

Authority Monitoring Report

December 2017

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| The Torbay Authority Monitoring Report (AMR) is available….  on the Torbay Council Website:  www.torbay.gov.uk/evidence-base-and-monitoring  and at Torbay Council’s Spatial Planning Offices at Tor Hill House, Union Street, Torquay TQ2 5QW  **If you would like any further information about this document or any aspect of the Torbay Local Plan please use the contact details below:**  **phone: 01803 208804**  **email:** [**future.planning@torbay.gov.uk**](mailto:future.planning@torbay.gov.uk)  **Other links that will provide more detailed background information on the spatial planning system include:**  **National Planning Policy Framework** [**www.gov.uk**](http://www.gov.uk)  **The Planning Portal (**[**www.planningportal.gov.uk**](http://www.planningportal.gov.uk)**) is the Government's online service for planning which includes advice and information on the plan-led system** |

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# INTRODUCTION

## Background

### The Authority Monitoring Report (AMR) provides an opportunity to monitor on an annual basis the progress of development plan preparation, and the effectiveness of planning policies against a strong evidence base. It is a statutory document required to be produced on at least an annual basis. This AMR covers the period 1st April 2016- 31st March 2017 (although some of the data referred to will inevitably date back to previous years as a result of data collection timescales, and some updates will reference the calendar year 2017).

### The AMR provides a monitoring framework. As required by Section 35 of the Planning and Compulsory Purchase Act 2004 (amended by the Localism Act 2011), local authorities must prepare reports setting out:-

### The implementation of the local development scheme

### The extent to which the policies set out in local development documents are being achieved

### The Local Planning Regulations 2012 provide more detail as to the required content of AMRs[[1]](#footnote-1). No reference is made specifically to the AMR in the National Planning Policy Framework (NPPF, 2012), however National Planning Practice Guidance (NPPG, 2013) does refer to the role of the AMR.

### This year’s Torbay AMR covers the required aspects of the implementation of the Torbay Local Development Scheme (LDS) and relevant monitoring information.

### This AMR follows the adoption of the new ***Torbay Local Plan 2012-2030 - ‘A landscape for success’***and its relationship with Torbay’s emerging Neighbourhood Plans. The Local Plan sets a clear framework for a healthy and prosperous Torbay. The AMR monitors the delivery of the sustainable growth and regeneration proposed by the Local Plan.

### Torbay Local Plan 2012-2030 – ‘A landscape for success’, was adopted on 10 December 2015[[2]](#footnote-2). This document, along with neighbourhood plans when (‘made’) adopted, form the development plan. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise (see NPPF paragraph 2). The Local Plan provides the framework for development in Torbay and includes waste and minerals policies.

### The Local Plan has five aspirations for the Bay, which this AMR is structured around:

### 1. Secure economic recovery and success

### 2. Achieve a better connected, accessible Torbay and essential infrastructure

### 3. Protect and enhance a superb environment

### 4. Create more sustainable communities and better places

### 5. Respond to climate changes

### Each aspiration and related set of objectives will be delivered through sustainable growth, using the Local Plan Policies, Neighbourhood Plan policies (once ‘made’), associated masterplans and Development Plan Documents (DPDs); supported by Supplementary Planning Documents (SPDs) and Guidance to steer that growth.

### Delivery of the Plan will be reviewed through the **Authority Monitoring Report** and a major review will be undertaken every 5 years.

## Links with other Council Plans

### There are several other Council plans and strategies that set out a commitment to deliver a much improved and more prosperous Torbay. The Local Plan also takes account of other strategies including Torbay Council’s Corporate Plan, Economic Strategy, Housing Strategy, Culture Startegy, Local Transport Plan, Tor Bay Harbour Authority Port Masterplan, Green Infrastructure Delivery Plan and emerging Neighbourhood Plans.

## Issues and challenges over the Plan period

### There are some big issues facing the Bay, which the Local Plan seeks to deal with, including overall economic performance. The Plan identifies the broad number and location of new jobs and homes to 2030 and beyond through the growth strategy (Policy SS1). This includes broad locations for the delivery of new homes, at a rate of 400-500 per annum, to meet demand over at least the first 15 years of the Plan and probably longer if local economic conditions and market delivery do not improve.

### Torbay’s key sectors can, with support, grow and create around 5,000–5,500 net new jobs over the next 15 years or so (equating to an average of around 275-300 jobs per annum). Progress towards creating jobs and improving the local economy will be assessed as part of the Local Plan review.

### IT and transport connectivity has a significant role in addressing the development challenges we face now and in the future. The Plan supports and promotes strategic transport improvements (see Policy SS6) to improve movement within the Bay.

### The Local Plan seeks to integrate new development with strategic green infrastructure and to protect and provide high quality green space at a local level, proposing new Country Parks and a new Countryside Access and Enhancement Scheme (Policy SS9).

# TORBAY LOCAL DEVELOPMENT SCHEME

## The Local Development Scheme (LDS) and spatial planning system

### The LDS is the project management document for an authority’s Development Plan, setting out the range of documents that will be prepared and the timescales for their production. As required, the most recent (March 2017) version is referred to.

## Implementation of the LDS

### The 2017 LDS prioritises work on the Local Plan, a high corporate priority. It seeks to utilize fully the available resources in the most cost effective way; in this context, the importance of a streamlined LDS is recognised. The LDS can be viewed at [www.torbay.gov.uk/local-development-scheme](http://www.torbay.gov.uk/local-development-scheme).

## Content of the LDS

### The project plan below details an annual review of delivery proposed for the Torbay Local Plan, and the indicative time period for the 5 year review of the Local Plan, which should be completed by December 2020. Preparatory work on required evidence base is likely to start during 2018.

### Also shown, for information, are predicted timescales for each of the three Neighbourhood Plans. The indicative timetable for these reflect advice from Neighbourhood Forums (as production of Neighbourhood Plans is the responsibility of Neighbourhood Forums rather than the Local Authority).

## The Adopted Torbay Local Plan

### The Local Plan was submitted to the Secretary of State on time, in July 2014. Public hearings commenced on 18 November 2014 and concluded on 20 December 2014. In light of the Inspector’s findings and further work by the Local Authority, the Council produced proposed modifications to the Local Plan and consulted on these in February 2015, leading to a delay in meeting further milestones as set out in the project plan. The Inspector considered the Council’s responses to the representations received on the proposed modifications to the submitted Local Plan, and provided further advice to the Council regarding progression of the Examination. Subsequently, Torbay Council suggested reducing the plan period to 15 years from adoption, with a review of the new Local Plan in 5 years, and the Inspector agreed to this approach. The Local Authority therefore withdrew the previous proposed modifications and produced replacement modifications to the submission Local Plan, consulting on these for a six week period from 22 June 2015. The representations received and the Council’s responses were submitted to and considered by the Inspector.

### The Council subsequently received the Inspector’s Report in October 2015, concluding that the Local Plan could be found sound subject to a series of modifications, and it was therefore adopted on 10 December 2015. It contains policies and proposals that provide relevant policy guidance and a sound basis for decision making.

## Neighbourhood Plans

### The adopted Local Plan also supports the development of ‘compatible’ Neighbourhood Plans or alternative measures to ensure that there is a framework for regeneration and delivery of housing and jobs in the Strategic Policy and Delivery Areas defined in the Local Plan (SD policies). Neighbourhood Plans must be consistent with the Torbay Local Plan, in accordance with current Neighbourhood Planning Regulations.

### The Council considers that it remains appropriate and helpful to include *for information* details of the community’s intentions for the production of Neighbourhood Plans, since, when adopted they will form part of the Torbay Development Plan. They should also allocate housing sites for years 6-10 of the Plan period (i.e. 2017-22). The LDS therefore sets out broad timelines for the key stages for production of the Torquay, Paignton and Brixham Peninsula Neighbourhood Plans. The progression and timing of these documents is largely in the hands of third parties, with timings shown on the project plan having slipped.

### The three Forums have prepared Neighbourhood Plans through their steering groups and topic groups, in the context of the adopted Torbay Local Plan and in order to meet the requirements of Local Plan Policy SS1.

### All three Forums have carried out pre-submission consultations, and submitted their plans to Torbay Council in August (Paignton and Brixham Peninsula) and October (Torquay) 2017. The Council published these for consultation on 1 November 2017, with a consultation end date of 18 December 2017.

# ADDITIONAL KEY DEVELOPMENT PLAN WORK AREAS

## Planning Framework

### The planning framework for Torbay is shown in the diagram to the right. Work is underway on those documents not already adopted.

### There is a chance that a Site Allocations document will need to be prepared if Neighbourhood Plans fail to allocate sufficient sites in a timely manner, as this would pose a risk to the delivery of the Local Plan’s strategy, particularly from year 6 of the Plan period (2017/18). Other methods such as the forthcoming Brownfield Register and Permission in Principle, and promoting development in Masterplans to ensure that a rolling 5 year supply of housing is maintained are likely to be explored prior to undertaking work on a Site Allocations document.

## Masterplans

### Although not included in the project plan, but as anticipated in the 2014 LDS, the Council has adopted a number of **Masterplans** as supplementary planning documents (SPDs) to guide the development of areas identified in the Adopted Local Plan. These are listed chronologically below:

### Great Parks, Paignton - Planning Guidance, November 2013

### Torquay Town Centre - adopted as SPD, June 2015

### Paignton Town Centre - adopted as SPD, June 2015

### Torquay Gateway (Edginswell) - adopted as SPD, December 2015

### Collaton St Mary - adopted as SPD, February 2016

## Healthy Torbay Supplementary Planning Document

### This SPD adds additional guidance to the key related policies in the Local Plan (in particular, Policy SC1 Healthy Bay and SS11 Sustainable Communities) which are fundamental to supporting the objective for new development to create a ‘Healthy Torbay’. The issues that this document covers include Health Impact Assessment, healthy food environments, and the role of planning in tackling deprivation and reducing health inequalities. This will help developers to better understand how they can meet the Council’s Local Plan requirements and provides development management planning officers with further guidance to aid effective decision-making based on local evidence and need. The SPD was adopted on 6 April 2017.

## Planning Contributions and Affordable Housing SPD

### The Planning and Affordable Housing SPD sets out the Council’s approach to planning obligations. It provides additional detail to deliver the Adopted Torbay Local Plan 2012-2030 as set out in Policy SS7 (infrastructure, phasing and delivery) and paragraph 4.3.35-36 of the Plan and Policy H2 (Affordable Housing). The most recent version was adopted in February 2017.

### Planning Obligations should be considered in conjunction with Community Infrastructure Levy (CIL), as detailed in the section below.

## South Hams Special Area of Conservation (SAC) SPD

### Torbay Council is working with partners (Natural England, Dartmoor National Park Authority, Devon County Council, Teignbridge District Council and South Hams District Council) on a jointly prepared South Hams SAC SPD. It will provide specific formal guidance on development in or affecting the South Hams SAC (Greater Horseshoe Bats).

## Adopted Local Development Documents

### The following Local Development Documents (Supplementary Planning Documents) have been adopted by Torbay Council and are a formal part of the Torbay Local Development Plan[[3]](#footnote-3) (formerly the Local Development Framework).

### LDD1 Statement of Community Involvement DPD (Adopted 2014)

### LDD6 Planning Contributions and Affordable Housing SPD (Adopted 02/02/17)

### LDD7 Urban Design Guide (Adopted 07/02/07)

### LDD8 Greenspace Strategy (Adopted 14/12/06)

## Community Infrastructure Levy

### The **Community Infrastructure Levy** (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales, to help deliver infrastructure to support the development of their area. It came into force on 6th April 2010 through the Community Infrastructure Levy Regulations 2010 (now as amended).

### In Torbay, a revised draft Charging Schedule was consulted on in March-April 2015 following consultation on a Draft Charging Schedule in February 2014. Full Council resolved in May 2015 to submit for Independent Examination. The CIL was submitted in September 2016 for Examination in November 2016, with the Examiner’s Report published in early December 2016. The CIL Charging Schedule was reported to full Council and adopted on 2 February 2017. Torbay Council commenced charging CIL on 1 June 2017.

## Brownfield Register and Permission in Principle (PiP)

### Torbay participated in the pilot brownfield register project in 2016, working with other local authorities and DCLG to shape and develop policy with regards to brownfield registers, which became mandatory for all councils as part of the Housing and Planning Act 2016. **Brownfield Registers** will be kept up-to-date and made publicly available to help provide certainty for developers and communities and encourage investment in local areas. They should be reviewed at least annually (by 31st December).

### The Government has pledged to ensure that 90% of suitable brownfield sites have planning permission for housing by 2020. Other measures in the Housing and Planning Act enable ‘permission in principle’ to be granted for suitable housing-led development sites listed on part 2 of the new brownfield registers, or housing-led sites allocated in a development plan (not retrospectively), therefore providing certainty on ‘in principle issues’ of land use, location and the amount of development.

### To be considered suitable for housing, sites must meet the definition of brownfield land and be[[4]](#footnote-4).

### Available (willing landowner),

### In a suitable location for housing (in accordance with policies in the adopted Torbay Local Plan 2012-2030 and the NPPF) and free from constraints that cannot be mitigated,

### Viable and capable of being delivered within 5 years or developed later on (e.g. between 6 and 10 years),

### Capable of supporting five or more dwellings or more than 0.25 hectares

### The Brownfield Register is published on the Council’s website as a tool to promote and enable suitable development sites. It is available at [www.torbay.gov.uk/brownfield-register](http://www.torbay.gov.uk/brownfield-register).

## Sustainability Appraisal and Habitats Regulations Assessment

### There is a legal requirement to consider whether new planning policy documents are likely to have a significant effect on European sites of nature conservation importance, prior to the Plan being given effect. Habitats Regulations Assessment (HRA) will be produced for DPDs.

### The Planning and Compulsory Purchase Act 2004 requires local development documents to be prepared with a view to contributing to the achievement of sustainable development (Section 39). There is a parallel requirement for the Council to comply with the European Union Directive 2001/42/EC which stipulates the need for formal strategic environmental assessment of certain plans and programmes impacting on the environment. Under Section 19(5) (b) of the 2004 Act, the Council is required to produce a sustainability appraisal report.

### In addition, the Council is required to comply with the EU Habitats Directive by carrying out Appropriate Assessment under the Habitats Regulations Assessment. These requirements will all apply to all of the plans being prepared as part of the Torbay Development Plan, as set out in the Local Development Scheme. Currently, the NPPF sets out a presumption in favour of sustainable development (paragraph 14).

### The Sustainability Appraisal (SA) monitoring framework is currently being updated, and will be reported on in the next AMR.

## Local & Neighbourhood Development Orders

### The LDO at South Devon College was adopted in August 2016 and provides a positive framework for growth and change on the site over the following 15 years. It will simplify the planning process over the college site in order to help deliver flexibility and confidence for the College to implement an expansion program and to develop and adapt its facilities, helping to unlock the educational and employment benefits that will come from expansion.

### No **Neighbourhood Development Orders** are currently proposed.

## Local Transport Plan (LTP)

### The Strategy and Project Delivery team has responsibility for strategic transport matters. This includes the LTP Implementation Plan which sets out the approach the Council will take to delivering transport projects and investment over the period 2016/17 – 2020/21. This Implementation Plan for Torbay acts as a delivery mechanism for a wider Local Transport Plan (LTP) Strategy 2011 – 2026 which Torbay Council shares jointly with Devon County Council.

### The team also oversee the management of a number of key transport projects including the delivery of a new train station at Edginswell, town centre management and transport schemes and last stages of the South Devon Highway, which opened in December 2015. The team is also responsible for providing transport comments on major and commercial planning applications.

## Duty to Co-operate

### In economic, social and environmental terms, Torbay functions as part of a much wider area. Inevitably, this involves tackling issues that don’t always conform to administrative boundaries – geographic markets for new homes and jobs, for example. In addition, looking after the needs of the Bay’s unique landscape and wildlife requires a ‘cross-border’ approach and there are examples of strategic infrastructure that cannot be delivered locally. Retail centres also depend on wider than local expenditure. Where spatial planning has influences beyond Torbay, there is a need to work with adjoining and nearby local authorities, statutory bodies and other relevant organisations.

### **Whilst there is no actual requirement for neighbouring Council’s to agree, Torbay, Teignbridge and South Hams have agreed on a range of key issues, including provision of new homes. There is agreement that Torbay forms a separate housing market area from the Exeter and South Devon Housing Market Area, which includes most of Teignbridge. On the important issue of new homes, Torbay and Teignbridge** Councils have identified sufficient and deliverable land to meet demand for new homes until at least 2030.  The Councils have agreed to a coordinated and positive review of Local Plan delivery, including new homes, every five years. This review will consider the need for and location of further development, and sites to satisfy that demand, across South Devon, taking account of jointly prepared evidence, in order to inform future reviews of Local Plans.

# PLAN MONITORING

## Torbay Context

### Torbay covers an area of just under 25 square miles and comprises the three towns of Torquay, Paignton and Brixham, each with very different, yet complimentary, identities and facilities. Each have picturesque harbours, with 20 beaches in total, along 22 miles of coastline.

### The economy of the Bay is focused in particular on the tourist industry, with Torbay also known as the ‘English Riviera’. Tourism creates many seasonal, part-time jobs, with a major influx of visitors over the summer period inflating the population considerably. This is especially true in Torquay, the largest of the three towns, which is home to nearly half of the population of Torbay.

### A high number of people retiring to the area, alongside rising house prices and low wages cause problems with housing. There are few properties available to purchase in the lower quartile and with household incomes below the national average, an increased need for affordable housing is highlighted.

### Torbay has high profile businesses, a fantastic marine setting and internationally important environmental assets. It also has lots of potential, with an increasingly skilled workforce, increasing numbers of small and micro businesses, a large catchment population and increasingly good connections to national and international markets.

### However, an over-reliance on tourism in the past has created a poor economic profile of low paid, low skilled and part-time seasonal work. There is a very real need to improve Torbay’s economic profile by providing opportunities to introduce better paid, higher skilled employment opportunities to encourage a rise in income levels through economic diversification.

## Securing Economic Recovery and Success

### Torbay has a proactive and positive approach to growth, with the new Local Plan, Economic Strategy and Masterplans for growth areas all agreed. Torbay’s economy is highly entrepreneurial, made up predominantly of micro and SME sized companies alongside a number of large private and public sector employers.

### Over the past few years, Torbay has invested in providing improved and modern employment space, through a programme of innovation centres and work hubs. These provide flexible work and meeting space which can be used on an ad-hoc or more permanent basis and are available across the Bay. As one of the top five locations in England for photonics expertise, Torbay will soon be home to a new Electronics and Photonics Innovation Centre (EPIC) which will respond directly to the needs of the sector, supporting prototyping, test development methodology, R&D and shared space for innovative hi tech start-ups and will complement the proposed development of South Devon College’s new Hi-tech Skills Training Centre – providing a new Institute of Technology.

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| Relevant Local Plan Policy | Target | Data |
| SS1 | 275 -330 jobs per annum | Approx. 57,000 jobs in Torbay (2016)[[5]](#footnote-5) |
|  | At least 17ha employment land over plan period (65,000 sq m) |  |

### Projects in the pipeline along with the EPIC mentioned above include a new business park at Claylands Cross, Paignton – a brownfield site due to deliver around 10,200 sq m of high quality employment space, town centre regeneration projects as part of the £130m Town Centre Regeneration Programme (covering various sites in all three towns).

### Annual retail monitoring shows that Torquay town centre has seen a slight decrease of 2% on last year’s vacancy rate, from 20% to 18%, a result of national retailers such as Deichmann, Waterstones and Greggs (having opened two stores in the town centre in the past year) opening new stores in Torquay. Vacancy rates in both Paignton and Brixham have only changed by 1% in the past year, Paignton having decreased from 18% to 17%, and Brixham having increased from 10% to 11%. Key retail sites have been identified as in need of investment in the Local Plan, Neighbourhood Plans and the town centre masterplans. Most notable sites are in Paignton and include Crossways, Victoria Square and the area around the bus and train station.

## Achieve a better connected, accessible Torbay and essential infrastructure

### In line with Policy SS6 ‘Strategic transport improvements’, Torbay is investing in improvements to the strategic transport system that enhance the connections between the three towns and ‘open up’ development sites to encourage inward investment.

### Torbay has greatly benefitted from the opening of the South Devon Highway in December 2015, reducing journey times and opening up Torbay further to investors. 2017 saw a brand new Eden Vauxhall motor dealership built and opened at Edginswell Business Park, conveniently located at the Torbay end of the South Devon Highway.

### Other improvements to major routes in Torbay include road widening works on the main route into Paignton (Kings Ash) and to accommodate new development within Future Growth Areas off Brixham Road.

### Torbay is committed to facilitating the use of various modes of sustainable transport, which will prove attractive to both residents and visitors alike.

### A year-round frequent ferry service was set up in December 2014, to provide an alternative route between Brixham and Torquay for both commuters and pleasure users.

### The site for a new railway station at Edginswell, Torquay has planning permission but was unsuccessful in a recent funding bid, although partial funding has been secured. The project is currently going through Network Rail approval processes in preparation for the next round of funding bids.

### We are part of ongoing discussions with Sustrans regarding including Torbay on the official National Cycle Network (NCN) and are working with other organisations on a number of projects to improve the use of the South West Coast Path. Both the NCN and SWCP are valuable tourism and recreation assets.

## Protect and enhance a superb environment

### Torbay has a natural environment of international importance in terms of its biodiversity, geodiversity and landscape beauty. We have a high concentration of designated conservation sites, including two European Special Areas of Conservation, a National Nature Reserve and twelve Sites of Special Scientific Interest. The English Riviera is the only urban Global Geopark designated by UNESCO, recognizing Torbay’s varied and internationally significant geology across a range of geological periods.

### Torbay, with its rich urban heritage contains 6 Grade I Listed Buildings, 29 Grade II\* Listed Buildings and 24 designated Conservation Areas. There are currently 10 entries on the [Heritage at Risk register (2016)](https://content.historicengland.org.uk/images-books/publications/har-2016-registers/sw-har-register2016.pdf/)

### There are two declared Air Quality Management Areas (AQMAs) in Torbay – Hele Road, Torquay and New Road in Brixham, declared in 2005 and 2006 respectively. Works are ongoing to alleviate emissions in these areas.

### Appropriate and most effective use of land is important in Torbay because of the limited amount of land available for development, due to environmental constraints. Historically, Torbay has been good at re-using brownfield land. This will continue as land is (re)developed as part of the town centre regeneration programmes/masterplans and site allocations in emerging neighbourhood plans.

### In the monitoring year 16/17, 63% of the total units built were on brownfield land. This is the lowest percentage since the beginning of the current plan period, although the proportions have been quite consistent (graph below shows the highest proportion was 75% in 14/15). The average over the past 5 years is 70% on brownfield land.

### This proportion is still relatively high considering a number of greenfield sites to the west of Paignton, and Scotts Meadow (also known as Primrose Hill) in Torquay are currently under construction.

### The Council has published a Brownfield Register in accordance with legislation. It can be viewed via [www.torbay.gov.uk/brownfield-register](http://www.torbay.gov.uk/brownfield-register).

## Create more sustainable communities and better places

### Alongside policies in the Local Plan, policies within the three emerging Neighbourhood Plans (which cover the whole of Torbay - see section 2.5) ultimately aim to create sustainable communities and better places.

### In order to achieve this, regeneration and development is key. The Local Plan is a strategy for growth and this is evidenced through the targets and aspirations in the Plan.

### Housing is the catalyst to unlocking sites and providing communities in which people want to live. Average house prices in Torbay are slowly increasing, at £185,961 in December 2016, compared to £181,506 in December 2015 ([UK House Price Index](http://landregistry.data.gov.uk/app/ukhpi/browse?from=2017-02-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Funited-kingdom&to=2018-02-01)).

### As at April 2017, there were 1848 households on the [Devon Home Choice](https://www.devonhomechoice.com/useful-information-0) register in housing need (bands A to D), with the majority of those being in band D (56%) and requiring a one bedroom property (also 56% of the total). Affordable housing completions in Torbay in 2016/17 were 42 units, compared to 46 units in 2015/16. Policy H2 ‘Affordable housing’ refers. It seeks affordable housing on a sliding scale, up to 30% of dwellings on qualifying sites, with a strong presumption in favour of on-site delivery for sites of 15 or more.

### Local Plan Policies SS12 ‘Housing’ and Policy SS13 ‘Five year land supply’ refer. SS13 sets out a housing trajectory of 8,900 dwellings over the Plan period 2012-2030 (including an allowance for windfall sites) as set out below;

400 dwellings per year for the period 2012/13 – 2016/17

495 dwellings per year for the period 2017/18 – 2021/22

555 dwellings per year for the period 2022/23 – 2029/30

### During the first five years of the plan period (2012/13 - 2016/17), 1778 units were completed. This is an undersupply of 222 units on the five-year target of 2000. This undersupply is only 11% on the five-year target. Annual completions are shown in the graph over the page.

### From year 6 of the plan period (the next monitoring year), as identified above, the target increases to 495 dwellings per year for the subsequent five year period. When a 5% buffer is applied (in accordance with NPPF para 47), this becomes 520 units per year. Once the undersupply of 222 units is then added, a five year supply requirement of 2822 units (564 per year annualised over the next five years) is reached. **At 2017, the five year housing land supply is 2362 units against a target of 2822 units, which equates to 4.19 years’ worth of deliverable sites.**

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| Five year supply calculation | 2362 / 564 (target + annualized undersupply) = 4.19 |

### Further detail on the five year supply can be viewed at [www.torbay.gov.uk/evidence-base-and-monitoring](http://www.torbay.gov.uk/evidence-base-and-monitoring). *Please note that the five year supply assessment was challenged and therefore was published as a draft for a technical consultation. The figure above is the final, post-consultation figure having taken into account responses to the consultation.*

## Respond to climate change

### Tackling climate change is central to achieving sustainable development. The Local Plan recognises the opportunity for mitigating and adapting to climate change locally through opportunities including renewable energy provision (policy ES2), local food production (policy SC4), an enhanced eco-tourism offer and wise use of water in new development (policy ER2).

### In the monitoring period 16/17, only 2 planning permissions were granted contrary to Environment Agency advice on flood risk grounds, and none contrary to advice on water quality grounds.

# WORK PROGRAMME & SUMMARY

## Aims and objectives

### The aim of future AMRs is to continue to monitor progress in preparing and implementing the LDS (consisting of annual reviews of delivery, preparation for the Local Plan five year review due in 2020, and neighbourhood plans) and to report on those issues of relevance. It will be made available online as soon as it is available.

### Work will commence on annual land use monitoring in April 2018, reporting on the financial year 2017/18. Collection of data for the AMR will occur in parallel with this process.

## Implications and resourcing

### The Strategy and Project Delivery team does not have an officer with specific responsibility for the monitoring function of the group, therefore a reduced programme of monitoring work is undertaken by a Planning Officer, alongside other policy work.

### Officers within the team have also had significant involvement in assisting neighbourhood forums in the preparation of their neighbourhood plans, alongside other day-to-day policy work covering strategic planning, transport, environmental policy and sustainability appraisal and habitats regulations assessment.

### Managing this growing workload with reduced staffing levels has presented significant challenges for the prioritization of work and deployment of resources.

## Summary of the 2017 AMR

### The period since the last AMR nevertheless highlights good progress made by the Team in preparing SPDs (Healthy Torbay, Planning Contributions and Affordable Housing and south Hams SAC), publishing, adopting and implementing CIL and completing numerous monitoring returns (Housing Flows Reconciliation, Self Build Return, DELTA return, Brownfield Register etc). at the same time, considerable time has been invested in supporting communities in bringing forward three neighbourhood plans.

1. See Part 8 Section 34 ‘Authorities’ monitoring reports’ [↑](#footnote-ref-1)
2. The new Adopted Local Plan replaced the previous Torbay Local Plan 1995-2011, which ceased to be a “saved” plan from 11 December 2015. The Minute to Council undertook to review existing Supplementary Planning Documents (SPDs) excluding the recently adopted Masterplans. However the existing SPDs were retained pending this review. [↑](#footnote-ref-2)
3. Saved as part of the Torbay Local Plan Adoption [↑](#footnote-ref-3)
4. The Brownfield Register does not affect the status of sites that already have planning permission. The inclusion of other sites on the Brownfield Register (Part 1) does not give them any formal status, or grant permission in principle. Planning applications on these sites will be considered on their merits in accordance with the local plan, national policy and any other material considerations. [↑](#footnote-ref-4)
5. Taken from NOMIS. Rounded to nearest thousand. It is anticipated that a more robust form of monitoring employment land will be implemented during the next monitoring period. [↑](#footnote-ref-5)