

This statement is produced to ensure there is clarity about the Council's position on town centre regeneration and in response to suggestions that proposed CIL arrangements are intended to support Greenfield development.

The Council's Corporate Plan (2015-2019) commits the Council to delivering town centre regeneration. For example:

- Page 6: "Revitalisation of the town centres is a critical part of Torbay's economic prosperity and the adoption of Masterplans for Paignton and Torquay will promote regeneration and growth across these towns"
- Page 9: "We need to take the lead on town centre regeneration, attracting new investment, new businesses, events and people to our town centres. This will secure income for the Council, but will also benefit our communities and key business sectors."
- Page 12: "Torbay will be a place where our town centres are revitalised"

The Council's Efficiency Plan (to 2020 and beyond) adds detail to the Corporate Plan. It states: "Continued investment and regeneration: The landmark development on the site of the former Palm Court Hotel has been completed along with the restoration of Torquay Promenade and Banjo. Torre Abbey has undergone Phase 2 of its restoration and development continues at White Rock Business Park. The South Devon Highway (built in partnership with Devon County Council) has opened and improved Torbay's transport links." (Page 5)

The Transformation Projects identified in the Efficiency Plan include delivery of town centre masterplans – specifically: "Enhancing Torquay and Paignton while improving the retail and tourism offers. Providing a wider mix of town centre uses, reviewing traffic flows and improving public spaces."

The Local Plan identifies, up front, the importance of town centre regeneration and a strong urban focus – see para 1.1.2 of introduction; para 2.1.2 (bullet point 1) and 2.3 (first bullet point). These points are made succinctly as the Examiner and Neighbourhood Forum representatives should need no further reminder of what is in the Local Plan.

Of the four masterplans produced for Torbay's growth areas, two cover the town centres of Torquay and Paignton. The Local Plan makes it clear that there is a town centre first approach, but that limited Greenfield development is also necessary.

Since adoption of the Town Centre Masterplans in June 2015, the Council has put in place a delivery focused Programme Board (including private sector membership), a delivery team and set aside significant resources to move forward a programme of delivery. That programme has included identification of priority sites, testing development options and viability, undertaking a range of soft market testing. A new Regeneration Programme Director was appointed in October, to provide a dedicated resource to drive forward delivery of town centre regeneration.

Soft market testing has revealed significant interest from national and local investors / developers in the opportunities being presented by the Council. The Council has further work to do, on top of the work already done, to de-risk these opportunities for investors.

The current situation is captured in the opening paragraphs of a report to Council on 27 October 2016 (see



**TORBAY CIL EXAMINATION
TOWN CENTRE REGENERATION**

<http://www.torbay.gov.uk/DemocraticServices/documents/s32589/Delivery%20of%20Town%20Centre%20Masterplans.pdf>)

“1.1 In June 2015 the Council approved the town centre Masterplan regeneration programme. Over the past year the Masterplan sites have been the subject to further testing to ensure that the objectives that the Council and Community have of stronger town centres which create additional investment opportunities, employment, additional footfall and vibrancy can be delivered. The Masterplan Programme Board, chaired by the Executive Lead for Business, recommends the inclusion of Brixham Town Centre car park into the Masterplan programme which would mean there are **eight priority sites** (five of which are Council owned) and which have the potential to deliver substantial mixed-use development. The sites in Torquay are; the Town Hall Car Park site, Lower Union Lane MSCP and the Terrace Car Park. In Paignton the sites are: Crossways, Victoria Centre, Paignton Station and Paignton Harbour. In Brixham the site is: Brixham Town Centre.

1.2 It is apparent from the soft market testing that the development community will be expecting the Council to take an important role in building confidence in the developer market place and showing investors its intent to get delivery underway. The requirement to build momentum will help demonstrate that the Council is committed to delivery and is investing in economic infrastructure.

1.3 The Masterplan Programme Board, will bring recommendations on the delivery strategy for the Masterplans to the December Council meeting. Ahead of that demonstrating the Council’s clear desire to deliver, through the use of its legal powers, investing where required in site acquisition and town centre infrastructure and acting as a flexible and pro active promoter of the schemes is considered by the Programme Board to be desirable.”

The next 6 - 9 months will, subject to Council support in early December, see a site delivery strategy produced and implemented, moving some sites to market, some sites with a joint venture partnership and other sites may well be delivered directly by the Council.

There can be no doubt about the Council’s ambitions and actions in relation to town centre regeneration.

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