polsham Rd, South of Parkfield BMX facility **Size:** <2 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves adjoining residential area, nearby tourists centres, and on-site adventure activity centre and social care facility.

Why demonstrably special to the community served:

Public secluded woodland and open space perennially in use for recreation.

Local in character:

Local green space with defined boundaries of long standing.

Other relevant information:

Same boundary as Local Plan Urban Landscape Protection Area (C5.34) that gives partial protection of its landscape value only. Excludes Parkfield house. All within Conservation Area.

PLGS.15: Coombe Valley Park, South West of Coombe Road, Preston

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Biodiverse wooded area⁽²⁾ and open space in constant use for informal community recreation.

Local in character:

Important wetland asset with multifunctional benefits⁽²⁾⁽³⁾ (including flood alleviation) and local green space enclosed by well defined housing infrastructure.

Other relevant information:

No Local Plan designation given for the site.

PLGS.16: Hollicombe Cliff Park, east of Torquay Road, Preston **Size:** <1 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Close to and easily accessed by local community and visitors on foot.

Why demonstrably special to the community served:

Constantly used cliff-top green space for informal leisure by local residents and active holidaymakers.

Local in character:

Seaside Local Green Space, and southern part of Livermead-Hollicombe County Wildlife Site⁽¹⁾, curtailed by surrounding cliffs beside the South West Coastal Path.

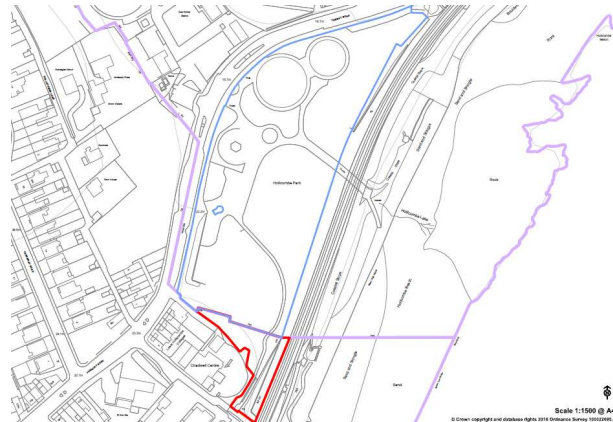
Other relevant information:

No site designation in Local Plan.

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PLGS.17: Hollicombe Park (part of), Torquay Road

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves adjacent residential area.

Why demonstrably special to the community served:

Popular suburban play-park with open space in year-round use.

Local in character:

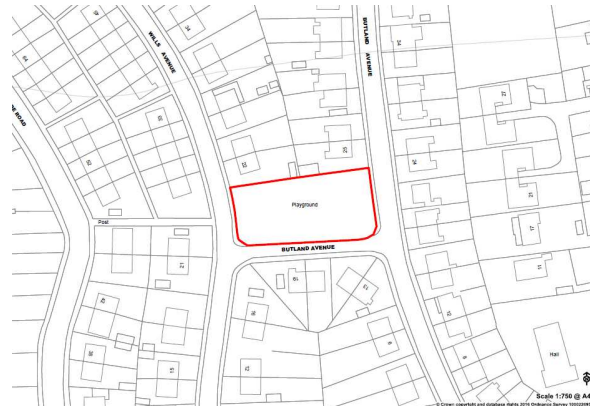
Clearly defined local green space.

Other relevant information:

Straddles boundary with Torquay Neighbourhood Plan area Local Green Space. Identified in Local Plan as part of Coastal Change Management Area, Flood risk area, Countryside area, part of National Cycle Route. The south west corner boundary goes to Torquay Road.

PLGS.18: Wills Avenue Playground, Wills Avenue

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular small suburban play-park with open space in year-round use.

Local in character:

Clearly defined local green space.

Other relevant information:

No site designation in Local Plan.

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PLGS.19: Preston Gardens, Torquay Road

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves adjoining residential area as well as retail and tourists centres nearby.

Why demonstrably special to the community served:

Constantly used open area for amenity and relaxed leisure.

Local in character:

Local green space with precise boundaries of long standing.

Other relevant information:

No site designation in Local Plan.

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PLGS.20: Oldway Mansion Gardens, Oldway Road/Torquay Road

Size: Abt 8 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves surrounding residential area, local visitors from across Torbay and contiguous tourist centres.

Why demonstrably special to the community served:

Locally defining and historically important part of urban townscape well used by local residents for active or relaxed leisure and formal events for over 100 years.

Local in character:

Local Green Space with familiar and specific boundaries of long standing.

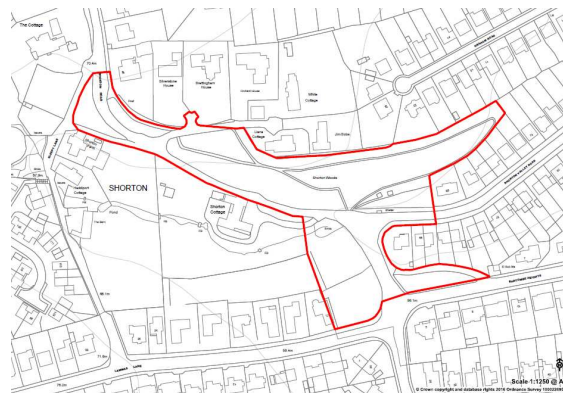
Other relevant information:

Part of Local Plan Policy SS10 area that protects the listed building and setting. LGS designation will add protection of the sites significant value as open space of importance to the local community. Gardens Listed (ref.no. 1001368).

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PLGS.21: Shorton Valley Woods, Shorton Valley Road

Size: Abt 1 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Mixed woodland and biodiverse area⁽¹⁾ in constant use by the community for informal recreation and leisure.

Local in character:

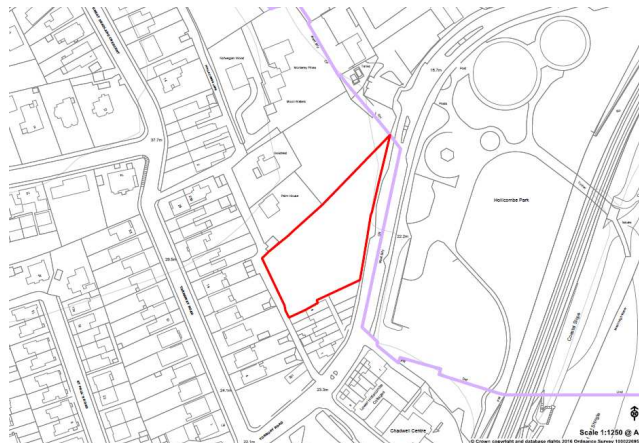
A local green space and local wildlife site⁽¹⁾ forming part of the existing urban wildlife corridor⁽⁴⁾ with multifunctional benefits.

Other relevant information:

Part of Conservation Area. Defined on Local Plan as site of Local Wildlife Interest. Local Green Space designation adds protection of recreational value to community served.

PLGS.22: Hollicombe Allotments, Hollacombe Lane

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular open space in constant use by the community for year-round food growing activity.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

Within Local Plan defined Countryside area of Policy C1. LGS designation will add protection of sites importance to local community served.

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PLGS.23: Sandringham Gardens, Preston

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Within residential community served.

Why demonstrably special to the community served:

Highly regarded by community for panoramic views, wildlife ⁽¹⁾, and tranquility. In constant use for leisure by local residents and passing visitors. Major contributor to area identity.

Local in character:

Field local to neighbourhood with well defined boundaries. Scenic Local Green Space of long standing and important constituent of Occombe Woods East local wildlife site.

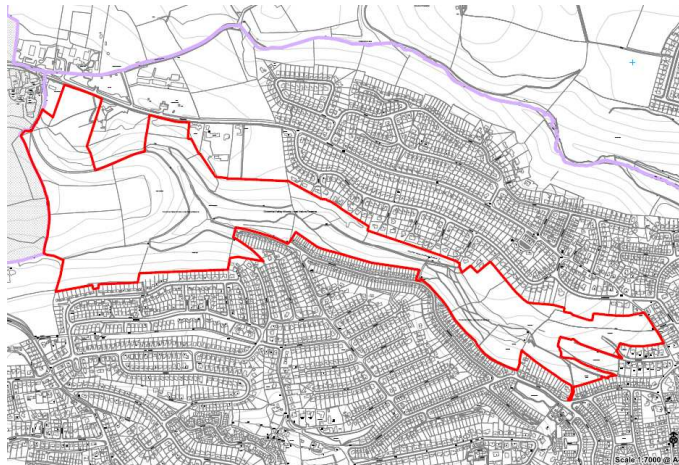
Other relevant information:

Within Local Plan defined Countryside area of Policy C1 and local wildlife interest. LGS designation will add protection of site's importance to local community served.

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PLGS.24: Occombe Valley Woods, off Preston Down Road

Size: Abt 37 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves surrounding residential area from multiple access points, and local visitors from across Torbay and tourist centres.

Why demonstrably special to the community served:

Key green infrastructure asset⁽³⁾, and biodiverse woodland area⁽¹⁾ in constant use by the local community and visitors for informal recreation and leisure.

Local in character:

Well defined natural area⁽³⁾, local nature reserve⁽¹⁾⁽³⁾, county wildlife site⁽¹⁾, and important flood alleviation asset⁽²⁾ with multifunctional benefits. 1 of only 3 areas of ancient semi-natural woodland (considered by English Nature (now Natural England) to be the highest value for nature conservation) within Paignton⁽⁸⁾⁽⁹⁾.

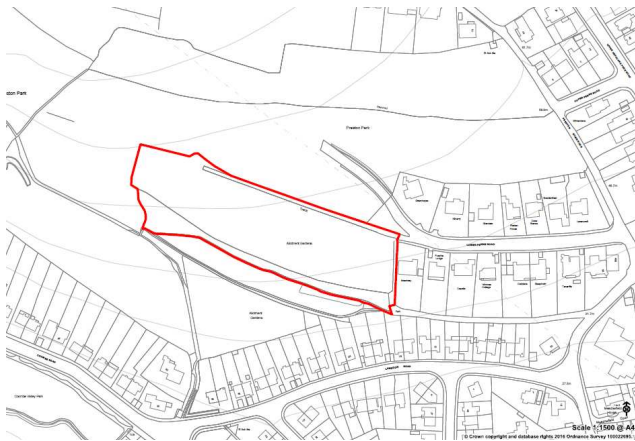
Other relevant information:

Identified as Country Park of Policy SS9 in Local Plan with wildlife value. Designation as Local Green Space will strengthen protection of recreation and leisure importance to local community.

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PLGS.25: Lower Penns Road Allotments, Lower Penns Road

Size: <2 ha **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular open space in constant use for year-round food growing activity. Tranquil views of sea and wildlife in area.

Local in character:

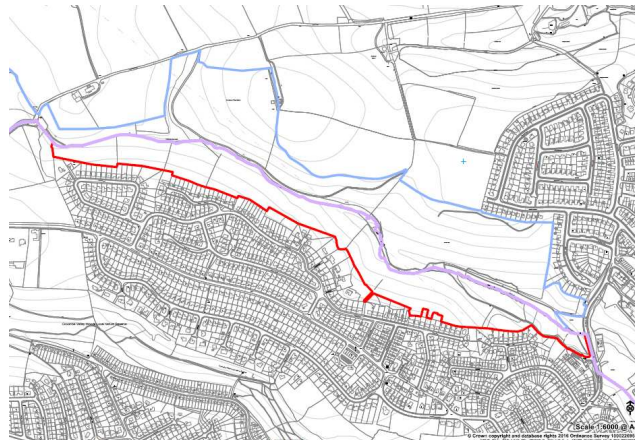
Clearly defined boundaries of Local Green Space.

Other relevant information:

Located within Local Plan Policy C1 countryside between two sites shown to be of wildlife interest. No other designations. Local Green Space designation will add to protection.

PLGS.26: Scadson Woods, Duchy Drive.

Size: Abt 9 ha (within PNP area) **Ownership:** Public



Community Partnership Area:

Preston.

In reasonably close proximity to the community served:

Serves adjoining residential areas and local tourist centres.

Why demonstrably special to the community served:

Significant green infrastructure asset and biodiverse woodland area with recreational, horse riding and bike trails in constant use by local community and visitors for informal recreation and leisure.

Local in character:

Well defined key natural area⁽³⁾, local nature reserve⁽¹⁾⁽³⁾ and important flood alleviation asset⁽²⁾ with multifunctional benefits.

Other relevant information:

Straddles boundary with Torquay Neighbourhood Plan area. Designated as Countryside in Local Plan Policy C1, Country Park Policy SS9, and with wildlife interest notations. Designation as Local Green Space will add to protection of the asset.

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PLGS.27: Stanley Gardens, off Marlton Road and Barton Road **Size:** Abt 1 ha **Ownership:** Public



Community Partnership Area:

Clifton with Maidenway.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular suburban open space, with play-park, in year-round use.

Local in character:

Local green space with precise boundaries of long standing.

Other relevant information:

Within Urban Landscape Protection Area C5.39 of the Local Plan giving partial protection of its landscape value only.

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PLGS.28: Ailescombe Road Allotments, Ailescombe Road

Size: Abt 1 ha **Ownership:** Public



Community Partnership Area:

Clifton with Maidenway.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular open space in constant use by the community for year-round food growing activity.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

Within Urban Landscape Protection Area C5.39 of the Local Plan giving partial protection of its landscape value only.

PLGS.29: Monastery, Winner Hill

Size: Abt 1 ha **Ownership:** Public



Community Partnership Area:

Clifton with Maidenway.

In reasonably close proximity to the community served:

Within residential community served.

Why demonstrably special to the community served:

Highly regarded by community for its visual beauty, tranquil space, Monastic history and playground.

Local in character:

Local to neighbourhood with well defined boundaries.

Other relevant information:

Part of Local Plan Urban Landscape Protection Area C5.40 that gives protection of the landscape value only. LGS designation will add protection of site's playspace and leisure importance to local community served.

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PLGS.30: Primley Woods & Meadow, Totnes Road

Size: Abt 13 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Clifton with Maidenway and Blatchcombe.

In reasonably close proximity to the community served:

Close to and easily accessed by local community on foot.

Why demonstrably special to the community served:

Mixed woodland, biodiverse area⁽¹⁾ and open space in constant use by the community for informal recreation and leisure.

Local in character:

An enclosed Key Green Infrastructure asset⁽⁴⁾, local wildlife site¹ and natural play area⁽⁴⁾ with multifunctional benefits.

Other relevant information:

Part of designated Urban Landscape Protection Area C5.41 giving partial protection of its landscape value only. Adjacent to Local Plan Policy SS11 Community Investment Area. Identified also in Local Plan to be of Wildlife Interest (OSW1). Proposed LGS boundary excludes Primley House complex.

PLGS.31: Paignton Cemetery, Colley End Road

Size: Abt 4 ha **Ownership:** Public



Community Partnership Area:

Clifton with Maidenway.

In reasonably close proximity to the community served:

Serves surrounding residential areas.

Why demonstrably special to the community served:

Constantly used quiet open area for memorial, contemplation and formal commemorative events.

Local in character:

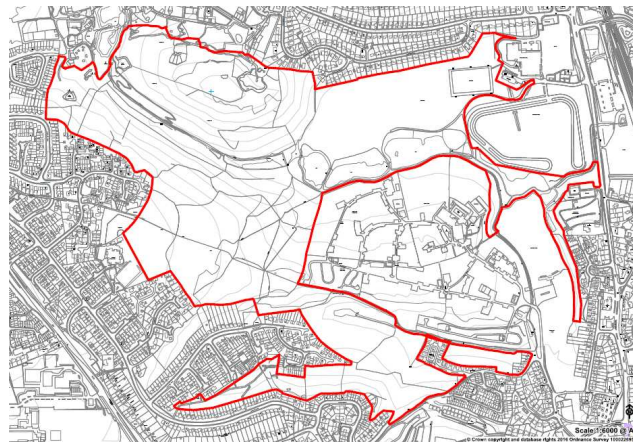
Local space with clearly defined boundaries.

Other relevant information:

Within Urban Landscape Protection Area C5.39 of the Local Plan giving partial protection of its landscape value only.

PLGS.32: Clennon Valley, Penwill Way for main entrance

Size: Abt 67 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential areas and tourist centres nearby.

Why demonstrably special to the community served:

Biodiverse⁽¹⁾ naturally landscaped valley, Key Natural Area⁽⁵⁾ and wetland⁽⁴⁾ used by local community and tourists for informal and formal recreation.

Local in character:

Local Green Space, which includes Clennon Woods and Clennon Ponds County Wildlife Sites⁽¹⁾ and Grange Farm Local wildlife site⁽¹⁾, needing to be large in area to fulfill its various roles. Northern Clennon Valley 1 of only 3 areas of ancient semi-natural woodland (considered by English Nature (now Natural England) to be the highest value for nature conservation) within Paignton⁽⁸⁾⁽⁹⁾.

Other relevant information:

No consents for development. Designated as an Urban Landscape Protection Area (C5.44) by Policy C5 of the Torbay Local Plan giving partial protection of its landscape value. LGS boundary as ULPA of Local Plan plus playing fields included in Local Plan Policy SC2.4 that add significantly to the open space value.

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PLGS.33: Clennon Valley Allotments, Dartmouth Road

Size: Abt 1 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular open space in constant use by the community for year-round food growing activity.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

No Local Plan site designations.

PLGS.34: Quay West Corner, Dartmouth Road

Size: Abt 1 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Within residential community served.

Why demonstrably special to the community served:

Highly regarded by community for its visual beauty and open space for leisure pursuits.

Local in character:

Local to neighbourhood with well defined boundaries.

Other relevant information:

Designated as Local Plan Urban Landscape Protection Area C5.43 that gives protection of the landscape value only. LGS designation will add protection of sites leisure importance to local community served.

PLGS.35: Young's Park rec. and wetland area SW of Young's Park Rd, Goodrington **Size:** Abt 3 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves adjoining residential area and nearby tourists centres.

Why demonstrably special to the community served:

Mixed woodland, biodiverse area⁽²⁾ and open space in constant use by the whole community and tourists for informal recreation and leisure.

Local in character:

A local green space and important wetland asset for defence against coastal erosion⁽²⁾⁽⁴⁾ with clear long-established boundaries. Includes eastern section of Clennon Ponds County Wildlife Site⁽¹⁾.

Other relevant information:

Part of Local Plan Urban Landscape Protection Area (C5.42) that gives protection of its landscape value only. Excludes adjacent tourist building complex, boating lake and car park.

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PLGS.36: Oyster Bend Field, east of Oyster Bend

Size: Abt 2 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves adjoining residential area and tourists centres nearby.

Why demonstrably special to the community served:

Constantly used open area for wildlife conservation, amenity and relaxed leisure.

Local in character:

Cliff-top Local Green Space with precise boundaries of long standing enclosed within the Saltern Cove Site of Special Scientific Interest⁽¹⁾ and Saltern Cove and Sugar Loaf Local Nature Reserve⁽¹⁾.

Other relevant information:

Adjacent land of Steam Railway excluded.

PLGS.37: Goodrington Community Orchard, Goodrington Road **Size:** <1 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular open space in constant use by the community for leisure and voluntary food growing activity.

Local in character:

Local Green Space with defined boundaries of long standing.

Other relevant information:

No Local Plan site designations. Orchard planted by community.

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PLGS.38: Goodrington Village Green, Grange Road

Size: <1 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Continually used open area for wildlife conservation, amenity and relaxed leisure.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

No Local Plan site designations.

PLGS.39: Claylands Cross Park, Brixham Road, North of Harbourne Avenue **Size:** <1 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Conveniently situated alongside local dwellings.

Why demonstrably special to the community served:

Play-park and sports area providing daily recreational facilities for nearby residents.

Local in character:

Key out-of-town Local Green Space enclosed by established housing, transport and green infrastructure.

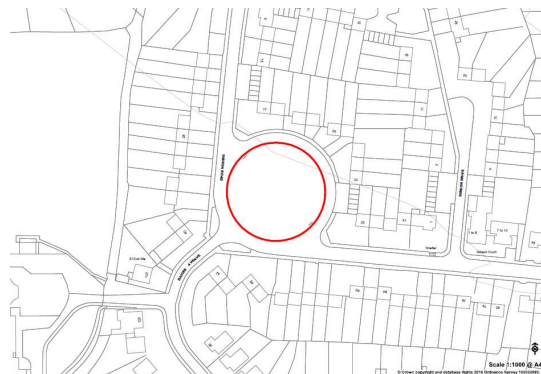
Other relevant information:

No Local Plan designation of the site.

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PLGS.40: Gibson Road Playground, Gibson Road

Size: <1 ha **Ownership:** Private



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular suburban play-park with open space in year-round use.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

No Local Plan site designations.

PLGS.41: White Rock Recreation Ground, Brixham Road

Size: Abt 2 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves adjoining residential area and conveniently situated alongside primary transport infrastructure for visitors.

Why demonstrably special to the community served:

Open sports and leisure area providing daily recreational facilities for the community and visiting sport participants from outside the area.

Local in character:

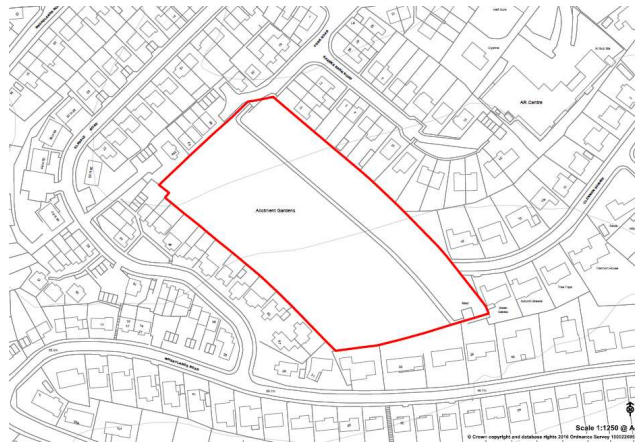
Important out-of-town Local Green Space enclosed by established housing, transport and White Rock Primary School.

Other relevant information:

No Local Plan site designations.

PLGS.42: York Road Allotments, York Road

Size: Abt 2 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular open space in constant use by the community for year-round food growing activity.

Local in character:

Clearly defined Local Green Space.

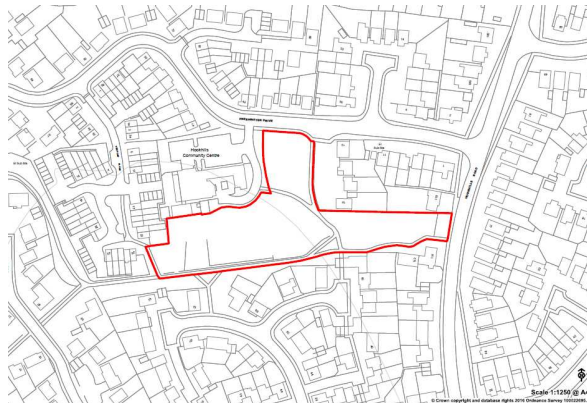
Other relevant information:

Site has no allocation in Local Plan.

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PLGS.43: Hookhills Playground & Park, Freshwater Drive

Size: Abt 1 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular suburban play-park with open spaces and connecting green walks in year-round use by pedestrians and leisure seekers.

Local in character:

Clearly defined local boundaries.

Other relevant information:

No designation on Local Plan policy map.

PLGS.44: Lancaster Drive Playpark, Lancaster Drive

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular suburban play-park in year-round use for recreation and relaxation.

Local in character:

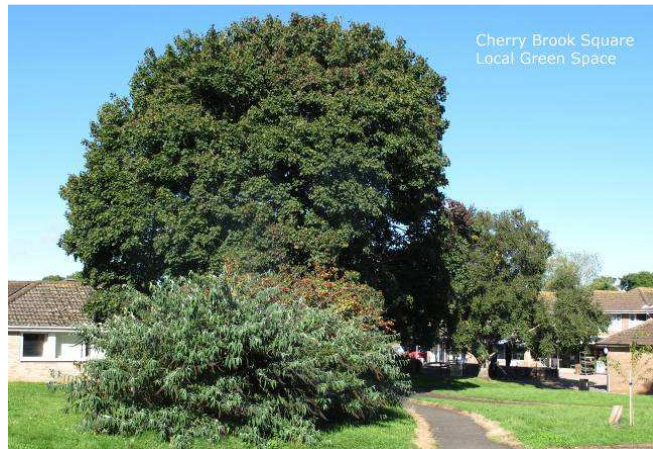
Clearly defined Local Green Space.

Other relevant information:

Within area identified in Local Plan as of Wildlife Interest and adjacent to Urban Landscape Protection Area C5.44. LGS designation will add protection of the green space recreation value.

PLGS.45: Cherry Brook Square, Cherry Brook Drive

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Informal suburban green space with popular play-park used constantly by residents for relaxed leisure and amenity.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

Within area identified in Local Plan as Local / Neighbourhood shopping centre. LGS designation will add protection of the green space recreation value.

PLGS.46: Goodrington Road Amenity Area, Hookhills Road

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Goodrington, Roselands and Hookhills.

In reasonably close proximity to the community served:

Serves surrounding residential area and visitors from across Torbay.

Why demonstrably special to the community served:

Green lung and open area used year-round by residents and visitors for informal leisure and amenity.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

Undesignated area within Local Plan. LGS designation will add protection of the green space recreation value.

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PLGS.47: Primley Park, South of Westleat Avenue

Size: Abt 2 ha **Ownership:** Public



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Adjacent to community served.

Why demonstrably special to the community served:

Popular suburban open space and play-park in year-round use.

Local in character:

Local Green Space bordering Primley Woods Local Wildlife Site⁽¹⁾ and neighbourhood homes.

Other relevant information:

Within boundary of Local Plan Policy SS11 Community Investment Area and designated Urban Landscape Protection Area C5.41 giving partial protection of its landscape value only. Adjacent to site identified in Local Plan to be of Wildlife Interest (OSW1).

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PLGS.48: Redwell Road

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Convenient and continually used children's recreational facility and open area.

Local in character:

Small clearly defined local green space.

Other relevant information:

No site designation in Local Plan.

PLGS.49: Smallcombe Scout Field, Redwell Lane / Smallcombe Road

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Continually used open area for amenity, relaxed leisure and formerly used for Scouting activities.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

Without designation in Local Plan. Adjacent to designated Community Investment Area. LGS designation will add protection of the green space. Planning application for 5 dwellings submitted nearly two years ago (August 2015) not determined (P/2015/0678). No objection raised by Council to LGS designation in consultation response (20 October 2016).

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PLGS.50: Smallcombe Road Playground and Park, Jasmine Grove

Size: <1 ha **Ownership:** Public



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Popular suburban play-park with small park and connecting green walk in year-round use for recreation, nature conservation and relaxation.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

Without designation in Local Plan. LGS designation will add protection of the green space.

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PLGS.51: Wild Fox Adventure Playground, Smallcombe Road **Size:** <1 ha **Ownership:** Public



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves adjoining residential area.

Why demonstrably special to the community served:

Wildlife adventure playground and green area used by children of the local community for leisure and informal recreation. Recently extended in size as a community playground (P/2014/0450).

Local in character:

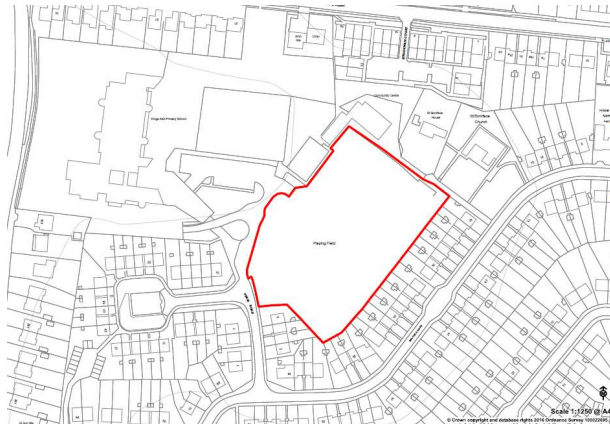
Clearly defined local boundaries.

Other relevant information:

Without designation in Local Plan. Adjacent to committed development site CDSP7 recently constructed. LGS designation will add protection of the recreation value to the local community.

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PLGS.52: Foxhole Community Playing Field, off Belfield Road **Size:** Abt.1 ha **Ownership:** Public



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves adjoining residential area.

Why demonstrably special to the community served:

Part of community centre serving surrounding area used by community for local events and activities.

Local in character:

Clearly defined local boundaries.

Other relevant information:

Without designation in Local Plan. Adjacent to committed development site CDSP7 recently constructed. LGS designation will add protection of the green space value to the community.

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PLGS.53: Great Parks Play Area, Trelissick Road

Size: <1 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves surrounding residential area.

Why demonstrably special to the community served:

Local recreation area and community open space with sports facilities in daily use.

Local in character:

Clearly defined Local Green Space.

Other relevant information:

Within Country Park designation of Policy SS9 in Local Plan and protected County Wildlife site. LGS designation will add protection of the green space.

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PLGS.54: Great Parks, off Great Parks Lane

Size: Abt 27 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves surrounding residential areas and visitors from across Torbay.

Why demonstrably special to the community served:

Biodiverse⁽¹⁾⁽⁴⁾ emerging parkland area within Ramshill County Wildlife site used year-round by bordering local community, with lack of access to greenspace⁽⁴⁾, and visitors for assorted pursuits including amenity, relaxed leisure, wildlife watching and countryside activities.

Local in character:

Important out-of-town Local Green Space, proposed Food and Geopark Access Hub⁽⁴⁾⁽⁵⁾, Key Natural Area⁽⁵⁾, Orchard Enhancement Zone⁽⁴⁾⁽⁷⁾, and potential Country Park⁽⁴⁾⁽⁶⁾ enclosed by established housing, transport infrastructure and wider rural area.

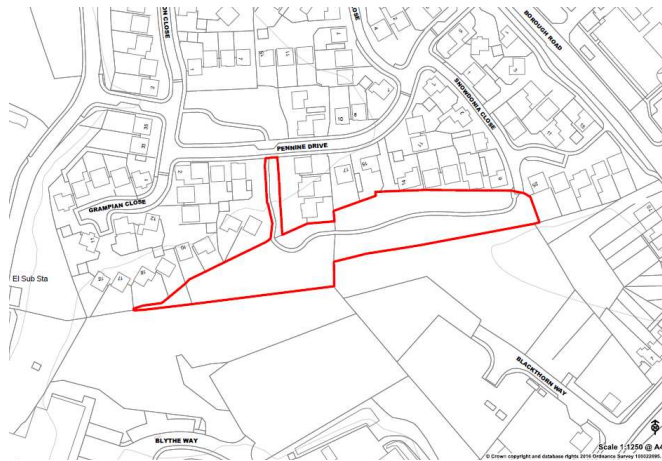
Other relevant information:

Within proposed Country Park designation of Policy SS9 in Local Plan and protected County Wildlife site. LGS designation will add protection of the green space.

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PLGS.55: Snowdonia Close, Collaton St.Mary

Size: <1 ha **Ownership:** Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves adjoining residential area.

Why demonstrably special to the community served:

Open area and green used by local residents constantly for leisure and informal recreation.

Local in character:

Clearly defined local boundaries.

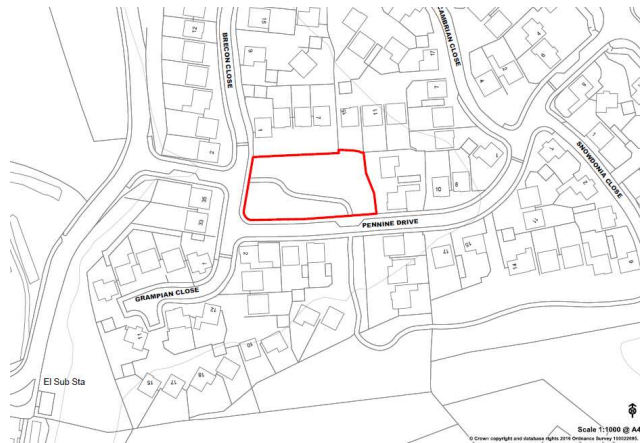
Other relevant information:

Without designation in Local Plan. Adjacent to Yalberton Industrial estate. LGS designation will add protection of the green space value.

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PLGS.56: Pennine Drive Amenity Area, Collaton St.Mary

Size: <1 ha **Ownership:** Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves adjoining residential area.

Why demonstrably special to the community served:

Open area and green used by local residents constantly for leisure and informal recreation.

Local in character:

Clearly defined local boundaries.

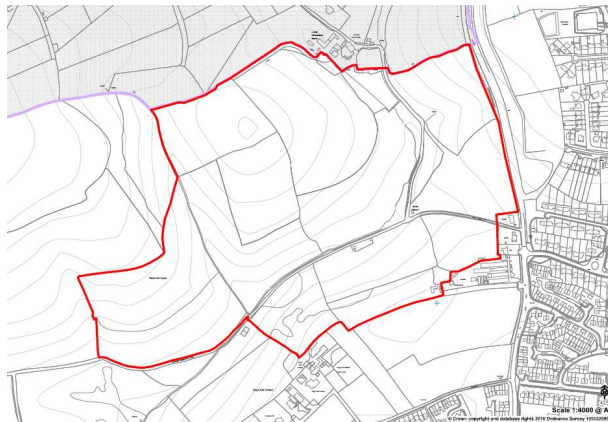
Other relevant information:

Without designation in Local Plan. LGS designation will add protection of the green space value.

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PLGS.57: Westerland Valley

Size: Abt 33 ha **Ownership:** Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves surrounding residential areas and bay-wide tourist centres.

Why demonstrably special to the community served:

Its beauty from ring road views. Key natural landscaped valley⁽⁴⁾ used year-round by local community and visitors for miscellaneous pursuits including food production, amenity, relaxed leisure and countryside activities.

Local in character:

Tranquil attractive biodiverse⁽¹⁾⁽⁴⁾ local green space with boundaries clearly defined by the Ramshill County Wildlife site and Unitary Authority border⁽¹⁾. Includes 1 of only 3 areas of ancient and semi-natural woodland (considered by Natural England to be the highest value for nature conservation) within Paignton⁽⁹⁾.

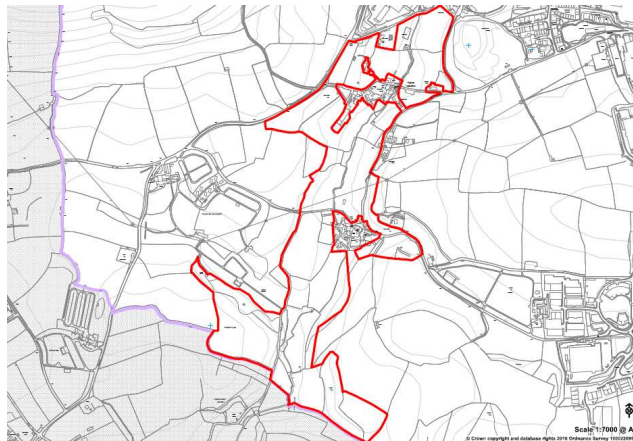
Other relevant information:

Located within Local Plan Policy C1 countryside and County Wildlife Site. No other designations. Excludes existing Garden Centre.

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PLGS.58: Yalberton Valley

Size: Abt 36 ha **Ownership:** Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Within walking, cycling, riding distance of Yalberton, Collaton St.Mary, Stoke Gabriel, South Devon College, Whiterock and five holiday centres in close proximity. Also used for running by staff and students of South Devon College.

Why demonstrably special to the community served:

Beautiful tranquil valley following Yalberton stream, much visited for abundant range of flora and fauna⁽¹⁾, ancient Devon Green Lane and historic cider producing orchards. Valley one of best examples of an active karstic drainage system in Torbay. Foraging area for bat species and roosting sites in Valley's caves.

Local in character:

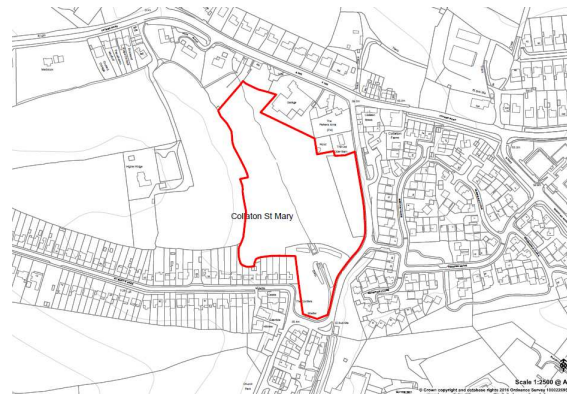
Follows line of Yalberton Stream⁽¹⁾, Local Wildlife Site (LWS) and its natural green space features including part of LWS Waddeton Woods⁽¹⁾. Whole of Lower Yalberton is an Orchard Enhancement Zone⁽⁴⁾⁽⁷⁾ and a LWS (also a potential County Wildlife Site⁽¹⁾) containing many natural springs.

Other relevant information:

Located within Local Plan Policy C1 countryside with noted wildlife interest. No other designations. Existing built areas excluded.

PLGS.59: Collaton St.Mary Water Meadow, Stoke Road

Size: Abt 4 ha **Ownership:** Part Public, Part Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Within Collaton St.Mary Village community.

Why demonstrably special to the community served:

Highly regarded by local community for visual contribution made to open space character of village and contribution to protected Greater Horseshoe bats and flood protection to inhabitants.

Local in character:

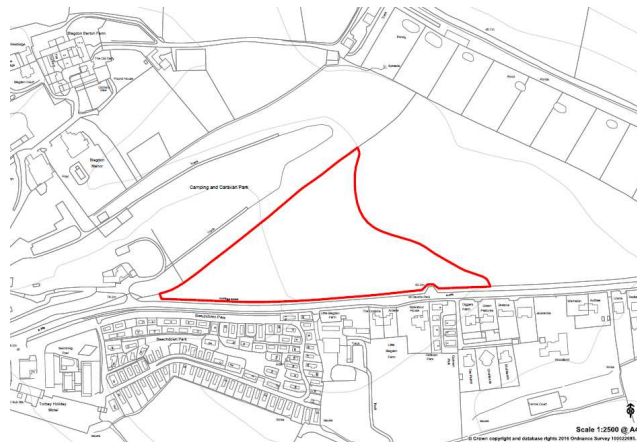
Field local to Village served with well defined boundaries.

Other relevant information:

Within Local Plan Future Growth Area Policy SS2.2. Shown retained as green open space in adopted Collaton St. Mary Masterplan / SPD. LGS designation will add protection of the space in accord with the adopted SPD.

PLGS.60: Little Blagdon / Sunday Car Boot Field, Totnes Road

Size: Abt 3 ha **Ownership:** Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

On boundary of Collaton St.Mary Village community. Historically used by local community and visitors for occasional market.

Why demonstrably special to the community served:

Highly regarded by local community for visual contribution made to views of rolling countryside beyond and contribution to protected Greater Horseshoe bats.

Local in character:

Field local to Village served with well defined boundaries.

Other relevant information:

Within Local Plan Future Growth Area Policy SS2.2. Shown retained as green open space in adopted Collaton St. Mary Masterplan / SPD. LGS designation will add protection of the space in accord with the adopted SPD.

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PLGS.61: Brake Copse, Totnes Road

Size: <3 ha **Ownership:** Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Serves adjoining residential area.

Why demonstrably special to the community served:

Constantly used broadleaf woodland and biodiverse area⁽¹⁾ for nature interaction, amenity and relaxed leisure.

Local in character:

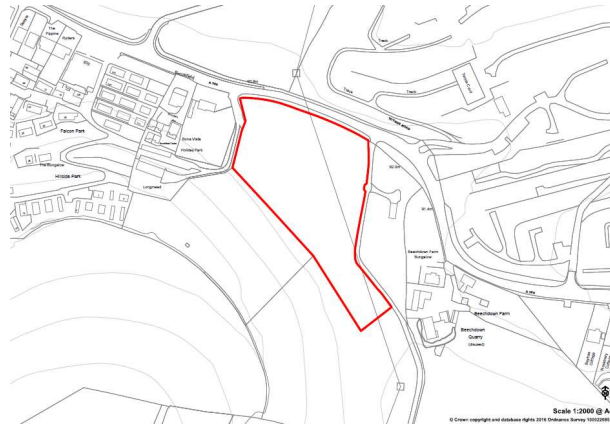
A well defined local enclosed space and wildlife site⁽¹⁾ forming part of existing rural wildlife corridor⁽⁴⁾ with multifunctional benefits.

Other relevant information:

Within designated countryside area C1 of Local Plan, with noted wildlife interest. Designation as Local Green Space will give recognition to the sites wider community value.

PLGS.62: Collaton Heath / Saturday Car Boot field, Totnes Road

Size: Abt 2 ha **Ownership:** Private



Community Partnership Area:

Blatchcombe.

In reasonably close proximity to the community served:

Open field traditionally used by local community and visitors for weekend market.

Why demonstrably special to the community served:

Well known site used over the years by the community and visitors attracted.

Local in character:

Field local to communities served with well defined boundaries.

Other relevant information:

Located within Local Plan Policy C1 countryside. No other designations. Local Green Space designation will add to protection.

Appendix 6

Planning Practice Guidance: Local Green Space

Paragraph: 005 Reference ID: 37-005-20140306

What is Local Green Space designation?

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.
[Revision date: 06 03 2014]

Paragraph: 006 Reference ID: 37-006-20140306

How is land designated as Local Green Space?

Local Green Space designation is for use in [Local Plans](#) or [Neighbourhood Plans](#). These plans can identify on a map ('designate') green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.
[Revision date: 06 03 2014]

Paragraph: 007 Reference ID: 37-007-20140306

How does Local Green Space designation relate to development?

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.
[Revision date: 06 03 2014]

Paragraph: 008 Reference ID: 37-008-20140306

What if land has planning permission for development?

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.
[Revision date: 06 03 2014]

Paragraph: 009 Reference ID: 37-009-20140306

Can all communities benefit from Local Green Space?

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.
[Revision date: 06 03 2014]

Paragraph: 010 Reference ID: 37-010-20140306

What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (e.g. villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

[Revision date: 06 03 2014]

Paragraph: 011 Reference ID: 37-011-20140306

What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. [Revision date: 06 03 2014]

Paragraph: 012 Reference ID: 37-012-20140306

What about new communities?

New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

[Revision date: 06 03 2014]

Paragraph: 013 Reference ID: 37-013-20140306

What types of green area can be identified as Local Green Space?

The green area will need to meet the criteria set out in paragraph 77 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

[Revision date: 06 03 2014]

Paragraph: 014 Reference ID: 37-014-20140306

How close does a Local Green Space need to be to the community it serves?

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

[Revision date: 06 03 2014]

Paragraph: 015 Reference ID: 37-015-20140306

How big can a Local Green Space be?

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgement will inevitably be needed. However, [paragraph 77 of the National Planning Policy Framework](#) is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

[Revision date: 06 03 2014]

Paragraph: 016 Reference ID: 37-016-20140306

Is there a minimum area?

Provided land can meet the criteria at [paragraph 77 of the National Planning Policy Framework](#) there is no lower size limit for a Local Green Space.

[Revision date: 06 03 2014]

Paragraph: 017 Reference ID: 37-017-20140306

What about public access?

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

[Revision date: 06 03 2014]

Paragraph: 018 Reference ID: 37-018-20140306

What about public rights of way?

Areas that may be considered for designation as Local Green Space may be crossed by [public rights of way](#). There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

[Revision date: 06 03 2014]

Paragraph: 019 Reference ID: 37-019-20140306

Does land need to be in public ownership?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

[Revision date: 06 03 2014]

Paragraph: 020 Reference ID: 37-020-20140306

Would designation place any restrictions or obligations on landowners?

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

[Revision date: 06 03 2014]

Paragraph: 021 Reference ID: 37-021-20140306

Who will manage Local Green Space?

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

[Revision date: 06 03 2014]

Paragraph: 022 Reference ID: 37-022-20140306

Can a Local Green Space be registered as an Asset of Community Value?

Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an [Asset of Community Value](#). Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land. [Revision date: 06 03 2014]

Appendix 7

Paignton's Rural Character Area

Background

A7.1 Government policy in NPPF109 draws attention to the need for the 'planning system' to protect and enhance valued landscapes, soils and halt the decline in biodiversity.

A7.2 NPPF119 further states that '*the presumption in favour of sustainable development (NPPF paragraph 14) does not apply where development requiring appropriate assessment under the Birds and Habitats Directives is being considered, planned or determined*'. The whole of Paignton is situated within the South Hams Special Area of Conservation (SAC) of protected Greater Horseshoe Bats.

A7.3 Policy SS8 of the adopted Torbay Local Plan accordingly indicates support of these objectives and that regard will be given to the Torbay Landscape Character Assessment produced as background information to the Local Plan, and Policy C4 draws attention to the importance of trees, hedgerows and natural landscape features.

A.7.4 In support of the NPPF and Local Plan, the Neighbourhood Plan identifies the key components that make up the landscape identity of Paignton's rural hinterland as identified by the Landscape Character Assessment produced in support of the Local Plan.

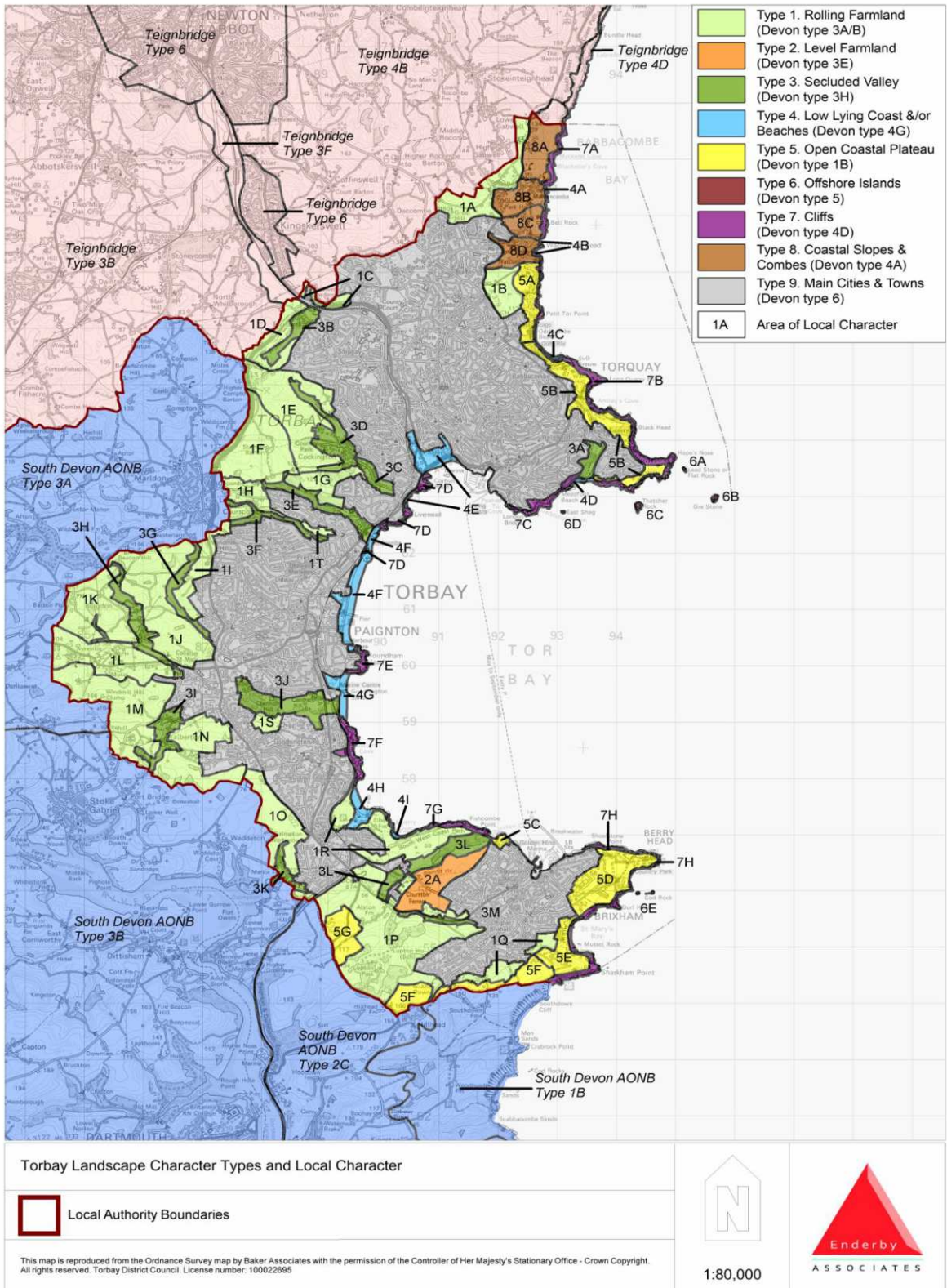
A7.5 Within the 'Rural Character Area' (**RCA**) defined in the Neighbourhood Plan, there are two types of landscape (Rolling farmland and Secluded valley) that in combination create the landscape identity of Paignton including the significant contribution made by treescape, soil and biodiversity (Table A7.1 and Fig. A7.1).

Table A7.1 Paignton's rural landscape character and management strategy

Sub-area		Overall Sensitivity	Management Strategy
Rolling Farmland			
1H	Ocombe Cross	Highly Sensitive	Conserve
1I	South Marldon/Great Parks	Highly Sensitive	Conserve
1J	The Blagdons	Highly Sensitive	Conserve
1K	Barton Pines	Highly Sensitive	Conserve / Enhance
1L	Blagdon Barton	Less Sensitive	Restore
1M	West Yalberton	Highly Sensitive	Conserve
1N	East Yalberton	Moderately Sensitive	Enhance
1T	Preston Park	Moderately Sensitive	Conserve
Secluded Valley			
3E	Hollicombe Valley	Highly Sensitive	Conserve
3F	Ocombe Valley	Highly Sensitive	Conserve
3G	Upper Clennon Valley	Highly Sensitive	Conserve
3H	Blagdon Valley	Highly Sensitive	Conserve
3I	Yalberton Valley	Moderately Sensitive	Enhance

Source: Part 2 Landscape Character Assessment of Torbay for Torbay Council by Enderby Associates May 2010.

Figure A7.1 Paignton's Landscape Character



Source: Part 2 Landscape Character Assessment of Torbay for Torbay Council by Enderby Associates May 2010.

A7.6 After taking into account development sites identified in the Local Plan, including adjustments indicated in the adopted SPD for Collaton St. Mary, the boundary of the Rural Character Area is shown in Fig. A7.2.

A7.7 Within the designated Rural Character Area (RCA) shown, development will not be supported unless it will demonstrably conserve and enhance the value of the existing treescape, landscape, biodiversity and scenic views.

Figure A7.2 Neighbourhood Plan Rural Character Area

