

A Neighbourhood
Development Plan to 2030
and beyond

Paignton Neighbourhood Plan

for the historic heart of Torbay

1 Basic Conditions Statement



Submitted
Plan

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Part 1: Introduction

Why this statement has been produced

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

1.2 The purpose of this statement is to confirm and evidence that the Neighbourhood Plan has been prepared by the Forum in compliance with all formal requirements and 'basic conditions' defined in the Regulations.

1.3 In accordance with National Planning Practice Guidance (**PPG**), the Forum has throughout the process of developing the Neighbourhood Plan considered how the 'basic conditions' requirement will be met (PPG066) and has discussed and shared early drafts of this statement with the local planning authority (PPG076). In return, the local planning authority has provided constructive comments on the emerging Neighbourhood Plan and supporting documents in accordance with guidance (PPG067).

Statement Structure

1.4 Part 2 provides summary background information about Paignton and how the Neighbourhood Plan has been prepared alongside the Local Plan for Torbay produced by Torbay Council and adjacent Neighbourhood Plans for Torquay and Brixham prepared by each Forum for those areas.

1.5 Part 3 contains the information that demonstrates how each formal requirement has been met, including each of the 'basic conditions'.

What happens next

1.6 The next step involves the Council confirming to the Forum that all 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.

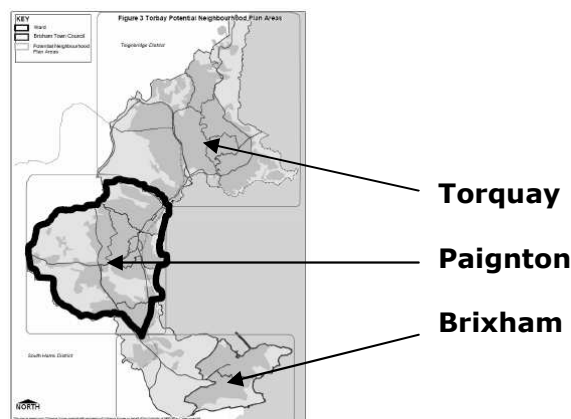
1.7 The Independent Assessor will consider the submitted Neighbourhood Plan and accompanying documents and any representations that may be received. Subject to the outcome of the assessment by the Independent Assessor, a Referendum will be held of all residents who are registered to vote in Paignton. 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: Background Information

Location

2.1 Paignton is one of the main seaside holiday resorts of South Devon, and is the historic heart of Torbay. Torbay is a Unitary Authority area, with Torquay located to the north of Paignton and Brixham to the south (Fig. 2.1).

**Figure 2.1
Location**



2.2 Paignton developed from a small fishing village and still has a working commercial harbour. Settlement in the town dates from late Saxon times with significant medieval buildings still remaining. A grid pattern new town was built in the late Victorian period following arrival of the railway and included areas of reclaimed land. The town grew considerably into the hinterland throughout the twentieth century and now incorporates the village of Collaton St. Mary and substantial areas of agricultural land within attractive countryside.

Other factors of note

2.3 Preparation of the Neighbourhood Plan has involved a number of factors. Of particular note:

- a larger than average Neighbourhood Plan Area resident population of more than 42,000;
- preparing the plan in tandem with two adjoining Neighbourhood Plans (for Torquay and Brixham) to achieve complete coverage of the Torbay local authority area;
- each Forum producing its own Neighbourhood Plan using different working arrangements in co-ordination with each other;
- 'twin tracking' preparation of all three neighbourhood plans alongside production of a new Local Plan for Torbay by Torbay Council;
- working with external assistance provided by the Government Department for Communities and Local Government (DCLG) under the 'Frontrunner' and subsequent programmes;
- involvement with several key planning appeals during the preparation stages.

2.4 Further details are contained in the **Community Involvement and Consultation** document 2 that accompanies the Neighbourhood Plan (Fig. 3.1 below).

Part 3: Formal Requirements

Legal Requirements

(A) Submitted documents

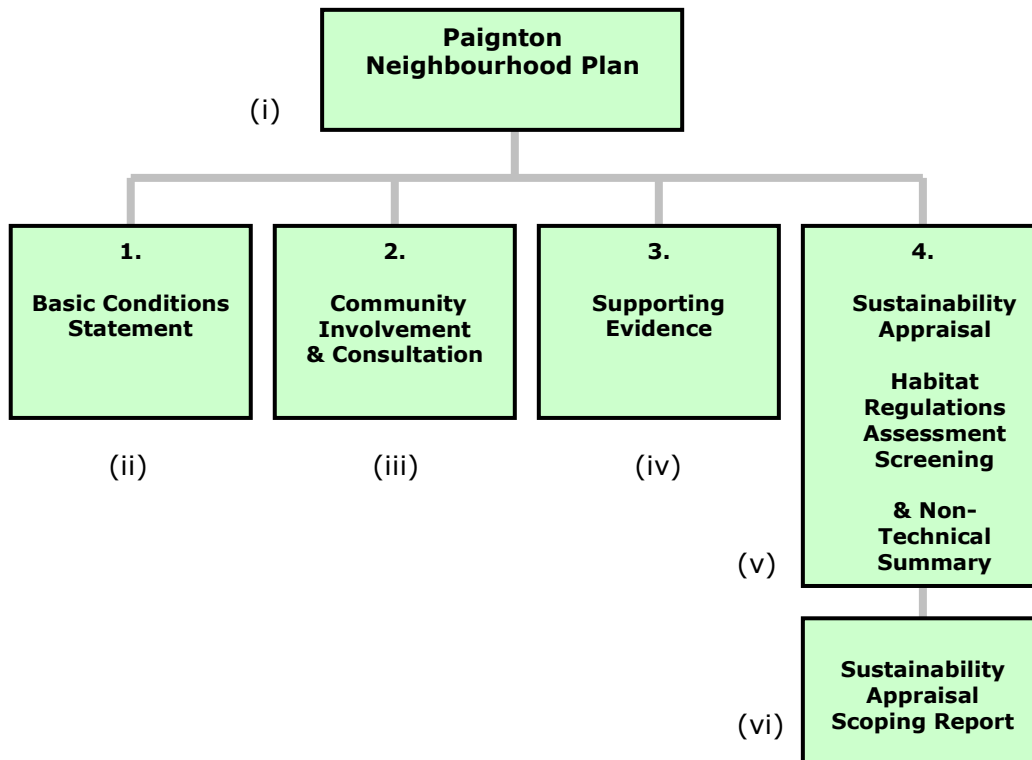
3.1 In accordance with Regulation 15(1)(a) to (d) of the 2012 Regulations (as amended), the Neighbourhood Plan submission incorporates the following documents:

- a map or statement which identifies the area to which the proposed Neighbourhood Plan relates;
- a 'consultation statement' that in accordance with Regulation 15(2):
 - contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
 - explains how they were consulted;
 - summarises the main issues and concerns raised by the persons consulted; and
 - describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.
- the proposed Neighbourhood Plan; and
- a statement (this **Basic Conditions Statement**) that explains how the proposed Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

3.2 The Neighbourhood Plan submission consists of 6 documents as listed below and shown in Fig. 3.1:

- (i) **Paignton Neighbourhood Plan** containing the policies and policy maps;
- (ii) **1 - Basic Conditions Statement** – (this document) explaining how all statutory requirements have been met;
- (iii) **2 - Community Involvement & Consultation** – setting out community input throughout the preparation stages;
- (iv) **3 - Supporting Evidence** – providing updates of local information of relevance and more detail on the justification for key elements;
- (v) **4 - Sustainability Appraisal, Habitat Regulation Assessment Screening, & Non-Technical Summary** – produced on a voluntary basis for the reasons set out in the document;
- (vi) **Sustainability Appraisal Scoping Report** – setting out the initial scoping to document 4 as finalised following consultation with the 3 statutory bodies (Environment Agency, Historic England, and Natural England).

Figure 3.1 The Neighbourhood Plan documents



3.3 Each further legal requirement (additional to those in para. 3.1 above) has been complied with as evidenced below:

(B) The draft Neighbourhood Plan is being submitted by a qualifying body

3.4 The Neighbourhood Plan has been produced and submitted by an unincorporated Forum in an unparished area. Formal approval to the designated Neighbourhood Area and Neighbourhood Forum was confirmed unanimously by Torbay Council on 6 December 2012 following formal applications made on 3 May 2012 under Regulations 5 and 8 of the Regulations. A copy is attached of the Neighbourhood Area designated (**Appendix 1**) and Council decision (Minute 93 of 2012) (**Appendix 2**).

(C) The Neighbourhood Plan proposal relates to planning matters

3.5 The submission is for a Neighbourhood Development Plan (not an Order granting planning permission) and the plan proposal relates to planning matters (the use and development of land) prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended), Planning and Compulsory Purchase Act 2004 (as amended), Localism Act 2011, Neighbourhood Planning Regulations 2012 and all other relevant legislation.

(D) The proposed Neighbourhood Plan states the period for which it is to have effect

3.6 The submitted Neighbourhood Plan states on the cover, in the Preface and at paragraph 1.7 that it is to have effect for the time period until 2029/30 (31

March 2030), being the time period that coincides with the Torbay Local Plan adopted by the Council on 10 December 2015.

(E) The policies do not relate to excluded development

3.7 The Neighbourhood Plan does not propose policies on county matters (mineral extraction and waste development), nationally significant infrastructure, or any other matters described as 'excluded development' as defined in Section 61K of the Town and Country Planning Act 1990 (as amended)⁽¹⁾.

3.8 'Excluded development' includes development that could have 'likely significant effects on the environment'. This matter has been given particular attention in preparation of the Neighbourhood Plan as there are protected habitats of European significance in the area as addressed later below (para. 3.30).

(F) The proposed Neighbourhood Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area

3.9 The Neighbourhood Plan proposal relates only to the designated Paignton Neighbourhood Area and to no other area and there are no other Neighbourhood Plans relating to the Neighbourhood Area. The designated Neighbourhood Areas of Torquay and Brixham adjoining the north and south respectively have a common boundary with the Paignton Neighbourhood Area as agreed by each Forum and the Council in the designations made (Fig. 2.1 above, and Appendices 1 and 2).

Basic Conditions

3.10 In accordance with paragraph 8 of Schedule 4B of the 1990 Act (as amended)⁽²⁾, the submitted Neighbourhood Plan meets each of the "basic conditions" defined in paragraph 8(2)(a) to (g), as evidenced below:

(a) Has regard to national policies and advice contained in guidance issued by the Secretary of State (Paragraph 8(2)(a)).

3.11 The Neighbourhood Plan has had full extensive regard to the National Planning Policy Framework (**NPPF**) and National Planning Practice Guidance (**PPG**) throughout the preparation stages as evidenced in the documents submitted. In particular this has included:

- Incorporating all 12 core planning principles of the NPPF into the voluntary Sustainability Appraisal produced by the Forum in conjunction with the Council (see Document 4 and Scoping Report Fig. 3.1 above);
- Ensuring that the Council has been kept fully informed and involved throughout all discussions, decisions and document preparation in accordance especially with PPG066 and PPG067 (**Appendix 3**);

⁽¹⁾ As inserted by Section 116 of the Localism Act 2011, Schedule 9 Part 1 (61K) and Part 2 (38B).

⁽²⁾ As inserted by Section 116 of the Localism Act 2011.

- Adjusting the content of the Neighbourhood Plan as it has evolved to take into account decisions made by or on behalf of the Secretary of State in relation to Appeals regarding planning applications.

(b) Has special regard to the desirability of preserving any Listed buildings or its setting or any features of special architectural or historic interest that it possesses (Paragraph 8(2)(b)).

3.12 Although this requirement relates only to a Neighbourhood Development Order granting planning permission, the Neighbourhood Plan has nonetheless taken particular account of the importance of all listed buildings and heritage features within the Neighbourhood Area. A schedule of all Listed buildings and Ancient Monuments within the Neighbourhood Area is included in the **Supporting Evidence** document 3 (Fig. 3.1 above).

(c) Has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area (Paragraph 8(2)(c)).

3.13 This requirement also relates only to a Neighbourhood Development Order granting planning permission. The Neighbourhood Plan has nonetheless taken particular account of the four conservation areas within the Neighbourhood Area and a further designation that is considered would be appropriate (Yalberton Valley). For reference purposes a schedule (and map) of the designated Conservation Areas within the Neighbourhood Area is included in the **Supporting Evidence** (document 3, Fig. 3.1 above).

(d) Contributes to the achievement of sustainable development (Paragraph 8(2)(d)).

3.14 Particular care has been taken throughout preparation of the Neighbourhood Plan to ensure that it provides a positive approach towards supporting the achievement of sustainable development able to meet needs identified by the community. All three sustainability 'dimensions' of the NPPF (economic, social and environmental) have been incorporated into the Plan and assessed on a continuous basis through a voluntary **Sustainability Appraisal** (document 4) that accompanies the Neighbourhood Plan (Fig. 3.1 above).

3.15 The voluntary **Sustainability Appraisal** document sets out in detail the approach methods adopted, the formal views of the statutory bodies consulted (Environment Agency, Historic England and Natural England) and the reasoning for concluding that the Neighbourhood Plan will contribute to the achievement of sustainable development.

(e) Is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)(Paragraph 8(2)(e)).

3.16 The Statutory Development Plan applying to the designated Paignton Neighbourhood Area is the Torbay Local Plan 2012 to 2030 (**the Local Plan**) subtitled "A landscape for success".

3.17 The Local Plan was submitted to the Secretary of State in July 2014. The Examination Hearing commenced in November 2014 and lasted 11 months. Modifications were published in February 2015 and Replacement Modifications in June 2015. The Inspector's final Report was published on 12 October 2015 following the extended period of Examination. The Plan was adopted by the Council on 10 December 2015 and published in finalised form on 6 June 2016.

3.18 The Local Plan proposes for 2012 to 2030 net growth of 5,000-5,500 jobs from a base of 59,000 in 2012 and 8,900 additional homes on the assumption of a return to population growth from net inward migration and this level of growth being achievable within Torbay's remaining environmental capacity, which includes protected habitats of European significance referred to below (para. 3.30).

3.19 **Appendix 4** shows the structure of the Local Plan in summary form, explains how the Strategic Policies have been identified in accordance with PPG and assistance of the Council, and gives details of the assessment made that shows how each objective and policy of the Neighbourhood Plan is in general conformity.

3.20 If net job growth is not being achieved, the Local Plan makes provision for downward adjustment of proposed numbers of additional homes through annual monitoring and formal 5-yearly Reviews. Provision for downward revision is important as jobs numbers have declined from 59,000 in 2012 to 57,000 in 2016 even though delivery of additional homes has been provided, continuation of which risks an unsustainable outcome that the Local Plan seeks to avoid within Torbay's very sensitive environment. Further details of the latest monitoring results are shown in the **Supporting Evidence** (document 3, Fig. 3.1 above).

3.21 There is no requirement for a Neighbourhood Plan to include land allocations for development. However the Local Plan expects the Neighbourhood Plan process to consider sites identified for the purpose of ensuring provision has been made for Local Plan period 6-10 (2017/2022) and implicit rolling 5-year period thereafter (LP Policy SS1).

3.22 The Local Plan Inspector's Report confirmed that at the assessment date of 1 April 2015 sufficient provision had been made for a rolling 5-year housing supply as required by NPPF47 as set out by the Council in document PH/21.

3.23 Preparation of the Neighbourhood Plan has therefore included review of all sites identified by the Local Plan as from the last assessment date of 1 April 2015 (para. 3.22 above). To enable the review, Appendix 4 updates the assessment of need calculations from 1 April 2015 based on an assumption that the number of jobs has **not** declined and shows the employment and housing sites identified by the Local Plan together with an accompanying schedule indicating their availability at 1 April 2015. In short, the review has assumed that net job growth is occurring at the required rate even though it is not.

3.24 The review result shows a requirement within the Neighbourhood Area of 2,925 homes from 2015 to 2030. Provision has already been identified for 3,080 after taking account of sites already completed or not supported for development for reasons given, and does not include the increase of 972 existing homes that have remained vacant for 6 months or more which the Local Plan notes represent 'a wasted resource' that can be used to meet need (LP para. 4.5.39).

3.25 The conclusion therefore reached from the review is that there is no need for the Neighbourhood Plan to identify further sites even if job growth had been achieved. In any event it would not be appropriate to do so having regard to the Local Plan and Neighbourhood Plan Habitat Regulations Assessment Screening conclusions referred to below (para. 3.30).

3.26 The review in **Appendix 4** also takes fully into account the conclusions on deliverability reached by the SHLAA produced to support the Local Plan, the

revised estimated delivery period for each site and full regard to the assumption made at the time of producing the Local Plan that individual sites were not likely to produce more than 35 dwellings per annum. As the review tables run to many pages, some have been moved to the **Supporting Evidence**, document 3. They include the SHLAA comparison information and a comprehensive check made of all planning consents granted of 5 dwellings or less identified in the Local Plan as 'windfall' sites but not shown or listed individually.

3.27 Full account has also been taken in the review of the following supplementary planning guidance produced by the Council as non-statutory development plans to help inform preparation of the Neighbourhood Plan:

- Great Parks Masterplan (published November 2013)
- Collaton St. Mary Masterplan (adopted as SPD on 25 February 2016)

3.28 In addition account has been taken of the following retained non-statutory supplementary planning documents (SPDs) that relate to Torbay. All documents listed below were retained by the Council on 10 December 2015 pending future review, and apply insofar as they do not conflict with policies in the new Local Plan:

- Sections 13-15 (The Historic Environment) and Sections 16-19 (The Natural Environment) of the 2004 Adopted Torbay Local Plan Environmental Guide
- Greenspace Strategy SPD (previously adopted 14 December 2006)
- Urban Design Guide SPD (previously adopted 7 February 2007)
- Planning Contributions and Affordable Housing SPD (previously adopted 28 February 2008), plus subsequent amendments adopted by the Council
- Paignton Town Centre Masterplan (adopted as SPD 1 June 2015)

3.29 In summary, the Neighbourhood Plan is in general conformity with the strategic policies of the development plan for the area in every respect.

(f) Does not breach, and is otherwise compatible with, EU Obligations (Paragraph 8(2)(f)).

3.30 The Neighbourhood Plan lies within the South Hams Special Area of Conservation (SAC) and is bounded by coastal water included within the Lyme Bay and Torbay Marine SAC. Both fall within the scope of European Obligations requiring their protection. Other areas of European significance also lie within 20km of the Neighbourhood Area.

3.31 The Neighbourhood Plan does not include the allocation of sites for development for the reasons already given above, but has nonetheless considered whether any 'likely significant effect' on the protected habitats would result from the Neighbourhood Plan's policies individually and 'in-combination'. Accordingly, Habitat Regulations Assessment Screening of the Neighbourhood Plan has been undertaken and the results included in the voluntary **Sustainability Appraisal & Habitat Regulations Assessment Screening** (document 4, Fig. 3.1 above).

3.32 The conclusion reached by the Forum and the Council jointly preparing the report is that the Neighbourhood Plan can be "screened out" of the need for any further assessment required under the Habitats Regulations. It must be noted this still leaves in place the Local Plan HRA requirement for a Stage 2 'Appropriate

Assessment' to be undertaken at project level (planning application stage) on those sites identified where a likely significant effect requires further consideration (see para. 4.27 of the SA & HRA Screening document 4).

(g) Complies with such matters as are prescribed in regulations
(Paragraph 8(2)(g)).

3.33 The Neighbourhood Plan has been prepared in full compliance with the requirements of the Neighbourhood Planning (General) Regulations 2012. In addition the preparation has included voluntary screening of the Neighbourhood Plan in accordance with Habitat Regulations Assessment. To ensure the most comprehensive approach possible, the Neighbourhood Plan has also been assessed for compliance with Equality and Public Health requirements as shown in para. 5.4 and Appendix 1B of the **Sustainability Appraisal & Habitat Regulations Assessment Screening** (document 4, Fig. 3.1 above).

Appendices

Appendix 1 – Map of the designated Paignton Neighbourhood Area

Appendix 2 – Council Minute designating the Neighbourhood Forum

Appendix 3 – National Planning Policy Guidance implemented

Appendix 4 - General conformity with the strategic policies of the development plan and other development documents

Appendix 1

Map of the designated Paignton Neighbourhood Area

(Designated by the meeting of Torbay Council on 6 December 2012 - Minute 93)



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Appendix 2

Council Minute designating the Neighbourhood Area and Forum



Minutes of the Council

6 December 2012

-: Present :-

Chairman of the Council (Councillor Stringer) (In the Chair)
Vice-Chairman of the Council (Councillor Parrott)

The Mayor of Torbay (Mayor Oliver)

Councillors Addis, Amil, Baldrey, Barnby, Bent, Cowell, Davies, Darling, Doggett, Ellery, Excell, Faulkner (A), Faulkner (J), Hernandez, Hill, Hytche, James, Kingscote, Lewis, McPhail, Morey, Pentney, Pountney, Richards, Stocks, Thomas (D), Thomas (J) and Tyerman

93 Neighbourhood Planning in Torbay: Applications for Neighbourhood Forums and Plan Areas

The Council considered the submitted report outlining applications for neighbourhood planning areas for Torquay, Paignton and Brixham and constitutions submitted by their respective Forums. It was noted the Localism Act 2011 introduced neighbourhood plans as a tool for shaping the development and growth of a local area and would be part of the development plan and local plan. A revised officer recommendation was tabled at the meeting.

It was proposed by Councillor Thomas (D) and seconded by Councillor Morey:

- (i) that the Neighbourhood Plan areas and forums of Torquay, Paignton and Brixham, and their constitutions, be approved subject to the Executive Head for Spatial Planning (in consultation with the Group Leaders and Executive Lead for Strategic Planning, Housing and Energy) being able to withdraw this approval with immediate effect in respect of any Forum in the event of any of the following applying to that Forum;
 - (a) the Forum is not able to demonstrate that they have at least 21 members who live or work in the area, or are elected councillors;
 - (b) the Forum is not acting in accordance with its constitution; and
 - (c) the Forum has failed to comply with a reasonable direction of the Executive Head, Spatial Planning within a reasonable period from such direction being made;
- (ii) that all Neighbourhood Forums be instructed that the Council may choose not to advertise a submitted plan or put it forward for examination, if the matters referred to in paragraph 3.9 of the submitted report and (i) above are not addressed to the satisfaction of the Executive Head for Spatial Planning in consultation with the Group Leaders and Executive Lead for Strategic Planning Housing and Energy; and
- (iii) that Local Councillors should take a lead role in ensuring each Neighbourhood Forum meets the terms of its constitution, the requirements of the Localism Act and National Planning Policy Framework and meets or exceeds the requirements of the new Local Plan.

On being put to the vote, the motion was declared carried (unanimous).

Appendix 3

National Planning Policy Guidance implemented (included for ease of reference purposes)

Government Planning Practice Guidance (PPG) states:

Paragraph: 066 Reference ID: 41-066-20140306

When should a qualifying body consider the basic conditions that a neighbourhood plan or Order needs to meet ?

Throughout the process of developing a neighbourhood plan or Order a qualifying body should consider how it will demonstrate that its neighbourhood plan or Order will meet the basic conditions that must be met if the plan or order is to be successful at independent examination. The basic conditions statement is likely to be the main way that a qualifying body can seek to demonstrate to the independent examiner that its draft neighbourhood plan or Order meets the basic conditions. A qualifying body is advised to discuss and share early drafts of its basic conditions statement with the local planning authority.

Revision date: 06 03 2014

Paragraph: 067 Reference ID: 41-067-20140306

What should a local planning authority do to assist a qualifying body in considering the basic conditions?

A local planning authority should provide constructive comments on the emerging neighbourhood plan or Order proposal prior to submission and discuss the contents of any supporting documents, including the basic conditions statement. If a local planning authority considers that a draft neighbourhood plan or Order may fall short of meeting one or more of the basic conditions they should discuss their concerns with the qualifying body in order that these can be considered before the draft neighbourhood plan or Order is formally submitted to the local planning authority.

Revision date: 06 03 2014

Paragraph: 068 Reference ID: 41-068-20140306

What must a qualifying body do to demonstrate that its neighbourhood plan or Order meets the basic conditions?

A statement (a basic conditions statement) setting out how a draft neighbourhood plan or Order meets the basic conditions must accompany the draft neighbourhood plan or Order when it is submitted to the local planning authority (see [regulation 15\(1\)\(d\)](#) and [regulation 22\(1\)\(e\)](#) of the Neighbourhood Planning (General) Regulations 2012 (as amended)).

Revision date: 06 03 2014

Appendix 4:

General conformity with the strategic policies of the development plan and other development documents

Scope and purpose

A4.0.1 This Appendix sets out the evidence that shows the Neighbourhood Plan is:

- a) in general conformity with the strategic policies of the development plan, and
- b) supports other non-statutory development documents the Council has asked are also taken into account.

A4.0.2 The assessment therefore goes beyond the requirement of the Regulations and is structured as follows:

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<u>Document 4</u> - Planning Contributions and Affordable Housing SPD	A4.3.1
<u>Document 5</u> - Paignton Town Centre Masterplan	A4.3.1
<u>Document 6</u> - Great Parks Masterplan	A4.3.1
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Part 1 - Assessment method applied

A4.1.1 To ensure the Neighbourhood Plan is in general conformity with the strategic policies of the development plan, the assessment made has followed Government advice contained in Planning Practice Guidance (PPG) at paragraphs PPG-074 to PPG-077 as indicated below:

Meaning of ‘general conformity’

A4.1.2 In accordance with PPG-074 the assessment made has considered the following:

- whether the Neighbourhood Plan policy or development proposal supports and upholds the general policy that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft Neighbourhood Plan policy or development proposal and the strategic policy;
- whether the draft Neighbourhood Plan policy or development proposal provide an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft Neighbourhood Plan and the evidence to justify that approach.

Identifying the strategic policies

A4.1.3 In accordance with PPG-075 the strategic policies have been addressed no matter where they appear in the development plan, and the assessment has not presumed that every policy in the Local Plan is strategic or that the only policies that are strategic are labelled as such. The strategic policies examined have been those that relate to the following as required by NPPF156:

- Homes and jobs needed in the area;
- Provision of retail, leisure and other commercial development;
- Provision of infrastructure for transport, telecommunications, waste management, water supply, waste water, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- Provision of health, security, community and cultural infrastructure and other local facilities; and
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

A4.1.4 As advised by PPG-076 the assessment has recognised that strategic policies will be different in each local planning authority area, and when reaching a view on whether a policy is a strategic policy, the following considerations have been applied:

- whether the policy sets out an overarching direction or objective;
- whether the policy seeks to shape the broad characteristics of development;
- the scale at which the policy is intended to operate;
- whether the policy sets a framework for decisions on how competing priorities should be balanced;
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations of the Local Plan;
- in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan;
- whether the Local Plan identifies the policy as being strategic.

Compliance confirmation

A4.1.5 Having regard to the advice contained in PPG-067 and PPG-077, the Local Planning Authority has confirmed to the Neighbourhood Forum that the assessment made has identified appropriately the strategic policies of the development plan.

A4.1.6 Details of the assessment made are contained in Part 2 below, which includes a review of housing site requirements identified in the Local Plan for period 6-10 (2017-22) and thereafter as expected by Policy SS1 of the Local Plan (see paragraph 3.21 of this Basic Conditions Statement).

Part 2 - General conformity with the development plan

A4.2.1 The relevant development plan is the new Torbay Local Plan (subtitled "A *landscape for success*") adopted by Torbay Council on 10 December 2015.

A4.2.2 The adoption followed an extended period of formal Examination and Modification from November 2014 until publication of the Inspector's final report on 12 October 2015.

A4.2.3 The Modifications included requiring 'confusing arithmetic' to be corrected as referred to later below, some of which remains in the finalised

development plan not published until 6 June 2016. This Appendix has therefore been produced in close consultation with the Council.

A4.2.4 Where there is any risk of conflict with the strategic policies, the nature and relevance are stated in accordance with Government advice in PPG-074.

Identifying the strategic policies

A4.2.5 The development plan (Local Plan) consists of the two documents listed below plus a number of related documents which include the required Sustainability Appraisal and Habitats Regulations Assessment:

- i) a written statement containing the adopted policies as shown in summary by Table A4.1.1;
- ii) an accompanying booklet containing the policy maps.

A4.2.6 In accordance with PPG-067, the Council confirmed to the Forum on 19 November 2015 (by email) that the strategic policies of the new Local Plan are those contained in:

Part 4 - entitled "Spatial strategy for strategic direction";

Part 5 - entitled "Strategic delivery areas";

Part 6 (in part) - entitled "Policies for managing change" that need to be assessed against NPPF156 and PPG21-017-05.

A4.2.7 The Forum accepted this advice and assessed the Neighbourhood Plan first in relation to the strategic policies in Part 4, followed by those in Part 5, and finally those in Part 6 using the methodology in PPG-075 as referred to in Part 1 of this Appendix. Part 7 of the Local Plan has also been considered as it contains information about delivery and monitoring of the strategic policies though does not contain further policies.

A4.2.8 Applying the criteria of PPG-075 confirmed that the policies of Parts 4 and 5 are all strategic and multi purpose in content, as shown in Table A4.2.2 below.

A4.2.9 Also included in Table A4.2.1 are the policies in Part 6 of the Local Plan which contain more detailed policies in support of the main policies in Part 4. All were found to have a strategic element, therefore have all been taken into account to ensure a comprehensive assessment.

A4.2.10 Further Council advice on 21 January 2016 (by email) indicated that the following policies of Part 6 were likely to be strategic in whole or part: TC1 (part), TC2 (part), C1, C2 (part), NC1, H2 (part), ER1, ER2, W1, W5, M1. The Forum accepted this advice. Revised Council advice received on 25 May 2016 (by email) confirmed the conclusion already reached by the Forum that all of the policies are to some degree strategic as shown by the assessment results in Table A4.2.2 below.

Table A4.2.1: Policy structure of Torbay Local Plan 2012 - 2030

Format: 278 pages in 7 parts containing 75 policies, plus Book of 43 Policy Maps (Plus Habitat Regulations Assessment and all other supporting documents)

Produced by: Torbay Council

For details: web access: http://www.paigntonneighbourhoodplan.org.uk/?page_id=2413

Part 1: Introduction				
Part 2: Opportunities and challenges				
Part 3: Vision and ambition				
Part 4: Spatial Strategy and Policies for strategic direction				
<p>A balanced and sustainable approach to growth (4.1)</p> <p><u>SS1</u> Growth Strategy for a prosperous Torbay</p> <p><u>SS2</u> Future Growth Areas</p> <p><u>SS3</u> Presumption in favour of sustainable development</p>				
<p><u>Aspiration 1:</u> Secure economic recovery & success</p> <p><u>SS4</u> The economy and employment</p> <p><u>SS5</u> Employment space</p>	<p><u>Aspiration 2:</u> Achieve a better connected, accessible Torbay and essential infrastructure</p> <p><u>SS6</u> Strategic transport improvements</p> <p><u>SS7</u> Infrastructure, phasing and delivery of development</p>	<p><u>Aspiration 3:</u> Protect and enhance a superb environment</p> <p><u>SS8</u> Natural environment</p> <p><u>SS9</u> Green infrastructure</p> <p><u>SS10</u> Conservation and the historic environment</p>	<p><u>Aspiration 4:</u> Create more sustainable communities and better places</p> <p><u>SS11</u> Sustainable communities</p> <p><u>SS12</u> Housing</p> <p><u>SS13</u> Five year housing land supply</p>	<p><u>Aspiration 5:</u> Respond to climate change</p> <p><u>SS14</u> Low carbon development and adaptation to climate change</p>
Part 5: Strategic Delivery Areas –a policy framework for Neighbourhood Plans				
<u>Torquay</u>	<u>Paignton</u>	<u>Brixham</u>		
<u>SDT1</u> Torquay	<u>SDP1</u> Paignton	<u>SDB1</u> Brixham Peninsula		
<u>SDT2</u> Town Centre and Harbour	<u>SDP2</u> Town Centre and Seafront	<u>SDB2</u> Town Centre, Harbour and Waterfront		
<u>SDT3</u> Torquay Gateway	<u>SDP3</u> North and Western Area	<u>SDB3</u> Brixham Urban Fringe and Area of Outstanding Natural Beauty		
<u>SDT4</u> Babbacombe and St. Marychurch	<u>SDP4</u> Clennon Valley Leisure Hub			
Part 6: Policies for managing change and development in Torbay				
<p><u>Aspiration 1:</u></p> <p><u>Town Centres</u> TC1, TC2, TC3, TC4, TC5</p> <p><u>Tourism</u> TO1, TO2, TO3</p>	<p><u>Aspiration 2:</u></p> <p><u>Transport</u> TA1, TA2, TA3</p> <p><u>Communications</u> IF1</p>	<p><u>Aspiration 3:</u></p> <p><u>Countryside, Coast, Green Spaces</u> C1, C2, C3, C4, C5</p> <p><u>Nature Conservation</u> NC1</p> <p><u>Historic Environment</u> HE1</p>	<p><u>Aspiration 4:</u></p> <p><u>Housing</u> H1, H2, H3 H4, H5, H6</p> <p><u>Design & Development</u> DE1, DE2, DE3, DE4, DE5, DE6</p> <p><u>Social Change & Balanced Communities</u> SC1, SC2, SC3, SC4, SC5</p>	<p><u>Aspiration 5:</u></p> <p><u>Environmental sustainability</u> ES1, ES2</p> <p><u>Environmental resources</u> ER1, ER2, ER3, ER4</p> <p><u>Waste</u> W1, W2, W3, W4, W5</p> <p><u>Minerals</u> M1, M2, M3</p>
Part 7: Delivery and Monitoring				
Appendices				

Table A4.2.2 Assessed strategic policies of the development plan

Strategic policies of the development plan (Torbay Local Plan)	Type of strategic policy (PPG-075)						
	Sets a direction	Shapes development	Strategic in scale	Balances priorities	Sets a standard	Allocates sites	Identified as strategic
Part 4 – Spatial strategy and policies for strategic direction:							
SS1 - Growth Strategy for a prosperous Torbay	✓		✓		✓	✓	✓
SS2 - Future Growth Areas	✓	✓	✓	✓	✓	✓	✓
SS3 - Presumption in favour of sustainable development	✓				✓		✓
SS4 - The economy and employment	✓		✓		✓	✓	✓
SS5 - Employment space	✓	✓			✓	✓	✓
SS6 - Strategic transport improvements	✓		✓				✓
SS7 - Infrastructure, phasing and delivery of employment	✓	✓	✓	✓	✓		✓
SS8 - Natural environment	✓		✓	✓	✓		✓
SS9 - Green infrastructure	✓	✓	✓		✓	✓	✓
SS10 - Conservation and the historic environment	✓				✓		✓
SS11 - Sustainable communities	✓		✓	✓	✓		✓
SS12 - Housing	✓	✓	✓	✓	✓	✓	✓
SS13 - Five year housing land supply	✓					✓	✓
SS14 - Low carbon development and adaptation to climate change	✓	✓	✓		✓		✓
Part 5 - Strategic Delivery Areas – a policy framework for Neighbourhood Plans							
SDP1 - Paignton	✓	✓	✓	✓	✓	✓	✓
SDP2 - Paignton Town Centre and Seafront	✓	✓	✓	✓	✓	✓	✓
SDP3 - Paignton North and Western Area	✓	✓	✓	✓	✓	✓	✓
SDP4 - Clennon Valley Leisure Hub	✓	✓	✓	✓	✓	✓	✓
Part 6 - Policies for managing change							
TC1 - Town Centres and retailing	✓		✓	✓			✓
TC2 - Torbay retail hierarchy	✓			✓			✓
TC3 - Retail development	✓				✓	✓	
TC4 - Change of retail use	✓			✓			
TC5 - Evening and night time economy	✓	✓					
TO1 - Tourism, events and culture	✓						
TO2 - Change of use of tourism accommodation and facilities	✓			✓	✓		
TO3 - Marine economy	✓				✓		
TA1 - Transport and accessibility	✓	✓	✓		✓		
TA2 - Development access	✓	✓	✓	✓	✓		
TA3 - Parking requirements	✓				✓		
IF1 - Information and communications technology	✓			✓	✓		
C1 - Countryside and the rural economy	✓	✓	✓	✓	✓		✓
C2 - The coastal landscape	✓	✓	✓	✓	✓		✓
C3 - Coastal change management	✓			✓	✓		
C4 - Trees, hedgerows and natural landscape features	✓	✓	✓	✓	✓		
C5 - Urban Landscape Protection Areas	✓	✓		✓	✓		

Strategic policies of the development plan (Torbay Local Plan)	Type of strategic policy (PPG-075)						
	Sets a direction	Shapes development	Strategic in scale	Balances priorities	Sets a standard	Allocates sites	Identified as strategic
NC1 - Biodiversity and geodiversity	✓	✓	✓	✓	✓		✓
HE1 - Listed Buildings	✓			✓	✓		
H1 - Applications for new homes	✓	✓		✓			
H2 - Affordable housing	✓	✓	✓	✓	✓	✓	✓
H3 - Self build affordable housing and exception sites	✓		✓		✓	✓	
H4 - Houses in multiple occupation (HMOs)	✓		✓	✓	✓		
H5 - Sites for travellers	✓			✓	✓		
H6 - Housing for people in need of care	✓		✓	✓	✓		
DE1 - Design	✓	✓	✓		✓		
DE2 - Building for Life	✓	✓			✓		
DE3 - Development amenity	✓	✓			✓		
DE4 - Building heights	✓	✓			✓		
DE5 - Domestic extensions	✓	✓			✓		
DE6 - Advertisements	✓	✓			✓		
SC1 - Healthy Bay	✓		✓		✓		
SC2 - Sport, leisure and recreation	✓			✓	✓		
SC3 - Education, skills and local labour	✓		✓				
SC4 - Sustainable food production	✓			✓	✓		
SC5 - Child poverty	✓			✓	✓		
ES1 - Energy	✓	✓			✓		
ES2 - Renewable and low carbon infrastructure	✓	✓			✓		
ER1 - Flood risk	✓	✓	✓	✓	✓		✓
ER2 - Water management	✓	✓	✓	✓	✓		✓
ER3 - Contamination	✓		✓		✓		
ER4 - Ground stability	✓		✓		✓		
W1 - Waste hierarchy	✓		✓		✓		✓
W2 - Waste audit for major and significant waste generating developments	✓		✓		✓		
W3 - Existing waste management facilities in Torbay	✓						
W4 - Proposals for new waste management facilities	✓	✓			✓		
W5 - Waste water disposal	✓	✓	✓	✓	✓		✓
M1 - Minerals extraction	✓	✓	✓	✓	✓		✓
M2 - Maximising the use of secondary and recycled aggregates	✓	✓			✓		
M3 - Preserving and safeguarding of limestone resources and key local building stone	✓	✓		✓			

Jobs and homes strategic policies (Policies SS1, SS2, SS4, SS5, SS7, SS12, SS13, SS14, SDP1-3)

A4.2.11 Sustainable growth of jobs and homes sits at the core of the Local Plan strategy. Therefore these are referred to first in the assessment summary below, followed by all other strategic policies.

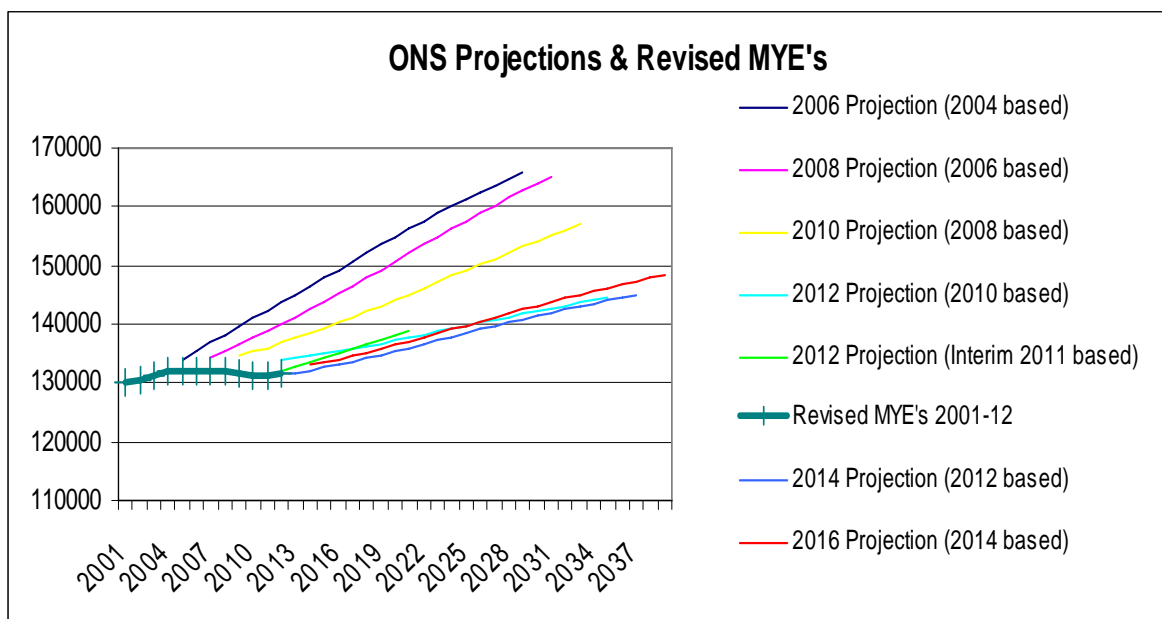
A4.2.12 The Local Plan strategy overall is to “plan, monitor and manage” for net growth of jobs and homes within Torbay’s remaining environmental capacity. It is **not** a strategy of “predict and provide”.

A4.2.13 The Local Plan recognises that Torbay is unlike most other areas. For decades, deaths have exceeded births every year meaning that growth of Torbay’s resident population depends entirely on the amount of net inward migration each year. Growth from inward migration slowed to a trickle from 2001 after 5,000 jobs were lost following the closure of a major employer in Paignton.

A4.2.14 As shown in Figure A4.2.1 below, Torbay’s resident population since 2001 has remained virtually static, and since 2004 every official projection of future growth has proved to be incorrect by a significant amount. From 2001 until 2011 Torbay’s population grew by 140 persons per annum. From 2005 to 2016 this increased slightly to 157 persons per annum (Fig. A4.2.1).

A4.2.15 The Local Plan adopted seeks to grow the number of jobs within Torbay and thereby stimulate a return to population increase from net inward migration. It is therefore of fundamental importance to note that the growth proposed by the Local Plan comes from an aspiration to attract growth, not from a need to accommodate growth from natural change of the existing population. Further details are provided in the ‘**Supporting Evidence**’, document 3 that forms part of the Neighbourhood Plan.

Figure A4.2.1 Torbay’s actual population since 2001 compared with official projections.



Source: Office of National Statistics (ONS)

The approved strategy

A4.2.16 As the strategy has been approved by an Inspector (with required Modifications) it complies with Government policy of meeting Torbay's version of objectively assessed need and all other NPPF requirements.

A4.2.17 The strategy approved applies to 2029/30 and features two key aspects:

- i) to plan "in tandem" for 5,000-5,500 net growth of jobs (from a total of 59,000 in 2012) plus 8,900 additional homes based on 7,550 for an assumed return to net inward migration (85%) and household size reduction (10%), and unattributed (5%), plus 1,350 to stimulate net job growth;
- ii) to monitor progress annually, with 5 year major Reviews in 2020/21 and 2025/26, or earlier if justified, because the objectively assessed need includes a number of key economic and demographic assumptions with significant uncertainties.

A4.2.18 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 sustainable balance is maintained (Local Plan paragraphs 1.1.15, 7.5.15 and 7.5.17).

A4.2.19 The first five year major review (in 2020/21) will be against a range of matters and information identified at paragraph 7.5.17 of the Local Plan, i.e. demographic trends, economic performance, market and social signals, land availability, monitoring data, infrastructure, landscape and biodiversity.

A4.2.20 However, the Local Plan review context will remain as set by the strategic policies approved to ensure that sustainable balance is maintained between achieving net growth in job numbers, provision of additional homes, and environmental capacity.

A4.2.21 The strategy notes that Torbay is nearing its environmental capacity for sustainable growth, and increasingly will need to look beyond the present boundary via joint review arrangements with neighbouring authority areas, as identified under the "Duty to Co-operate" assessed at the Examination Hearing.

A4.2.22 The strategic policies of the Local Plan as Modified reflect the Inspector's conclusions:

- *".. the Plan (Local Plan) will need to be reviewed regularly over the years and it is unrealistic to think that the current plan can be very prescriptive about the latter part of the plan period."* (para. 37)
- *".. the prudent approach is to initially be conservative with the number of dwellings to be planned for and to monitor the situation carefully."* (para. 40)
- *".. There will be ample opportunity to increase housing numbers if justified by jobs growth. Alternatively it may be necessary to reduce housing numbers over the plan period if the Council's jobs growth strategy is less successful than is hoped. At the present it is regarded as sensible and*

pragmatic to plan for 8,900 additional dwellings over the plan period (to 2029/30)." (para. 41)

A4.2.23 Latest monitoring results (2016) indicate that net job growth is still not materialising, even though further planning consents have been granted for expansion of the housing supply. Starts and completions have slowed and homes for sale for 6 months or more have increased significantly (see **Supporting Evidence**, document 3). The Local Plan recognises that such an imbalance is a concern to the achievement of sustainable development and will not be good use of the Bay's remaining environmental capacity. The Neighbourhood Plan review has regard to this and the latest monitoring results as a legitimate consideration alongside the assessment below.

The approved trajectories

A4.2.24 The Neighbourhood Plan review has adopted and conforms to the approved trajectories of the Local Plan. To the first Major Review in 2020/21 (see para. A4.2.17 above), or earlier if needed, the trajectories for job and home growth across the Local Plan area of Torbay are summarised in Table A4.2.3 below:

Table A4.2.3 The 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			
	5	2016/17			
	6	2017/18			
Major Review Year	7	2018/19		495 per year	
	8	2019/20			
	9	2020/21			
	10	2021/22			
Major Review Year	11	2022/23		555 per year	
	12	2023/24			
	13	2024/25			
	14	2025/26			
	15	2026/27			
	16	2027/28			
Plan End	17	2028/29			
	18	2029/30			
Net growth			5,000-5,500	8,915	

Source: Local Plan Policy SS1 and Policy SS13

Sites for net job growth

A4.2.25 The Neighbourhood Plan assumes the provision of all of the employment land and regeneration areas identified by the Local Plan (Local Plan Part 4 Table 2, plus Part 5 Tables 11, 13, 15 and Appendix C Table 27) as summarised below and shown on the Local Plan policy maps with the employment site prefix 'PNPE'. The sites identified are listed below and shown in Figure A4.2.2. They are all situated within established employment locations or have an outline planning consent:

Deliverable sites with planning permission:

- White Rock, Paignton (Policy SDP3.5)

- Yalberton Industrial Estate, Paignton (Policy SDP3)
Refurbishment of existing sites:
- Yalberton Industrial Estate, Paignton (Policy SDP3)
Town Centre regeneration:
- Victoria Centre, Crossways and Harbour (Policy SDP2)
Opportunities in the built up area:
- Claylands, Paignton (Policy SDP1/SDP3)
Future Growth Areas:
- Collaton St. Mary, Paignton, proposed village centre enhancement (Policy SDP3)

Sites for housing growth

A4.2.26 Policy SS13 of the Local Plan expects the Neighbourhood Plan to indicate sufficient sites exist for:

- Local Plan years 6-10 (2017/18 – 2021/22); and implicitly
- a rolling 5 year supply onwards (to meet NPPF requirements).

A4.2.27 To facilitate this, the Local Plan shows the following sites on the policy maps:

- 19 committed sites prefixed 'CDSP' (Appendix C Table 25);
- 26 sites for Neighbourhood Plan phasing consideration prefixed 'PNPH' (Appendix C Table 26);
- 2 future growth areas within Paignton prefixed 'FGA' (involving several sites).

A4.2.28 Figure A4.2.2 of this Appendix shows on one page the location of the above sites allocated on the Local Plan Policies Map in accordance with the Local Plan Regulations of 2012. For consistency, the same site reference numbers have been used throughout the following review assessment.

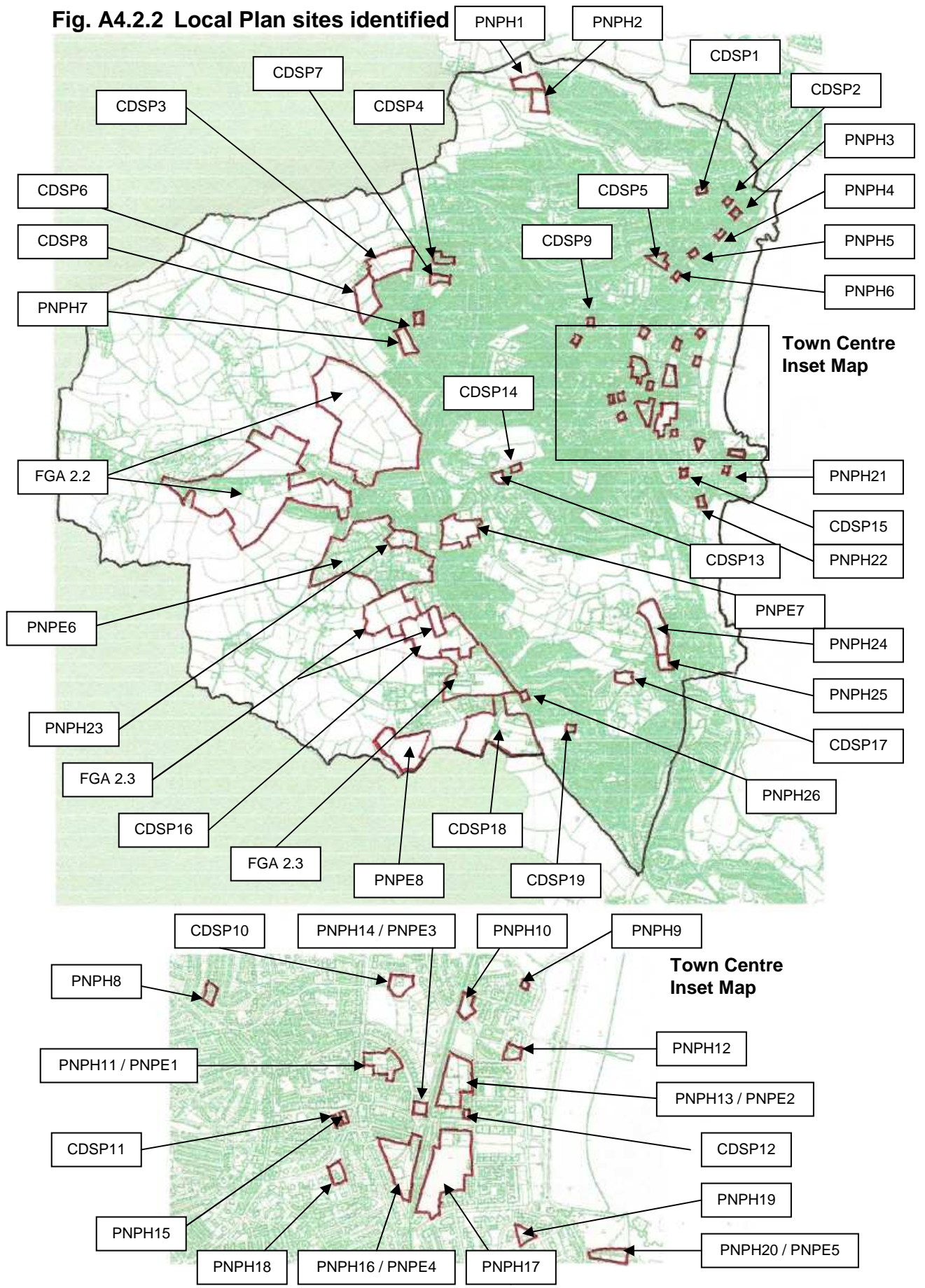
A4.2.29 To ensure the Neighbourhood Plan review is in 'general conformity', the assessment has adopted the trajectory of the approved Local Plan (at paragraph 4.5.49 and Table 4 page 94), as shown in Table A4.2.4 below, which the Council confirmed on 21 January 2016 (by email) is in conformity:

Table A4.2.4 The Neighbourhood Plan Housing trajectories

Plan years Financial years	1-5 2012/17 (5yrs)	6-10 2017/22 (5yrs)	11-15 2022/27 (5yrs)	16-18 2027/30 (3yrs)	1-18 2027/30 (18yrs)
Torquay	890	1,100	1,230	740	3,960
Paignton	960	1,190	1,330	800	4,280
Brixham	150	180	210	120	660
Torbay	2,000	2,470	2,770	1,660	8,900

Source: Local Plan Table 4 Rounded to nearest 5

Fig. A4.2.2 Local Plan sites identified



A4.2.30 The above trajectories include an approved allowance of 130 per year for undefined sites of 5 homes or less, defined as “Windfall sites”. The Local Plan notionally ascribes this total to each Neighbourhood Plan in the ratio of 65 (50%) for Torquay, 52 (40%) for Paignton, 13 (10%) for Brixham. However, the ‘Windfall’ figures in Part 5 of the Local Plan (Tables 6, 12 and 18) have not been amended correctly to remove the ‘confusing arithmetic’ the Local Plan Inspector referred to (see para. A4.2.3 above). The provision in Part 5 equates only to a 15.9 year allowance (at 130 per annum), not 18 years as approved (Table A4.2.5 below).

Table A4.2.5 Windfall discrepancy correction

Local Plan		Windfall shown		Corrected	
Torquay	SDT1 Table 6	1,040	17.3 yrs	1,170	18.0 yrs
Paignton	SDP1 Table 12	797	15.3 yrs	936	18.0 yrs
Brixham	SDB1 Table 18	235	18.0 yrs	234	18.0 yrs
Torbay		2,072	15.9 yrs	2,340	18.0 yrs

Source: Local Plan Part 5 Tables 6,12 & 18. (un-rounded)

A4.2.31 Nor has the discrepancy between the ‘estimated’ delivery periods in Part 5 of the Local Plan (Tables 6, 12 and 18) been amended to reflect the housing trajectory of Policy SS13 and Table 4 of the Local Plan more closely. The difference has the effect of front loading the identification of housing sites to an extent that is significantly greater than required by the approved phasing and housing trajectory of Policy SS13 and creates the risk of early release of greenfield sites to the detriment of giving priority to brownfield supply in accordance with government policy and needs of Paignton (Table A4.2.6 below).

Table A4.2.6 Policy SS13 phasing and Part 5 ‘Estimated’ delivery

Plan years	1-5	6-10	11-15	16-18	1-18
Financial years	2012/17	2017/22	2022/27	2027/30	2027/30
	(5yrs)	(5yrs)	(5yrs)	(3yrs)	(18yrs)
LP Policy SS13 Phasing Trajectory	2,000	2,470	2,770	1,660	8,900
LP Part 5 ‘Estimated’ delivery	2,247	3,057	1,897	1,829	9,030

Source: Local Plan Policy SS13 Table 4 & Part 5 Tables 6, 12 & 18.

A4.2.32 Deducting the approved 18 year allowance for “Windfall sites” from the compliant Table A4.2.4 above produces the relevant quantum of specific sites relevant to each Neighbourhood Plan area, as shown for Paignton in Table A4.2.7 below:

Table A4.2.7 Paignton's trajectory

Plan years	1-5 2012/17 (5yrs)	6-10 2017/22 (5yrs)	11-15 2022/27 (5yrs)	16-18 2027/30 (3yrs)	1-18 2012/30 (18yrs)
Paignton Total	960	1,190	1,330	800	4,280
Less Windfall	260	260	260	155	935
Specific sites	700	930	1,070	645	3,345

Rounded to nearest 5

A4.2.33 The Local Plan Inspector's Report confirmed that a sufficient NPPF 5 year supply of housing sites existed at 1st April 2015 (i.e. years 4-8 covering 2015/16 – 2019/20) as evidenced in Council document PH21. This included 729 identified sites for Paignton, thus requiring only a further 481 for the addition of years 9 and 10 to make provision for years 4-10, and 2,925 for years 4-18 as shown in Table A4.2.8 below.

Table A4.2.8 Paignton sites requirement

		Including PH21	
For year 4+5 (700 x 2/5)	280	For year 4-8 (PH21)	729
For years 6-10	930	For years 9+10	481
For years 4-10	1,210	For year 4-10	1,210
For years 11-15	1,070	For years 11-15	1,070
For years 16-18	645	For years 16-18	645
For years 4-18	2,925	For years 4-18	2,925

Plus windfall

A4.2.34 In conformity with the Local Plan, the Neighbourhood Plan review includes identification of those sites from the Local Plan for years 6-10 and that will maintain a rolling 5 year supply onwards. For completeness, those for years 4 and 5 have also been included.

A4.2.35 Actual planning consents for windfall sites (5 homes or less) currently exist in excess of the assumed allowance of 130 per year. This excess assists in reducing the need for greenfield or constrained sites to meet the Local Plan. The excess position by 1 April 2015 stood at 114 dwellings. Only a proportion of this excess (46) has been included in the Neighbourhood Plan review assessment by applying the same notional ratio as in the Local Plan (see paragraph A4.2.30 above). It has not been assumed this excess continues in future years, even though it might do so. Full details of all consents involved run to many pages and are set out for reference in the **Supporting Evidence**, document 3, for inspection.

A4.2.36 A number of larger sites (5 dwellings or more) have also been progressed as planning applications on sites not previously identified in the Local Plan. The combined provision and their yield are shown in Table A4.2.9 below:

Table A4.2.9 Paignton sites identified

Local Plan - Committed Development Sites (Appendix C Table 25)				
Local Plan site ref	Site Name	Net Yield From 1/4/2015		PH21 site
CDSP1	Meadowfield Hotel, 36 Preston Down Road	Completed by 1/4/15	0	-
CDSP2	1 Fortescue Road	Completed by 1/4/15	0	-
CDSP3	Great Parks Phase 2	Not yet started (2 parcels)	232	Yes
CDSP4	13-39 Langridge Road	Completed by 1/4/15	0	-
CDSP5	Oldway Mansion and Fernham	Not yet started	46	Yes
CDSP6	Great Parks Phase 2	Not yet started (2 parts)	204	Yes
CDSP7	25-35 Smallcombe Road	Completed by 1/4/15	0	-
CDSP8	Kings Ash House, Kings Ash Road	Not yet started	14	Yes
CDSP9	Former Paignton Police Station, Southfield Road	Not yet started	14	Yes
CDSP10	Former Library, Courtland Road	Under construction at 1/4/15	38	Yes
CDSP11	10 Palace Avenue	Not yet started	9	-
CDSP12	Seaford Hotel, 2-4 Stafford Road	Not yet started	9	Yes
CDSP13	40-88 & 73-79 Hayes Road; 149-179 Totnes Road	Completed by 1/4/15	0	-
CDSP14	Totnes Rd Service Station (adj. 141 Totnes Road)	Not yet started	14	-
CDSP15	Seaford Sands Hotel, 17 Roundham Road	Not yet started	14	Yes
CDSP16	Yannons Farm	Part started (5 sites)	231	Yes
CDSP17	Marine Park Holiday Centre, Grange Road	100 less 61 completed by 1/4/15	39	Yes
CDSP18	White Rock	Not yet started	345	Yes
CDSP19	R/O 10-16 & 18-20 Gibson Road	Not yet started	6	Yes
			Total	1,215
Local Plan – Possible housing sites (Appendix C Table 26)				
Local Plan site ref	Site Name	Net Yield From 1/4/2015		PH21 site
PNPH1	Land at Preston Down Road North	Not yet started	50	No
PNPH2	Land at Preston Down Road South	Not yet started	50	No
PNPH3	Vauxhall Garage, Torquay Road	Not yet started	20	No
PNPH4	Land at 4-6 Eugene Road	Not yet started	6	No
PNPH5	Modern Motoring, Torquay Road	Not yet started	6	No
PNPH6	63 Manor Road	Not yet started	8	No
PNPH7	Great Parks Phase 1	Not yet started	68	No
PNPH8	Land r/o Quarry Terrace, Marldon Road	Not yet started	8	No
PNPH9	Lyndhurst Hotel, Lower Polsham Road	Not yet started	12	No

PNPH10	Vacant Land, Warefield Road	Completed by 1/4/15	0	No
PNPH11	Crossways Shopping Centre	Not yet started	150	No
PNPH12	Lighthouse, Esplanade Road	Not yet started	20	No
PNPH13	Victoria Square/ Multi Storey Car Park	Not yet started	60	No
PNPH14	Corner of Hyde Road and Torquay Road	Not yet started	50	No
PNPH15	4 Palace Avenue	Not yet started	6	No
PNPH16	Station Lane	Not yet started	30	No
PNPH17	Queens Park and Rugby Club	Not yet started	50	No
PNPH18	Silverlawns Nursing Home, 31 Totnes Road	Not yet started	19	No
PNPH19	Angleside House, Cleveland Road	Not yet started	24	No
PNPH20	Paignton Harbour	Not yet started	40	No
PNPH21	Roundham Road	Not yet started	10	No
PNPH22	Sunhill Apartments, 19 Alta Vista Road	Completed by 1/4/15	0	No
PNPH23	Council Depot, Borough Road (& Intek House)	Not yet started	52	No
PNPH24	Grange Road Golf Driving Range	Not yet started	50	No
PNPH25	Land off Grange Road	Not yet started	65	No
PNPH26	Alan Kerr Garage, Brixham Road	Not yet started	10	No
Total			864	
Local Plan - Future Growth Areas (Policy SS2)				
Local Plan site ref	Site Name	Net Yield From 1/4/2015		PH21 site
FGA 2.2	Collaton St. Mary (in 2 areas)	Not yet started	460	No
FGA 2.3	Yalberton (in 2 areas)	Not yet started	192	No
FGA 2.3	White Rock (Devonshire Park)	Not yet started	255	No
Total			907	
Other planning application sites not included above				
Application Site Ref	Site Name	Net Yield From 1/4/2015		PH21 site
P/2012/0516	Parkfield House, 1 Southfield Road	Not yet started	12	
P/2013/1128	Montana, 10 Belle Vue Road	Not yet started	6	No
P/2014/0803	2 Courtland Road	Not yet started	15	Yes
P/2014/1017	Roseville, Marine Gardens	Not yet started	8	Yes
P/2015/1210	South Devon College LDO	Not yet started	120	No
P/2016/0585	13-17 Palace Avenue	Not yet started	32	No
P/2016/0704	Preston Sands Hotel	Not yet started	10	No
P/2016/1266	Half Moon Public House, 188 Torquay Road	Not yet started	10	No
Total			213	

A4.2.37 After taking into account those PNP sites not supported by the community (PNPH17,24 and 25) the total yield available from Table A4.2.9 would be 3,080 as shown in Table A4.2.10 below. This exceeds the requirement of 2,925 (Table A4.2.8) and takes no account of the additional 972 long term vacancies that have arisen (**Supporting Evidence**, document 3).

Table A4.2.10 Summary of sites considered

Summary	Yield
Committed sites	1,215
Possible sites	864
Future growth areas	907
Other application sites	213
Excess 'windfall' sites	46
	3,245
Less PNP excluded:	
PNPH17 (Queens Park)	50
PNPH24 (Grange Road driving range)	50
PNPH25 (Land off Grange Road Clennon Valley)	65
Total	3,080

Plus Windfalls

Additional considerations applied

A4.2.38 It is clear that without net growth of jobs having yet taken place, the consequential slow down of housing provision and significant increase in long term vacancies, the supply of housing land will last much longer than initially planned for, as the Local Plan recognises may prove to be the case. The review has therefore looked again at the SHLAA conclusions previously provided in support of the Local Plan and re-phased the potential delivery period for each site having regard to the sewerage, habitat and public parking space constraints that continue to apply. The review has of necessity involved a considerable number of pages which have been included for inspection in the **Supporting Evidence**, document 3, that forms part of the Neighbourhood Plan submission (Fig. 3.1 above).

A4.2.39 Also included in the **Supporting Evidence**, document 3, is the check made that demonstrates the delivery from each site would allow for the rate of 35 per annum used in the Local Plan. Table A4.2.11 below provides a summary of the review results overall for each Local Plan period. Table A4.2.12 below and the maps that follow show the same information by spatial area and geographical headings as defined in the Local Plan.

Table A4.2.11 Paignton requirement and sites identified

Plan period	4-8 2015/20 (5yrs)	9-10 2017/22 (2yrs)	11-15 2022/27 (5yrs)	16-18 2027/30 (3yrs)	4-18 2015/30 (15yrs)
LP Requirement	729	481	1,070	645	2,925
Sites identified	775	519	1,108	688	3,080

Table A4.2.12 Housing sites summary period 4-18

			5yr Review 2020/21	5yr Review 2025/26			
From 1/4/2015							
LP/NP Site Ref	Location	Period Year	4-8 2015/20 5yrs*	9-10 2020/22 2yrs	11-15 2022/27 5yrs	16-18 2027/30 3yrs**	4-18 2015/30 15yrs**
Town Centre & Seafront (SPD2)							
CDSP10	Former Library, Courtland Rd		38				38
PNPH11	Crossways Shopping Centre				150		150
PNPH14	Corner of Hyde Rd / Torbay Rd				50		50
SHLAA Deliverable Urban							
P/2014/0803	<i>2 Courtland Rd</i>		15				15
CDSP11	<i>10 Palace Avenue</i>			9			9
P/2013/1128	<i>Montana, 10 Belle Vue Rd</i>			6			6
PNPH9	<i>Lyndhurst, Lower Polsham Rd</i>			12			12
PNPH15	<i>4 Palace Ave</i>			6			6
PNPH18	<i>Silverlawns, 31 Totnes Rd</i>			19			21
PNPH19	<i>Angleside House, Cleveland Road</i>			24			24
PNPH21	<i>20 Roundham Rd</i>			10			10
SHLAA Constrained Urban							
PNPH12	<i>Lighthouse, Esplanade Rd</i>					20	20
PNPH13	<i>Victoria Square MSCP</i>					60	60
PNPH16	<i>Station Lane</i>				30		30
PNPH20	<i>Paignton Harbour</i>					40	40
Non Identified 6+							
CDSP12	<i>Seaford Hotel, 2-4 Stafford Rd</i>		9				9
CDSP15	<i>Seaford Sands Hotel, 17 Roundham Rd</i>		14				14
P/2016/0585	<i>13-17 Palace Avenue</i>			32			
North & West (SPD3)							
SDP3.1 Preston Down Rd							
PNPH1	<i>Land at Preston Down Rd North</i>					50	50
PNPH2	<i>Land at Preston Down Rd South</i>					50	50
SDP3.2 Great Parks (Phase 2)							
CDSP3	<i>Phase 2 (H1.011)</i>		60	60	65		185
CDSP3	<i>Luscombe Rd (north) (P/2004/1989)</i>				47		47
CDSP6	<i>Phase 2 (P/2012/1074)</i>		60	24			84
CDSP6	<i>Phase 2 (H1.012)</i>			20	100		120
PNPH7	<i>Luscombe Rd (south) P/2014/0938</i>				68		68
SDP3.3 Totnes Rd							
FGA SS2.2	<i>Motel / Area A</i>			42			42
FGA SS2.2	<i>Area B</i>					130	130
FGA SS2.2	<i>Area C (excl. Motel /Area A)</i>					178	178
FGA SS2.2	<i>Area D</i>					70	70
FGA SS2.2	<i>Area E</i>					40	40
SDP3.4 Yannons / H. Gruit / Devonshire. Pk							
CDSP16	<i>Yannons Farm (T755)</i>		194				194
CDSP16	<i>Park Bay / Holly Gruit (T758)</i>		37				37
FGA SS2.3	<i>Yalberton (T843) (P/2014/0983)</i>			65	127		192
FGA SS2.3	<i>Devonshire Park (P/2014/0947)</i>			70	185		255
SDP3.5 White Rock							
CDSP18	<i>(T756a) P/2011/0197 onward</i>		175	70	100		345
LDO	<i>Student Accommodation</i>			50	70		120
Non Identified 6+							
							0

CDSP8	<i>Kings Ash House (P/2012/1223)</i>	14				14
Elsewhere in SPD1						
CDSP5	<i>Oldway Mansion and Fernham (T742)</i>	46				46
CDSP9	<i>Former Divisional Police HQ (T744)</i>	14				14
CDSP14	<i>Totnes Road Service Station, adj 141</i>			14		14
CDSP17	<i>Marine Pk, Goodrington (T706)</i>	39				39
CDSP19	<i>R/O 10-16 & 18-20 Gibson Rd (T866)</i>	6				6
P/2012/0516	<i>Parkhill House, 1 Southfield Rd</i>			12		15
P/2014/1017	<i>Roseville, Marine Gardens</i>	8				8
P/2016/0704	<i>Preston Sands Hotel, 10-12 Marine Prd</i>			10		10
P/2016/1266	<i>Half Moon PH, 188 Torquay Road</i>			10		10
PNPH3	<i>Vauxhall Garage, Torquay Rd</i>			20		20
PNPH4	<i>Land at 4-6 Eugene Rd</i>			6		6
PNPH5	<i>Modern Motoring, Torquay Rd</i>			6		6
PNPH6	<i>63 Manor Rd</i>			8		8
PNPH8	<i>Land r/o Quarry Terrace, Marldon Rd</i>			8		8
PNPH23	<i>Land at Intek House (T705)</i>			12		12
PNPH23	<i>50% of Depot, Borough Rd (T826)</i>				40	40
PNPH26	<i>Alan Kerr Garage, Brixham Rd</i>			10		10
PPs	<i>Excess windfalls (5 or less)***</i>	46				46
Paignton SDP1 – NP Total		775	519	1,108	688	3,080
<i>Excluding approved windfalls of 52 per year</i>		1,294				

Adopted LP 2015 Requirement	729	481	1,070	645	2,925
	1,210		Broad Location		

Deliverable

Developable

* PH21 approved by LP Inspector as at 1/4/2015

** Subject to 5 yr Review in 2020/21 and 2025/26 of progress of net job growth and housing need assumed in LP

*** Excess windfalls (5 or less) above normal allowance (see **Supporting Evidence** document)

Site reference key:




CDSP: Committed housing site identified in adopted Local Plan (Appendix C)

PNPH: Potential housing site identified in adopted Local Plan (Appendix C) subject to consideration in Neighbourhood Development Plan

FGA: Future Growth Area identified in adopted Local Plan Policy SS2

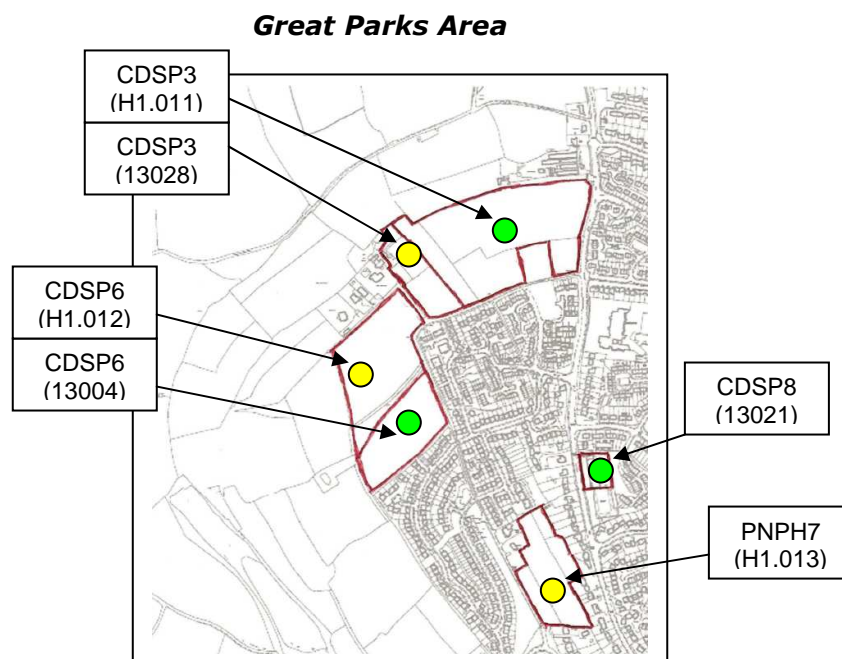
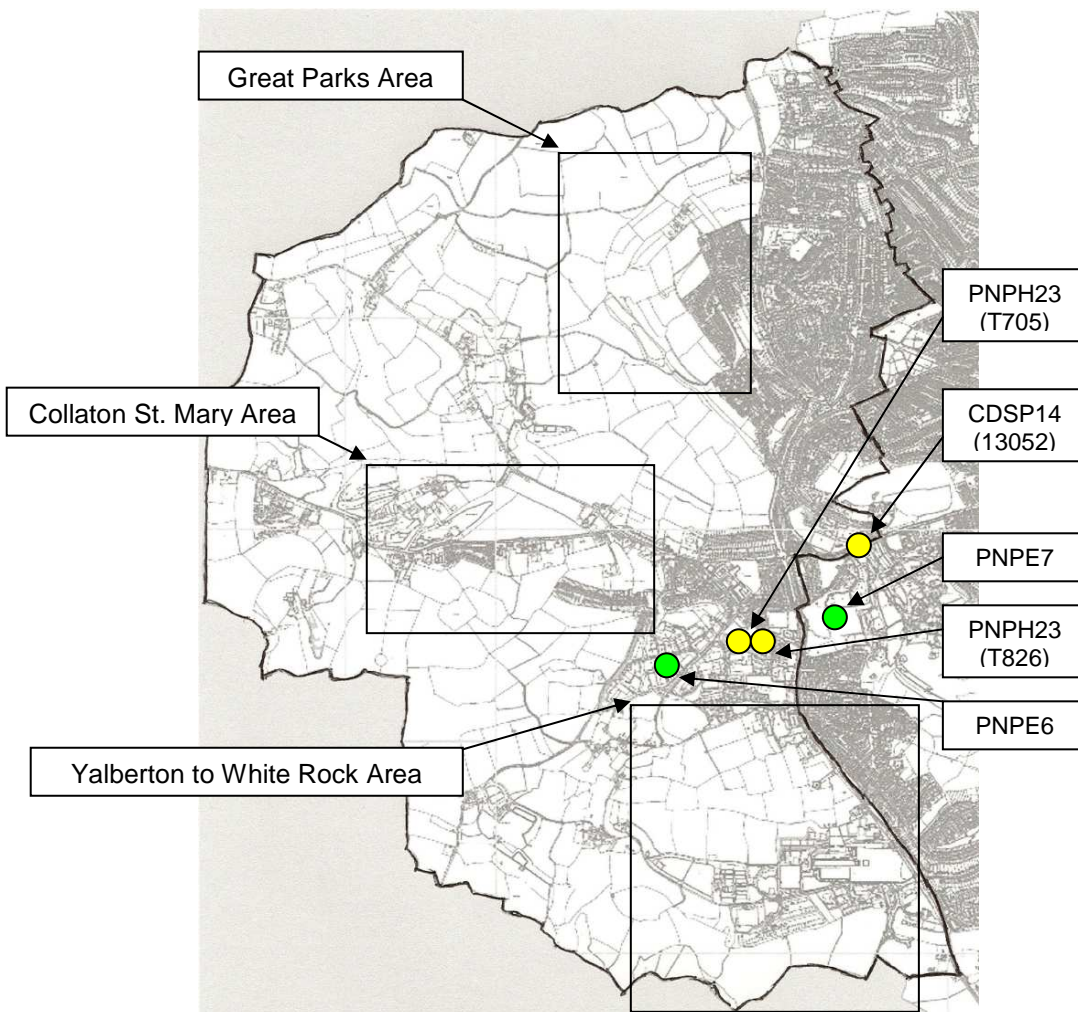
All other sites listed are planning application approvals (including PPs shown)

Colour key:

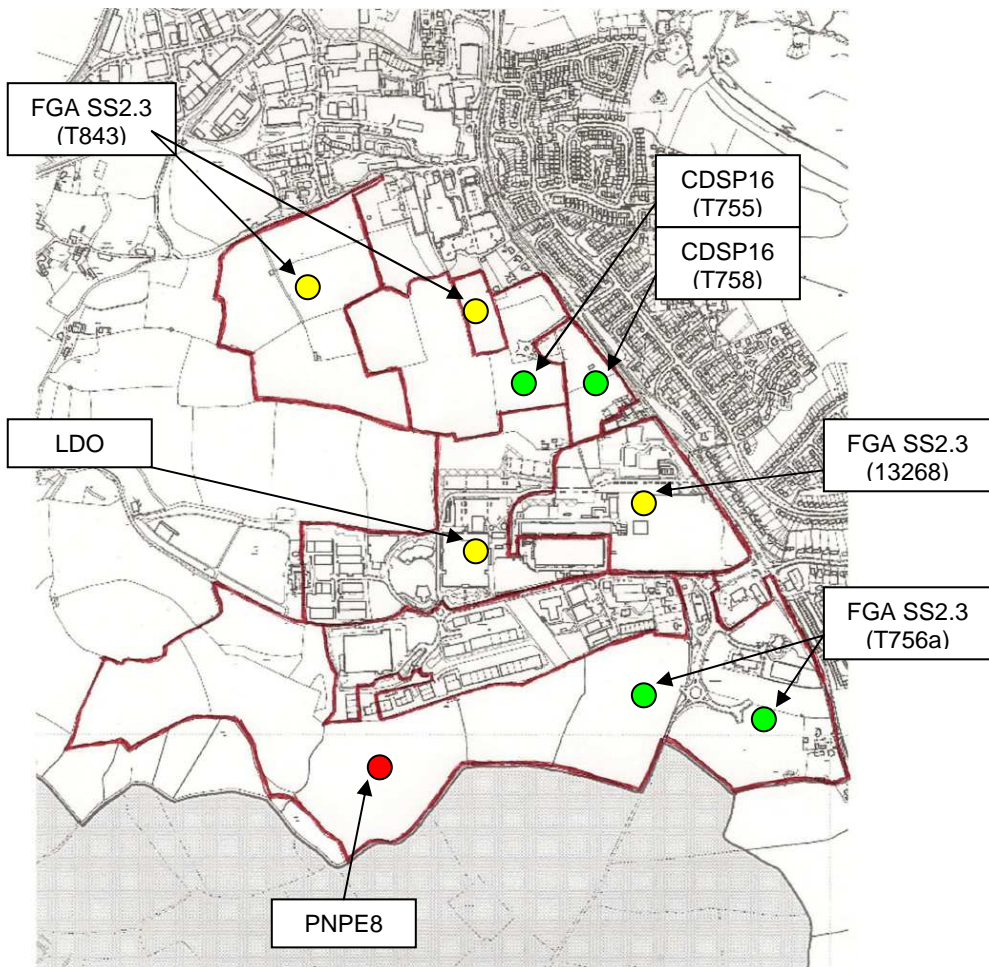
	Approved 5 year supply period 4-8
	NPPF 'Deliverable' and 'developable' period 4-15
	Broad locations for not before 2 nd Local Plan Major 5 yr Review in 2025/26

A4.2.40 For further reference the above sites are shown for identification in relation to each of the 5 Community Partnership areas on the following maps.

Figure A4.2.3 – Locations Blatchcombe CP area



Yalberton to White Rock Area



Collaton St. Mary Area

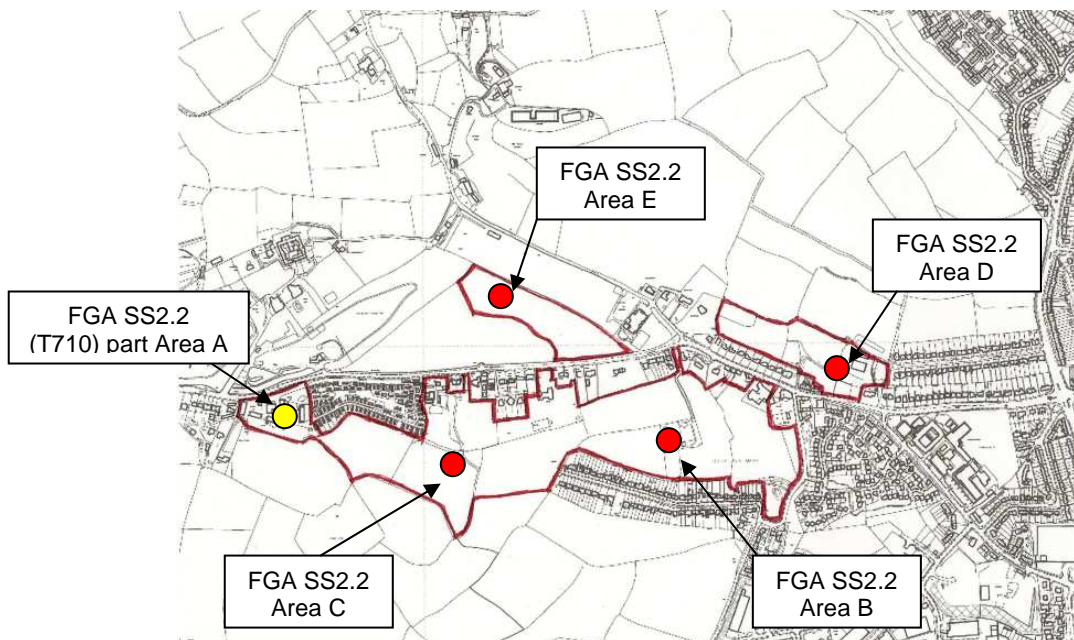


Figure A4.2.4 – Locations Clifton with Maidenway CP area

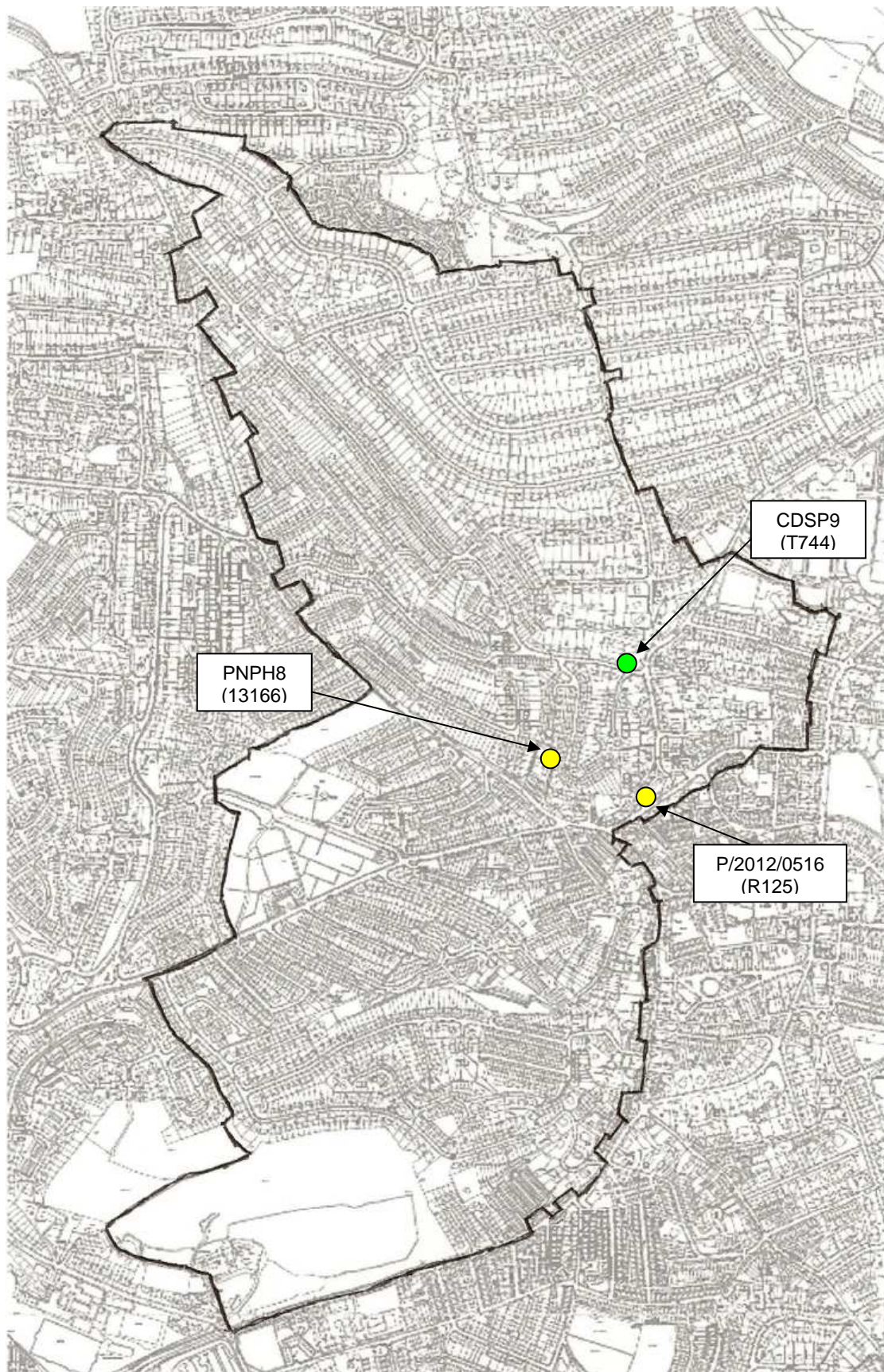


Figure A4.2.5 – Locations Goodrington, Roselands and Hookhills CP area

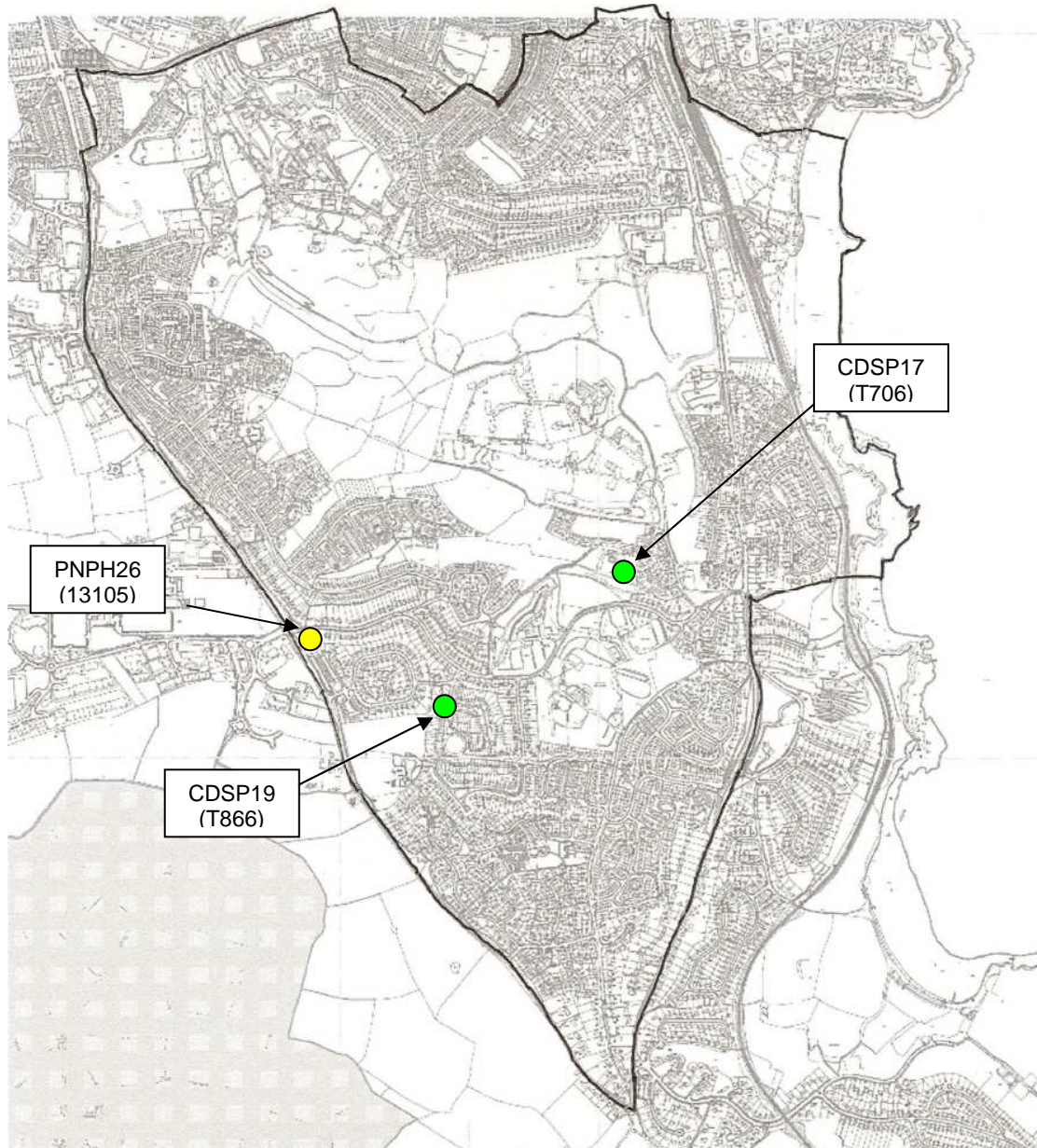
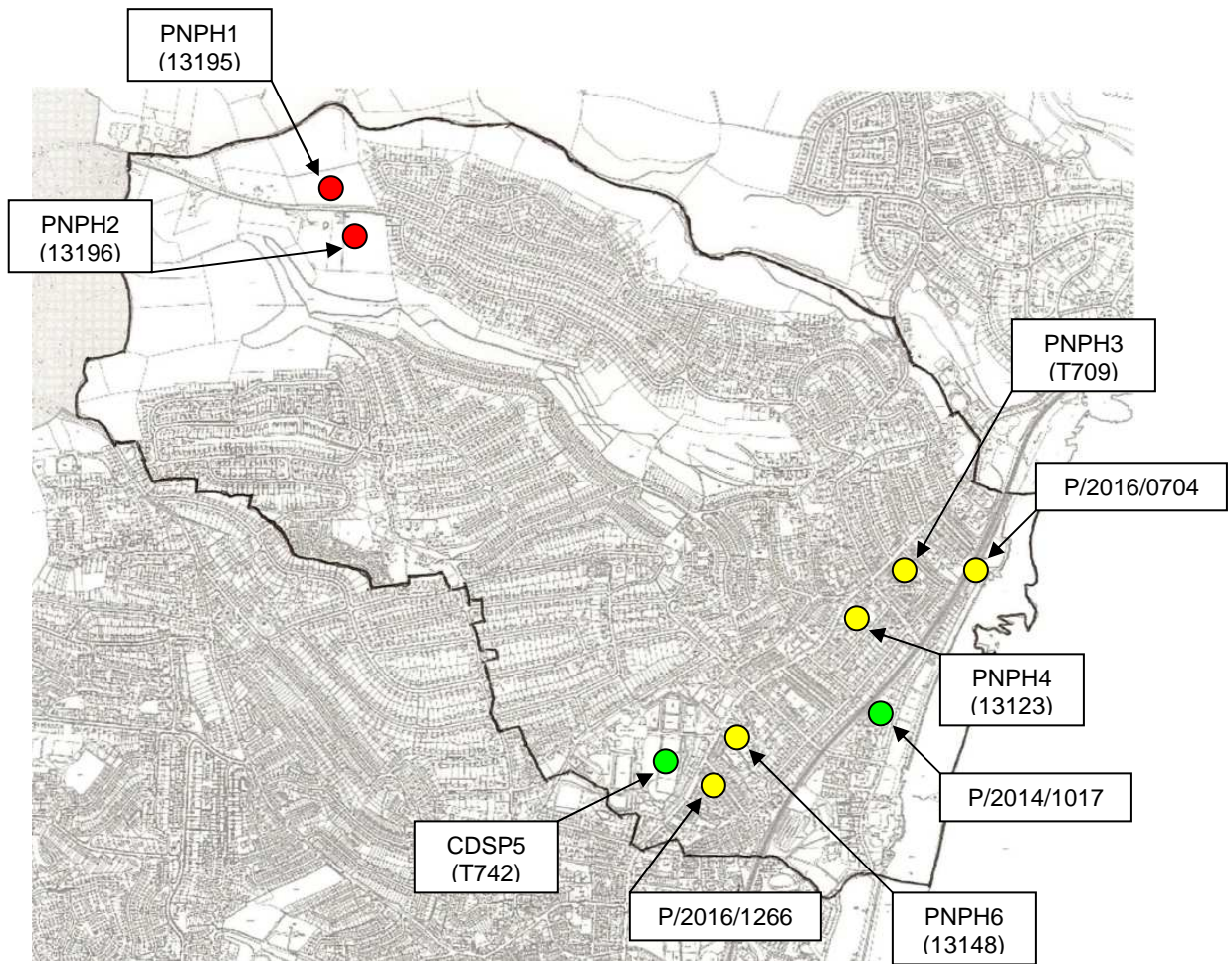
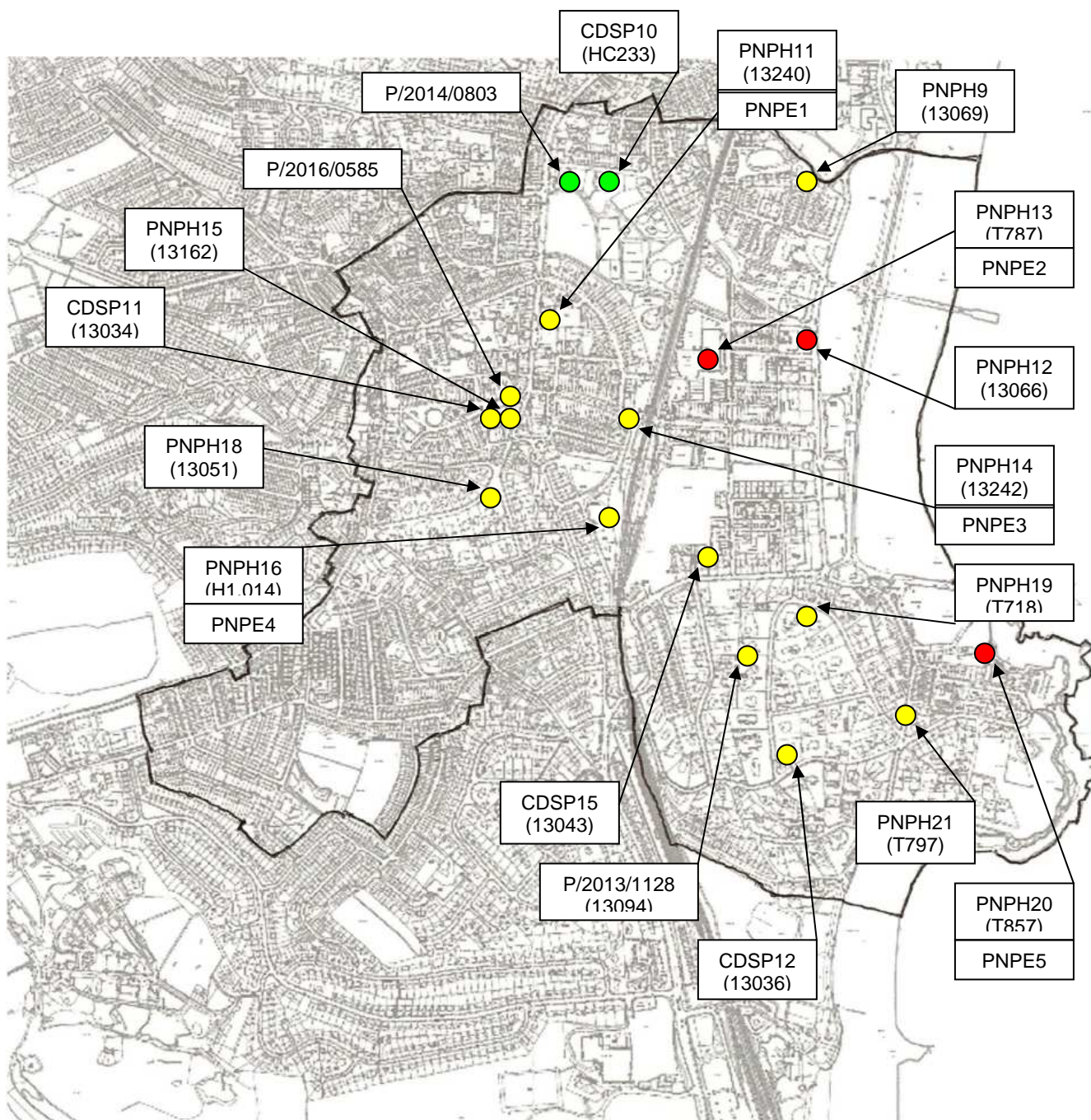


Figure A4.2.6 – Locations Preston CP area



**Figure A4.2.7 – Locations Town Centre CP area
(Roundham with Hyde)**



Comparison with Local Plan Appendix C Tables

A4.2.41 To complete the comparison and evidence of 'general conformity', Table A4.2.13 below shows the tables of sites for housing and employment in the adopted Local Plan plus Future Growth Areas in Policy SS1 and on the Policy Maps. The table compares the sites allocated in the Local Plan and timing of delivery conclusions from the Neighbourhood Plan review. Further details of the reasoning for each site time shown is provided in the **Supporting Evidence**, document 3, that accompanies the Neighbourhood Plan submission.

A4.2.42 For ease of reference, as with Table A4.2.12 and maps for each of the 5 Community partnership areas (Figures A4.2.3 to A4.2.7 above), the coding shown uses the same traffic light background colouring as in Table A4.2.12 to distinguish between the sequence of each period and help show that a sustainable balance of net growth in jobs and homes is able to be achieved in general conformity with the strategic policies of the approved development plan. This is subject (as in the Local Plan) to the sites meeting the required infrastructure and habitat protection policy requirements:

- Green – Phase 1 (period 4-10 as sought by Policy SS13)
- Yellow – Phase 2 (period 11-15 to 1st Review in 2020/21 and 5 years beyond)
- Red – Phase 3 period 16-18 (sufficient until end of Local Plan period 2029/30)

Table A4.2.13 Comparison with Local Plan Appendix C Tables

Committed housing sites (Local Plan Table 25)				
Local Plan site ref	Site Name	Planning Application Reference	SHLAA / Housing Land Monitor Reference	Review conclusion*
CDSP1	Meadowfield Hotel, 36 Preston Down Road	P/2006/1508 P/2008/1296 P/2010/0782	R712	Completed pre-1/4/15
CDSP2	1 Fortescue Road	P/2011/0906	C1080	Completed pre-1/4/15
CDSP3	Great Parks Phase 2		H1.11	Period 4-15 (as PH/21) 2015-2027
CDSP4	13-39 Langridge Road	P/2011/1056	R777	Completed pre-1/4/15
CDSP5	Oldway Mansion and Fernham	P/2011/0925	986	Period 4-15 (as PH21) 2015-2020
CDSP6	Great Parks Phase 2		H1.12	Period 4-15 2015-2027
CDSP7	25-35 Smallcombe Road	P/2011/0777	R776	Completed pre-1/4/15
CDSP8	Kings Ash House, Kings Ash Road	P/2006/1571 P/2010/0666 P/2012/1223	R733	Period 4-8 (as PH21) 2015-2020
CDSP9	Former Paignton Police Station, Southfield Road	P/2011/0324	R775	Period 4-8 (as PH21) 2015-2020
CDSP10	Former Library, Courtland Road	P/2013/0324	HC233	Period 4-8 (as PH21) 2015-2020
CDSP11	10 Palace Avenue	P/2010/1227	943	Period 9-10 2020-2022
CDSP12	Seaford Hotel, 2-4 Stafford Road	P/2011/1201	C1081	Period 4-8 (as PH21) 2015-2020
CDSP13	40-88 & 73-79 Hayes Road; 149-179 Totnes Road	P/2009/1179	R774	Completed pre-1/4/15
CDSP14	Totnes Rd Service Station (adj. 141 Totnes Road)	P/2005/1398 P/2007/1370 P/2011/0395	R693	Period 11-15 2022-27
CDSP15	Seaford Sands Hotel, 17 Roundham Road	P/2011/0105	R782	Period 4-8 (as PH21) 2015-2020
CDSP16	Yannons Farm	P/2012/1351 P/201/0289 P/2009/1287	956	Period 4-8 (as PH21) 2015-2020

CDSP17	Marine Park Holiday Centre, Grange Road	P/2009/1084 MOA P/2012/1078 P/2012/1079	954	Period 4-8 (as PH21) 2015-2020
CDSP18	White Rock	P/2011/0197		Period 4-15 (as PH21) 2015-2027
CDSP19	R/O 10-16 & 18-20 Gibson Road	P/2008/0206	880	Period 4-8 (as PH21) 2015-2020
Possible housing sites (Local Plan Table 26 and Policy Maps)				
Map Site Label	Site Name		SHLAA Ref	Review conclusion*
PNPH1	Land at Preston Down Road North		13195	Post 2027
PNPH2	Land at Preston Down Road South		13196	Post 2027
PNPH3	Vauxhall Garage, Torquay Road		T709	Period 11-15 2022-27
PNPH4	Land at 4-6 Eugene Road		13123	Period 11-15 2022-27
PNPH5	Modern Motoring, Torquay Road		13189	Period 11-15 2022-27
PNPH6	63 Manor Road		13148	Period 11-15 2022-27
PNPH7	Great Parks Phase 1		H1.13	Period 11-15 2022-27
PNPH8	Land r/o Quarry Terrace, Marldon Road		13166	Period 11-15 2022-27
PNPH9	Lyndhurst Hotel, Lower Polsham Road		13069	Period 9-10 2020-22
PNPH10	Vacant Land, Warefield Road		13056	Completed pre-1/4/15
PNPH11	Crossways Shopping Centre		13240	Period 11-15 2022-27
PNPH12	Lighthouse, Esplanade Road		13066	Post 2027
PNPH13	Victoria Square/ Multi Storey Car Park		T787	Post 2027
PNPH14	Corner of Hyde Road and Torquay Road		13242	Period 11-15 2022-2027
PNPH15	4 Palace Avenue		13162	Period 9-10 2020-2022
PNPH16	Station Lane		H1.014	Period 11-15 2022-2027
PNPH17	Queens Park and Rugby Club		13250	Retained (para A4.2.37)
PNPH18	Silverlawns Nursing Home, 31 Totnes Road		13051	Period 9-10 2020-2022
PNPH19	Angleside House, Cleveland Road		T718	Period 9-10 2020-2022

PNPH20	Paignton Harbour	TB57	Post 2027
PNPH21	Roundham Road	T797	Period 9-10 2020-2022
PNPH22	Sunhill Apartments, 19 Alta Vista Road	13006	Completed pre-1/4/15
PNPH23	Council Depot, Borough Road	T826	Post 2027
PNPH24	Grange Road Golf Driving Range	T825	Retained (para A4.2.37)
PNPH25	Land off Grange Road	T824	Retained (para A4.2.37)
PNPH26	Alan Kerr Garage, Brixham Road	13105	Period 11-15 2020-2022
Future Growth Areas (Local Plan Policy SS1 and Policy Maps)			
Local Plan site ref	Site Name		Review conclusion*
FGA2.2	Collaton St. Mary (2 areas in 3 parts)		Post 2027
FGA2.3	Yalberton (2 area)		Period 9-15 2020-2027
FGA2.3	White Rock (Devonshire Park)		Period 9-15 2020-2027
Employment Sites (Local Plan Table 27 and Policy Maps)			
Local Plan site ref	Site Name	Source	Review conclusion*
PNPE1	Crossways	SHLAA2013	Period 11-15 2022-2027
PNPE2	Victoria Square/ Multi Storey Car Park	ELR2013	Post 2027
PNPE3	Corner of Hyde Road/ Torbay Road	SHLAA2013	Period 11-15 2022-2027
PNPE4	Station Lane/ Great Western Car Park	SHLAA2013	Period 11-15 2022-2027
PNPE5	Paignton Harbour	SHLAA2013	Post 2027
PNPE6	Yalberton Industrial Estate	ELR2013	Period 4-18 2015 onwards
PNPE7	Claylands	ELR2013	Period 4-18 2015 onwards
PNPE8	White Rock	ELR2013	Period 4-18 2015 onwards

* Subject to meeting Local Plan infrastructure & HRA requirements.

In summary – jobs and homes

A4.2.43 Thus “in general conformity” with the strategic jobs and homes policies of the Local Plan, the Neighbourhood Plan review identifies a sequence of sites for all periods that would meet the phasing trajectory required by Local Plan Policy without the need to identify any further sites.

A4.2.44 In addition, the “general conformity” includes meeting all other requirements summarised below:

- All sites for years 6-10 and 11-15 either have planning consent or have been confirmed as deliverable by the Council’s Strategic Housing Land Availability Assessment (SHLAA);
- As shown in Table A4.2.12 above, (and location plans), the distribution between the Town Centre, North and West area, and rest of Paignton are all in general conformity with the Local Plan;
- In accordance with the approved strategy of meeting market requirement, the provision does not assume that sites identified would deliver more than 35 per year;
- The total of 2,402 sites identified for the plan period 4-15 (2015-2027) will at the first Major Review in year 9 (2020/21) also more than meet the NPPF rolling 5 year requirement beyond the first Review year (i.e. over the period 2020/21 - 2025/26), including the required “buffer” of 5%;
- If ‘market failure’ results in non-delivery of the rate of development in line with the Local Plan trajectory, the allocations made in the Local Plan for the periods shown in Table A4.2.12 will still meet the 5 year requirement of the NPPF as they will continue to provide for any ‘back-log’ of under delivery that may be considered relevant;
- None of the provision to the first Major Review in 2020/21 relies on the inclusion of sites identified in the Local Plan that have various constraints or unresolved issues, especially in respect of major drainage constraints or continued provision of public off-street parking capacity. Further details for each site are provided in the **Supporting Evidence**, document 3, accompanying the Neighbourhood Plan submission;
- None of the provision relies on identifying new sites with Habitat Regulation Assessment (HRA) implications.

A4.2.45 In particular, the review does not draw on sites beyond year 15 (2027/28) that the approved Local Plan has recognised are constrained or have significant issues not yet resolved; in particular, land at Collaton St. Mary identified as a Future Growth Area by the Local Plan.

A4.2.46 The phased and conservative provision from the review also accords with the Local Plan Inspector’s conclusion that it is unrealistic to think that the current plan can be very prescriptive about the latter part of the plan period (para. A4.2.22 above).

A4.2.47 The above review is based on the approved housing trajectories as they currently are and on the assumption that by now job growth should have reached at least 61,100 by 2016. However, it is of relevance to take into account that net job growth has **not** occurred and has declined to 57,000 (2016) since 2012 and other signs also exist of a growing imbalance of housing provision and lack of job growth (para. A4.2.38).

A4.2.48 It is therefore not justified, nor proportionate, to go beyond the first Major Review year at present, other than to note that the housing trajectory is likely to be revised downward. The South Devon Link Road (South Devon Highway) has been identified as key to the strategy, and opened for use on 15

December 2015. It is not yet clear if this major infrastructure improvement will enable the net growth of jobs to be achieved or if it will result in the Bay becoming less self contained and increase the risk of out commuting contrary to the principle of sustainable development the NPPF and Local Plan is seeking to secure. Alternatively, the supply of land already allocated in the Local Plan will last much longer than 2029/30 until job growth is achieved as acknowledged by the Local Plan.

A4.2.49 In every respect, the Neighbourhood Plan review conclusion that there is no need to identify further land for development is in general conformity with the strategic policies of the development plan regarding the provision for jobs and homes.

General conformity with other Part 4, 5 and 6 strategic policies

A4.2.50 In accordance with PPG-074 the assessment made of all other strategic policies in the Local Plan has considered the following:

- whether the Neighbourhood Plan policy or development proposal supports and upholds the general policy that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft Neighbourhood Plan policy or development proposal and the strategic policy;
- whether the draft Neighbourhood Plan Policy or development proposal provide an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft Neighbourhood Plan and the evidence to justify that approach.

A4.2.51 Table A4.2.14 below provides a summary in matrix form of the assessment results and Table A4.2.15 provides further detail that shows how each of the 4 Neighbourhood Plan objectives and all 27 policies are in general conformity with the strategic policies of the Local Plan.

A4.2.52 In particular, the schedules demonstrate how the Neighbourhood Plan adds value by bringing Local Plan elements together into a single location policy in key places that will assist achieving the development outcome sought by the community and Local Plan. By adding the Rural Character Area and Local Green Spaces this also adds to the ability to achieve the quality of future growth which the Local Plan seeks to achieve along with the necessary protection of biodiversity.

Table A4.2.14 Summary of general conformity with all other strategic policies of the development plan in Parts 4, 5 and 6

Strategic policy links summary		Torbay Local Plan																																	
		Part 4														Part 5					Part 6														
		Growth Strategy	Future Growth Areas	Presumption in favour	Economy and employment	Employment space	Strategic transport	Infrastructure, phasing and delivery	Natural environment	Green infrastructure	Conservation and historic environment	Sustainable communities	Housing	Five year housing land supply	Adaptation to climate change	Paignton	Town Centre and Seafrost	North and Western Area	Clennon Valley Leisure Hub	Town Centres and retailing	Tourism, culture & marine	Transport	Communications	Countryside, Coast, Green Spaces	Nature Conservation	Historic environment	Housing	Design and development	Social change and balanced communities	Environmental sustainability	Environmental resources	Waste	Minerals		
SS1	SS2	SS3	SS4	SS5	SS6	SS7	SS8	SS9	SS10	SS11	SS12	SS13	SS14	SDP1	SDP2	SDP3	SDP4	TC1-5	TO1-3	TA1-3	IFI	C1-5	NC1	HE1	H1-6	DE1-6	SCI-5	ESI-2	ERI-4	W1-5	M1-3				
Obj 1	Making more of tourism and retail offer	✓			✓	✓									✓				✓	✓															
Obj 2	Improving points of arrival and connection					✓	✓														✓														
Obj 3	Protecting local identity							✓																		✓									
Obj 4	Ensuring there is balanced development	✓	✓	✓																															
PNP1	Area wide policy and Design Code	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
PNP2	Enhance Town Centre					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
PNP3	Rejuvenate Paignton Harbour																																		
PNP4	Improve Seafrost area								✓																										
PNP5	Enhance Torbay Road area																																		
PNP6	Improve Station Square					✓																													
PNP7	Improve Victoria Square area								✓																										
PNP8	Improve Crossways area	✓				✓																													
PNP9	Protect Victoria Park																																		
PNP10	Retain Queens Park																																		
PNP11	Improve Old Town Area																																		
PNP12	Improve ability to move around					✓																													
PNP13	Town centre housing opportunities	✓																																	
PNP14	Improve Core Tourism Area				✓	✓																													
PNP15	Improve flood and sea defences																																		
PNP16	Improve Victoria Street				✓																														
PNP17	Improve transport 'Gateway'					✓	✓																												
PNP18	Support independent traders				✓																														
PNP19	Safeguard open countryside	✓																																	
PNP20	Complete Great Parks	✓	✓	✓																															
PNP21	Complete White Rock & nearby areas	✓	✓	✓	✓	✓																													
PNP22	Improve Western Corridor					✓	✓	✓	✓																										
PNP23	Enhance Yalberton Valley																																		
PNP24	Balanced growth of Collaton St Mary	✓	✓	✓																															
PNP25	Enhance Clennon Valley																																		
PNP26	Safeguard Clifton & Maldenway area																																		
PNP27	Improve Preston area	✓			✓																														

Key:
✓ Supports and upholds general principle the strategic policy is concerned with / provides additional detail / local approach without undermining the strategic policy
✓ Degree of conflict, if any, with strategic policy
✗ Not in general accord with the strategic policy
 Strategic policies with an indicated rate of jobs and housing provision considered

Table 4.2.15 Details of general conformity with all other strategic policies of the development plan in Parts 4, 5 and 6

This Table is in two parts:

Part a) shows the summary results of assessing the 4 Neighbourhood Plan Objectives;

Part b) Shows the summary results of assessing each of the 27 Policies.

a) Objectives

	Objective 1 - Making more of the tourism and retail offer	
How general strategic policy upheld and supported	Encourages economic growth in support of LP Policies SS1; SS4; SS5; SDP1; TC1-4 and TO1-3.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided without undermining	Adds focus on the importance of tourism growth in helping to improve the retail offer.	
Rationale and evidence justifying approach	Availability of local assets to achieve the objective. 90% community support (Stage 2 consultation result).	
	Objective 2 - Improving points of arrival and connection	
How general strategic policy upheld and supported	Encourages infrastructure improvement sought by LP Policies SS6-7; TA1-2.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided without undermining	Adds focus on importance of securing local connection improvements for benefit of residents, business and tourists.	
Rationale and evidence justifying approach	Local scope for improvements. 87% community support (Stage 2 consultation result)	
	Objective 3 - Protecting local identity	
How general strategic policy upheld and supported	Encourages protection of Paignton's local identity assets in support of LP Policies SS8-10; NC1; HE1.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided without undermining	Adds focus on key features that make up local identity.	
Rationale and evidence justifying approach	Quality of heritage, landscape and biodiversity assets locally. 87% community support (Stage 2 consultation result)	
	Objective 4 - Ensuring there is balanced development (especially between provision of homes and jobs, and retail growth with population growth)	
How general strategic policy upheld and supported	Encourages achievement of LP Section 4 and Policies SS1-3.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided without undermining	Adds focus on key elements locally of importance to secure a balanced sustainable outcome.	
Rationale and evidence justifying approach	Needed because of historic imbalances locally. 85% community support (Stage 2 consultation result)	

b) Policies

	PNP1 - Area wide policy and Design Code	
How general strategic policy upheld and supported	Confirms a sufficient supply of land for development in accordance with LP. Supports LP Policies SS1-14; SDP1-3; C1-5; NC1; H1; HE1; DE1-6; SC4; ES1--2; ER1-2; W5.	
Degree of conflict, if any, with strategic policy	✓	LP requirement to consider sites identified in LP shows supply will last longer as result of market signals and constraints update.
Additional detail provided	Update of delivery timescales and constraints remaining to be resolved. Supporting landscape, green space assets and design guide details added.	
Rationale and evidence justifying approach	See Appendix 4 paras. 3.24 and 3.25 regarding land supply - this document); and Appendices 5 and 7 (LGS and RCA) of Supporting Evidence document	
	PNP2 - Enhance Town Centre	
How general strategic policy upheld and supported	Supports LP Policies SS5-14; SDP1-2; TC1-5; TO3; TA1-3; C4-5; NC1; HE1; DE1-6; ES1-2; ER1-2; W5.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Brings into a single policy key elements at local level and emphasis sought of strengthening the Garden Town heritage.	
Rationale and evidence justifying approach	Linking these into one place will assist developers and achievement of outcome sought. 77% to 97% community support for respective elements included (Stage 2 consultation result)	
	PNP3 - Rejuvenate Paignton Harbour	
How general strategic policy upheld and supported	Supports LP Policies SS10; SDP1-2; TO1-3; TA1-3; C2-3; NC1; HE1; H1; DE1-6; ER1-2; W5.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Brings into a single policy key elements at local level and emphasis sought of encouraging tourism opportunity.	
Rationale and evidence justifying approach	An existing asset with opportunity. Linking elements into one place will assist achievement of outcome sought. 70% to 90% community support for respective elements included (Stage 2 consultation result)	
	PNP4 - Improve the Seafront area	
How general strategic policy upheld and supported	Supports LP Policies SS10; SDP1; TO1; C2; C5 (including para 6.3.1.37); NC1; SC2.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Provides detail of specific improvements sought.	
Rationale and evidence justifying approach	As sought by community. 71% to 90% community support for respective elements included (Stage 2 consultation result)	
	PNP5 - Enhance Torbay Road area	
How general strategic policy	Supports LP Policies SS10; SDP1; TO1; TA1-3; C4; HE1; DE1-	

upheld and supported	6.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Coordinates into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	As sought by community (Stage 2 consultation results)	
	PNP6 - Improving Station Square area	
How general strategic policy upheld and supported	Supports LP Policies SS6; SS9; SS10; SDP1-2; TC1-3; TO1-2; TA1-3; HE1; DE1-6.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Coordinates into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	As sought by community. 85% to 92% community support for respective elements included (Stage 2 consultation result)	
	PNP7 - Improving Victoria Square area	
How general strategic policy upheld and supported	Supports LP Policies SS7-9; SS11; SS14; SDP1-2; TC1-3; TO1-2; TA1-3.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	As sought by community. 70% to 86% community support for respective elements included (Stage 2 consultation result)	
	PNP8 - Development of Crossways	
How general strategic policy upheld and supported	Supports LP Policies SS1; SS5; SS11-13; SDP1-2; TC1-4; TA1-3; IF1; H1-2.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Coordinates into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	Crossways Shopping Centre vacancy has continued to dominate the locality and need for change.	
	PNP9 - Protection of Victoria Park	
How general strategic policy upheld and supported	Supports LP Policies SS9; SDP1-2; TA1; C4-5 (including para 6.3.1.37); NC1; SC2.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	Protection of this asset supported by over 5,500 resident's petition. 93% to 96% community support for respective elements included (Stage 2 consultation result)	
	PNP10 - Retention of Queens Park	
How general strategic policy	Supports LP Policies SS9; SDP1-2; TO1; TA1; C4-5 (including	

upheld and supported	para 6.3.1.37); NC1; SC2.	
Degree of conflict, if any, with strategic policy	✓	LP requirement to consider sites identified in LP shows inclusion of site for development not required as result of market signals and constraints update (See PNP1 above).
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	See PNP1 above and Supporting Evidence document. 82% community support for respective elements included. Note: 79% disagreed with use of Queens Park site for residential (Stage 2 consultation results).	
	PNP11 - Improving the Old Town Area	
How general strategic policy upheld and supported	Supports LP Policies SS9-11; SDP1-2; TC1; TO1; TA1; C4-5 (including para 6.3.1.37); HE1; DE1.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Coordinates into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	As sought by community following Stage 2 consultation results.	
	PNP12 - Improving the ability to move around	
How general strategic policy upheld and supported	Supports LP Policies SS6; SDP2; TA1; TA3.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	As sought by community. 81% to 90% community support for respective elements included (Stage 2 consultation result)	
	PNP13 - Town centre housing opportunities	
How general strategic policy upheld and supported	Supports LP Policies SS1; SS7; S11-13; SDP1-2; TC1; H1.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Coordinates into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	As supported by community (Stage 2 consultation result). Excludes Queens Park that 78% disagreed with including (see PNP10 above).	
	PNP14 - Improving the Core Tourism Area	
How general strategic policy upheld and supported	Supports LP Policies SS4-5; SDP2; TO1-2; HE1; H4.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.	
Rationale and evidence	As sought by community. 63% to 82% community support	

justifying approach	for respective elements included (Stage 2 consultation result)	
	PNP15 - Improving flood and sea defences	
How general strategic policy upheld and supported	Supports LP Policies SS7; SS14; SDP1-2; TO3; ER1-2;W5.	
Degree of conflict, if any, with strategic policy	<input checked="" type="checkbox"/>	None
Additional detail provided	Identifies additional means of protecting flood and water management protection measures.	
Rationale and evidence justifying approach	As sought by community. 83% to 94% community support for respective elements included (Stage 2 consultation result)	
	PNP16 - Improving Victoria Street	
How general strategic policy upheld and supported	Supports LP Policies SS4; SS8-13; SDP1-2; TC1-4; TO1; TA1; C4; NC1.	
Degree of conflict, if any, with strategic policy	<input checked="" type="checkbox"/>	None
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	As sought by community. 62% to 96% community support for respective elements included (Stage 2 consultation result)	
	PNP17 - Improving the transport 'Gateway'	
How general strategic policy upheld and supported	Supports LP Policies SS6-7; SDP1; TO1; TA1.	
Degree of conflict, if any, with strategic policy	<input checked="" type="checkbox"/>	None
Additional detail provided	Identification of two key facilities to seek to secure of importance to the area.	
Rationale and evidence justifying approach	As sought by community. 92% community support for public toilets (Stage 2 consultation result)	
	PNP18 - Supporting independent traders	
How general strategic policy upheld and supported	Supports LP Policies SS4; SS11; SDP1-2; TC1-5; SC3.	
Degree of conflict, if any, with strategic policy	<input checked="" type="checkbox"/>	None
Additional detail provided	Updated boundary of retail priority areas.	
Rationale and evidence justifying approach	As sought by business community. 76% community support (Stage 2 consultation result)	
	PNP19 - Safeguarding open countryside	
How general strategic policy upheld and supported	Supports LP Policies SS1; SS8-10; SDP3; TO1; C1; C4; NC1.	
Degree of conflict, if any, with strategic policy	<input checked="" type="checkbox"/>	None
Additional detail provided	Supporting details of landscape areas and management strategy objectives for each (see PNP1 Annex 1)	
Rationale and evidence justifying approach	Tourism importance and habitat protection of European significance. 87% community support (Stage 2 consultation	

	result). Also supports Habitat Regulation Assessment conclusions of LP (NP Voluntary HRA Screening Report)	
	PNP20 - Great Parks	
How general strategic policy upheld and supported	Supports LP Policies SS1-3; SS7-9; SS11-13; SDP3; C4; NC1; H1-3.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Update of delivery timescales and constraints remaining to be resolved (See PNP1 above)	
Rationale and evidence justifying approach	See PNP1 above. (Update Policy wording)	
	PNP21 - White Rock & nearby areas	
How general strategic policy upheld and supported	Supports LP Policies SS1-5; SS7-9; SDP3; C4; NC1; DE1	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Update of delivery timescales and constraints remaining to be resolved (See PNP1 above)	
Rationale and evidence justifying approach	See PNP1 above. (Update Policy wording)	
	PNP22 - Improvement of the Western Corridor	
How general strategic policy upheld and supported	Supports LP Policies SS6-9; SDP3; TA1; C1; C4; NC1; DE1.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	As sought by community. 65% community support for main elements included (Stage 2 consultation result).	
	PNP23 - Enhancement of Yalberton Valley and Blagdon Valley	
How general strategic policy upheld and supported	Supports LP Policies SS8-10; SDP3; TO1; C1; C4; NC1; HE1; SC4; ER1.	
Degree of conflict, if any, with strategic policy	✓	None
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.	
Rationale and evidence justifying approach	Quality of existing asset and importance to protected habitats and geodiversity. See also Appendix 5 (LGS) of Supporting Evidence document.	
	PNP24 - Limited growth of Collaton St. Mary	
How general strategic policy upheld and supported	Supports LP Policies SS1-3; SS7-14; SDP1; SDP3; TA2; C1; C4; NC1; HE1; H1-3; H6; DE1-4; SC2; ER1-2; W5.	
Degree of conflict, if any, with strategic policy	✓	LP requirement to consider sites identified in LP shows supply will last longer as result of market signals and constraints update.
Additional detail provided	Brings into a single location policy the elements of critical	

	importance to the community.
Rationale and evidence justifying approach	See Appendix 4 paras. 3.24 and 3.25 regarding land supply - this document); and Appendix 5 and 6 (LGS and RCA) of Supporting Evidence document.
	PNP25 - Enhancement of Clennon Valley
How general strategic policy upheld and supported	Supports LP Policies SS7-9; SDP1; SDP4; TO1-3; TA1; C2-5 (including para 6.3.1.37); NC1; DE1; SC2; ER1-2; W5.
Degree of conflict, if any, with strategic policy	<input checked="" type="checkbox"/> None
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.
Rationale and evidence justifying approach	As sought by community (Supplementary Stage 2 consultation result).
	PNP26 - Safeguarding Clifton with Maidenway area
How general strategic policy upheld and supported	Supports LP Policies SS8-9; SS11-13; SDP2; C4-5 (including para 6.3.1.37); NC1; DE1; SC2.
Degree of conflict, if any, with strategic policy	<input checked="" type="checkbox"/> None
Additional detail provided	Coordinates into a single location policy the elements of critical importance to the community.
Rationale and evidence justifying approach	As sought by community (Supplementary Stage 2 consultation result).
	PNP27 - Improve Preston area
How general strategic policy upheld and supported	Supports LP Policies SS1; SS4; SS8-10; SDP1; TO1-2; C2; C4-5 (including para 6.3.1.37); NC1; DE1; SC2.
Degree of conflict, if any, with strategic policy	<input checked="" type="checkbox"/> None
Additional detail provided	Brings into a single location policy the elements of critical importance to the community.
Rationale and evidence justifying approach	As sought by community. 73% to 91% community support for respective elements included (Stage 2 consultation result).

Part 3 - General conformity with other development documents

A4.3.1 As an additional step, the assessment for general conformity has included the following documents at the request of the Council even though they do not form part of the strategic policies of the statutory development plan.

A4.3.2 The purpose has been to see how far they assist in helping to inform the content of the Neighbourhood Plan and assist the purpose of the development documents themselves.

A4.3.3 Documents 1 to 5 (below) were expressly retained by the Council on 10 December 2015 alongside adoption of the new Torbay Local Plan to provide further detailed guidance on the implementation of specific Local Plan policies, but only where they do not conflict with policies in the new Local Plan (*Source: Section 2, Appendix 1 to Council Report 10 December 2015*).

A4.3.4 Documents 6 and 7 are additional supplementary documents that have been assessed on request by the Council as referred to in paragraphs 3.27, 3.28 and A4.0.1 of this Statement.

Document 1 - Sections 13-15 (The Historic Environment) and Sections 16-19 (The Natural Environment) of the 2004 Adopted Torbay Local Plan Environmental Guide

Document 2 - Greenspace Strategy SPD (2006)

Document 3 - Urban Design Guide SPD (2007)

Document 4 - Planning Contributions and Affordable Housing SPD (2008)

Document 5 - Paignton Town Centre Masterplan SPD (2015)

Document 6 - Great Parks Masterplan

Document 7 - Collaton St. Mary Draft Masterplan SPD (2016)

A4.5.5 The assessment results are set out in the summaries that follow below:

Document 1:

Sections 13-15 (The Historic Environment) and Sections 16-19 (The Natural Environment) of the 2004 Adopted Torbay Local Plan Environmental Guide

Format: 23 retained pages across 7 subjects.

Produced by: Torbay Council

For further details: web access:

http://www.paigntonneighbourhoodplan.org.uk/?page_id=2413

Summary:

Status	Non-statutory guidance previously part of the adopted Torbay Local Plan 2004-2011, retained as SPD by Torbay Council on 10 December 2015 alongside the adopted replacement Local Plan 2012-30.
Aim	To help anyone wishing to submit planning applications (para. 1.4).
Objectives	General guidance on local matters that affect: <ul style="list-style-type: none">• Section 13 - Townscape and Conservation Areas (10 pages)• Section 14 - Listed Buildings (3 pages)• Section 15 - Archaeology (4 pages)• Section 16 - Geology (1 page)• Section 17 - Landscape design principles (1 page)• Section 18 - Planting principles (1 page)• Section 19 - Wildlife (3 pages)
Proposals	<ul style="list-style-type: none">• 13 - Summaries of each Conservation Area characteristics• 14 - Listed Building considerations in general• 15 - Summary features of each archaeological site• 16 - Statutory status of specific geological sites locally• 17 - Information requirements and where to find out more• 18 - Tree species appropriate locally• 19 - Key habitats and protected species locally
Delivery	<ul style="list-style-type: none">• Through negotiations between the Council and applicants for planning permission.

Neighbourhood Plan relationship:

The SPD would continue to provide informal guidance of general relevance to potential applicants.

The design principles in the Annex to Policy PNP1 and locational policies in the Neighbourhood Plan of particular relevance to Paignton complement the above guidance and do not duplicate or conflict with the SPD.

Document 2:

Greenspace Strategy SPD 2006

Format: 103 pages over 4 documents - Part 1 Strategy with Appendix 6 Map of Parks and Audit Matrix and Part 2 Action Plan.

Produced by: Torbay Council

For further details: web access:

http://www.paigntonneighbourhoodplan.org.uk/?page_id=2413

Summary:

Status	Adopted by Torbay Council as SPD (LDD8) July 2007 with a Sustainability Appraisal.
Aim	To safeguard, improve and promote the quality and provision of green spaces in Torbay (para. 1.2).
Objectives	Part 1 Strategy (2005-2026): <ul style="list-style-type: none">• Improving the appearance of green space• Improving accessibility, especially for the disabled• Challenging perceptions of green spaces as areas to visit and use more often• Improving facilities and attractions• Increasing numbers of events / entertainments• Developing opportunities for using green spaces for learning• Promoting and protecting the heritage assets• Promoting green spaces as drivers for economic activity• Recognising, protecting and enhancing the biodiversity value of green space
Proposals	<ul style="list-style-type: none">• Part 2 Action Plan for first 5 years (to 2011) to assess, promote and seek funding for improvement of green spaces within Torbay.
Delivery	<ul style="list-style-type: none">• Through negotiations between the Council and developer contributions.• By community groups, local and national conservation bodies.

Neighbourhood Plan relationship:

The SPD would continue to provide an overall framework for Torbay and informal guidance of general relevance to management of green spaces identified.

The proposed Rural Character Area and Local Green Space designations in the Neighbourhood Plan will complement and strengthen the general guidance and do not duplicate or conflict with the SPD.

Document 3: Urban Design Guide SPD 2007

Format: 108 page document in 3 Parts with photographic examples.

Produced by: Torbay Council

For further details: web access:

http://www.paigntonneighbourhoodplan.org.uk/?page_id=2413

Summary:

Status	Adopted as non-statutory SPD (LDD7) by Torbay Council on 7 February 2007 with a Sustainability Appraisal replacing Sections 2 to 12 of the Environmental Guide (Document 1)
Aim	To improve the quality of Torbay's urban environment and encourage a high standard of design for new developments.
Objectives	(Council website): <ul style="list-style-type: none">• Provide advice for developers, public bodies and planners with regard to the design and assessment of urban development in Torbay.• A design and development process that is more collaborative, responds better to meeting local opportunities and needs, and encourages high quality developments that have minimal impact on natural resources.
Proposals	<ul style="list-style-type: none">• Work with local communities to help establish attractively designed, safe, affordable developments with efficient and sustainable use of land and resources.• Preserve and enhance the character of town centres to develop sympathetically their economic self-sufficiency.• Respect and enhance the quality and local distinctiveness of the natural and historic environment.
Delivery	<ul style="list-style-type: none">• Through council and developer negotiation and community engagement.

Neighbourhood Plan relationship:

The SPD provides guidance to prospective applicants on the process involved with assessing design matters with examples that will continue to assist.

The design principles in the Annex to Policy PNP1 and locational policies in the Neighbourhood Plan of particular relevance to Paignton the community wish to see complement the above guidance and do not duplicate or conflict with the SPD.

**Document 4:
Planning Contributions and Affordable Housing SPD (2008)**

Format: 52 page document

Produced by: Torbay Council

For further details: web access:

http://www.paigntonneighbourhoodplan.org.uk/?page_id=2413

Summary:

Status	Adopted as non-statutory SPD (LDD6) by Torbay Council on 28 February 2008 accompanied by a sustainability appraisal and currently in process of being updated by the Council following public consultation in 2016.
Aim	To set out how the Council intends to use developer obligations and contributions through Section 106 Agreements.
Objectives	<ul style="list-style-type: none"> • Provide guidance on the provision of developer contributions and implementation of Policies in the (previously) 'saved' version of the Torbay Local Plan 1995-2011 (para. 1.12).
Proposals	<ul style="list-style-type: none"> • Development site acceptability contribution requirements (work that must be carried out to render development workable in physical terms) • Affordable housing quantum expected • Sustainable development contributions required in order to make development acceptable in spatial planning terms, including sustainable transport, compensation for loss of employment, safer communities, lifelong learning, and provision of open space.
Delivery	<ul style="list-style-type: none"> • Through council and developer negotiation.

Neighbourhood Plan relationship:

Update of the above SPD is being undertaken by the Council to reflect the change in rules and legislation following the introduction of Community Infrastructure Levy legislation. The replacement SPD will continue to have as its purpose the guidance to developers on contributions expected in relation to Section 1.06 matters.

The existing and proposed replacement SPD will not be affected by the proposals in the Neighbourhood Plan beyond adding weight to the importance of resolving infrastructure matters in key locations before development can be considered acceptable in physical terms. There are no proposals in the Neighbourhood Plan that will duplicate or conflict with the existing or proposed replacement SPD.

Document 5:

Paignton Town Centre Masterplan

Format: 41 page document in 5 Parts.

Produced by: Consultants on behalf of Torbay Council

For further details: web access:

http://www.paigntonneighbourhoodplan.org.uk/?page_id=2413

Summary:

Status	Adopted as non-statutory SPD by Torbay Council on 1 June 2015 within the scope of the previous Torbay Local Plan 1995-2011 (without Sustainability Appraisal or HRA screening).
Aim	To adapt and improve the design of the Town Centre to maximize its potential and better serve community needs
Objectives	<ul style="list-style-type: none">• Linking coastal and central sections of the town centre through renewal and creation of public spaces• Enhancing the rich but neglected historical heritage
Proposals	<ul style="list-style-type: none">• Redesign of the one-way road system• De-cluttering the streetscape• Improving pedestrian connection between areas• Encouraging recreational use of spaces and enhancing natural biodiversity• Redesign of the central town square• 8 potential development locations:<ul style="list-style-type: none">- Town square (Station front to railway crossing)- Sea front- Victoria centre- Palace Square (junction of Torquay Rd / Palace Avenue)- Winner Street & Palace Avenue- Crossways & Torquay Road- Transport Hub (Great Western Road / Station frontage)- Paignton Harbour
Delivery	<ul style="list-style-type: none">• Through negotiations between the Council and developers and use of CPO powers where appropriate• Encouraging community bodies to access additional sources of funding

Neighbourhood Plan relationship:

The non-statutory SPD's Aim, Objectives, Proposals, and Delivery are supported by the Neighbourhood Plan, except for:

- Redesign of the one-way road system into the two way proposal is not supported on grounds of conflicting vehicular movement that will result at the junction of Hyde Road/ Victoria Street. Retention of the existing one-way system with modification is considered to be viable and not sufficiently in conflict with achieving all other objectives;

- Relocation of the seafront multiplex is not seen to be a viable proposal and has not considered other opportunities for the complex if its future became uncertain.

Document 6: Great Parks Masterplan Report

Format: 83 pages

Produced by: Consultants on behalf of Torbay Council

For further details: web access:

http://www.paigntonneighbourhoodplan.org.uk/?page_id=2413

Summary:

Status	A report produced November 2013 for land parcels that formed part of the previously adopted Torbay Local Plan 2004-2011 and shown as parcels CDSP3 and CDSP6 in the replacement Torbay Local Plan 2012-2030 adopted by the Council on 10 December 2015.
Aim	To provide a basis for Torbay Council to prepare a supplementary planning guidance document (page 1).
Objectives	<ul style="list-style-type: none"> • A co-ordinated and sustainable development • Greater certainty on the location, style, scale of development, access and infrastructure arrangements • Protection and enhancement of important natural features of the site and Westerland Valley • Maximise viable development potential
Proposals	<ul style="list-style-type: none"> • An indicative layout and phasing plan produced from an 'Enquiry-by-Design' process incorporating proposals for: <ul style="list-style-type: none"> - Landscape - Topography - Drainage and utilities - Trees and hedgerows - Ecology - Community park - Vehicular access - Public transport connection - Walking and cycling - Community facilities
Delivery	<ul style="list-style-type: none"> • Through council and developer negotiation.

Neighbourhood Plan relationship:

The Neighbourhood Plan supports completion of the Great Parks development area subject to meeting also the subsequent habitat protection requirements of the adopted Local Plan referred to in more detail in the Sustainability Appraisal and Habitat Regulations Assessment Screening, document 4 that accompanies the Neighbourhood Plan.

Document 7:

Collaton St. Mary Masterplan

Format: 48 page document in 7 Parts.

Produced by: Consultants on behalf of Torbay Council

For further details: web access:

http://www.paigntonneighbourhoodplan.org.uk/?page_id=2413

Summary:

Status	Adopted as non-statutory SPD by Torbay Council on 25 February 2016
Aim	To meet residential and employment needs within the environmental context and historical character of the village
Objectives	<ul style="list-style-type: none">• Phased development over an undetermined period of design through key principles of integration, cohesion and sustainability
Proposals	<ul style="list-style-type: none">• Retaining and enhancing a green corridor between Blagdon and Yalberton that takes full account of flooding risks along this line and needs of the endangered Greater Horseshoe Bat• Preserving the character of the rural setting by confining future development to less sensitive areas, with development radiating from the centre along lower slopes• A meadow which absorbs and reduces downstream flooding currently threatening much of the central village• Brownfield site development within first 10 years• Upgrade of existing infrastructure before the majority of new housing is delivered after this period• Phased development over 4 locations:<ul style="list-style-type: none">- Ph 1: Motel redevelopment & meadow enhancement- Ph 2: Adjacent to central meadow- Ph 3: Between Motel and Phase 2- Ph 4: Two sites north of A385 Totnes Road
Delivery	<ul style="list-style-type: none">• Through negotiations between the Council and developers• Driven by the availability of funding

Neighbourhood Plan relationship:

The SPD's Aim, Objectives, Proposals, and Delivery are supported by the Neighbourhood Plan subject to the further drainage and HRA information required before applications can be approved and except for:

- The sequence of development is more important than indicated. Major infrastructure works have not been identified conclusively that demonstrate it would be possible to take the phasing out of sequence;
- The scale of housing involved does not flow from the needs of Collaton St. Mary and provides very limited benefit to the village community. Apart from Phase 1, the Neighbourhood Plan review has demonstrated that release of the greenfield land is not justifiable before 2027 at the earliest;
- The future growth boundary shown in the Local Plan has been corrected in the Neighbourhood Plan in discussion with the Council to reflect the Masterplan quantum that was amended from 800 to 460 dwellings as a result of the Examination in Public of the Local Plan.