

TORBAY LOCAL PLAN

A landscape for success: The Plan for Torbay –
2012 to 2032 and beyond

PROPOSED SUBMISSION PLAN (FEBRUARY
2014)

SCHEDULE OF PROPOSED REPLACEMENT MAIN MODIFICATIONS TO THE LOCAL PLAN

Annex 2: Housing policy tables

Torbay Council – June 2015

Explanatory note: Schedule of Proposed Replacement Main Modifications to the Proposed Submission Plan for Torbay - Annex 2: Housing policy tables

These Tables are the revised Housing Tables that accompany the Replacement Main Modifications. Housing numbers have been changed as a result of additional amendments to overall housing numbers made in the Replacement Main Modifications (RMMs) and the revised numbers are set out below.

Further information is set out in the Schedule of Proposed Replacement Main Modifications.

Note that Table 4.3 is rounded to the nearest 5 dwellings. Other tables are shown unrounded, although the numbers of homes arising must be regarded as approximate.

Amended Table 4.3 Source of new homes (rounded to nearest 5 dwellings). (Note table becomes part of Policy SS11)-See RMM4 and RMM5.

| | Approx. Numbers in Submission Plan | Approx numbers in Modifications | Notes on change (Modification) from Submission Draft |
|---|------------------------------------|---------------------------------|--|
| Torquay (SDT1) | | | |
| SDT2 Torquay Town Centre & Harbour | 670 | 825 | <p>The following sites are proposed for inclusion as Replacement Main Modifications (RMMs):</p> <p>+50 Town Hall car park, +65 Temperance Street, +20 Lower Union Lane, +20 Terrace car park</p> <p>These sites have been included in the Torquay Town Centre Masterplan, which was adopted by Council on 1st June 2015. The Council considers that water-run off can be managed through SuDS, and that the development of town centre sites brings other sustainability benefits.</p> <p>The Council notes Natural England's concerns about run-off impact on the cSAC. Former MM sites that have not been included in Masterplans are not included in the RMMs, because further information would be needed about their (potential) deliverability.</p> |
| SDT3 Torquay Gateway | 745 | 745 | No change |
| SDT4 Babbacombe and St Marychurch | 255 | 255 | <p><u>Revert to number in Proposed Submission Plan.</u></p> <p>The Council notes Natural England's concerns about run-off impact on the cSAC. In relation to Steps Cross, objections were raised (inter alia) issues about NPPF paragraph 74 (loss of playing fields) that require further resolution before the land could be developed.</p> |
| Elsewhere in SDT1 (excluding SDT2, 3 & 4) | 1025 | 1025 | <u>Revert to number in Proposed Submission Plan.</u> |
| Small windfalls <6 dwellings) | 1170 | 1105 | Reduction in the Plan period results in a pro-rata reduction in the windfall allowance of 65 dwellings (1 year). |
| Torquay sub total | 3865 | 3955 | |
| Paignton (SDP1) | | | |
| SDP2 Paignton Town Centre and Seafont | 460 | 590 | <p>The following sites are proposed for inclusion as Replacement Main Modifications (RMMs):</p> <p>+60 Victoria Square, +30 Station Lane, +40 Paignton Harbour,</p> <p>These sites are included in the Paignton Town Centre Masterplan which was adopted by Council on 1st June 2015. The Council notes issues of sewer capacity and flooding but considers that these can be addressed through SuDS and flood prevention measures. The Local plan contains safeguards about sewer capacity and flooding issues.</p> <p>The Council notes concerns about sewer capacity and has not retained MM car park sites from outside of the Town Centre Masterplan area, due to potential cumulative effects.</p> |

| | | | |
|---|-------------|---------------------|--|
| SDP3 Paignton North and Western Area | 2625 | <u>2250</u> | <u>Revise the number of dwellings at Collaton St Mary to 460 dwellings in line with the recommendation of the Collaton St Mary Draft Masterplan. This is a reduction of 376 dwellings from the Proposed Submission Local Plan.</u> |
| SDP4 Clennon Valley | N/A | | |
| Elsewhere in SDP1 (excluding SDP2, 3 & 4) | 600 | 600 | No change |
| Small windfalls <6 dwellings) | 900 | <u>850</u> | Reduction in the Plan period results in a pro-rata reduction in the windfall allowance of 50 dwellings (1 year). |
| Paignton sub total | 4585 | <u>4290</u> | |
| Brixham Peninsula (SDB1) | | | |
| SDB2 Brixham Town Centre and Waterfront | 65 | <u>65</u> | <u>Revert to number in Proposed Submission Plan.</u> The Council's HRA Site Appraisal Report, February 2015 (TC Mod/8) notes the need for additional further assessment of the former MM site at Shoalstone overflow car park, to ensure no likely significant effects on greater horseshoe bats, which could arise from removal of woodland and lighting. |
| SDB3.1 & SDB3.2 Brixham Urban Fringe and AONB | 245 | <u>260</u> | The Council notes Natural England's and the HRA Site Appraisal Report's (TC Mod/8) concern about impact on greater horseshoe bats from the development of St Mary's Campsite. The number of dwellings at Wall Park has been increased to 165 (an increase of 15), to reflect the site's planning approval. Wall Park becomes a committed site rather than a Future Growth Area. |
| SDB 1 (New Proposal) South of White Rock (Relates to SDP3, but within Brixham Peninsula NP area. | 0 | <u>0</u> | Land south of White Rock is excluded from the Future Growth Area in the proposed RMMs. The Council notes Natural England's concerns about likely significant effects on greater horseshoe bats, and outstanding objections relating to the impact on the South Hams AONB. |
| Elsewhere within SDB1 (excluding SDB2, 3.1 & 3.2) | 220 | <u>90</u> | Churston Golf Club is deleted from the FMMs- <u>Reduction of 132 dwellings from Churston Golf Club.</u> The Council notes concerns about likely significant effects of greater horseshoe bats arising out of a relocated clubhouse, and the findings of the Inspector at appeal APP/X1165/A/13/2205208 |
| Small windfalls <6 dwellings) | 260 | <u>245</u> | Reduction in the Plan period results in a pro-rata reduction in the windfall allowance of 15 dwellings (1 year). |
| Peninsula sub total | 790 | <u>660</u> | |
| Total | 9240 | <u>8,905</u> | |

Table 5.2 SDT1: Source of housing in Torquay See RMM9

| Estimated delivery period (years) | 0-5 | 6-10 | 11-15 | 16-20-19 | | |
|---|---|---|--------------------|---------------------------|-----------------------------|--|
| Policy | Commitments and other deliverable sites | Commitments (continued delivery), Neighbourhood Plan sites and Future Growth Area | | | Total | Notes and key infrastructure requirements |
| SDT2 Torquay Town Centre & Harbour | 224 | 275 327 | 139 191 | 30 82 | 668 824 | Flood alleviation works in the town centre in addition to repairs at Meadfoot and Livermead Sea Wall, and Haldon and Princess Piers. <u>+50 Town Hall car park (only possible as part of a mixed-use regeneration of site if preferred scheme of a large supermarket is not delivered here), +65 Temperance Street, +20 Lwr Union Lane, +20 Terrace car park. (155 in total Divided equally across years 6-20).</u> <u>Subject to retention of sufficient car parking.</u> |
| SDT3 Torquay Gateway | 112 | 224 | 200 | 210 | 746 | Buckland Sewage Treatment works may require upgrading. Public transport improvements needed. Open space and leisure schemes important as part of place-making and green infrastructure. |
| DT4 Babbacombe & St Marychurch | 128 | 127 | | | 255 | Primary school education capacity. |
| SHLAA sites elsewhere within SDT1 | 447 | 205 | 100 | 271 | 1023 | |
| Windfalls | 197 | 325 | 325 | 325 258 | 4472 1105 | Reduction in windfall allowance due to reduced Plan period. |
| Total Torquay | 1108 | 4456 1208 | 764 816 | 836 821 | 3864 3953 | |

Table 5.4 SDT2: Torquay Town Centre & Harbour - Key sites for housing (excluding windfalls - see Table 5.2) See RMM9

| Estimated delivery period (years) | 0-5 | 6-10 | 11-15 | 16-20- 19 | | |
|-----------------------------------|---|--|----------------------------------|--------------------------------|----------------------------------|---|
| Site | Commitments and other deliverable sites | Commitments (continued delivery), Neighbourhood Plan sites | | | Total | Notes and key infrastructure requirements |
| Torre Marine | 75 | | | | 75 | |
| SHLAA deliverable urban | | 275 | 139 | 30 | 444 | |
| Other sites of 6+ | 149 | 52 | 52 | 52 | 449 304 | <u>+50 Town Hall car park, +65 Temperance Street, +20 Lower Union Lane, +20 Terrace car park</u> <u>+155 in total</u> <u>Divided equally across years 6-20.</u> <u>All car parks subject to retention of sufficient car parking.</u> |
| Total SDT2 | 224 | 275 <u>327</u> | 439 <u>191</u> | 82 <u>82</u> | 668 <u>823</u> | |

Table 5.6 SDT3: Torquay Gateway - Key sites for housing (excluding windfalls - see Table 5.2) See RMM9

| Estimated delivery period (years) | 0-5 | 6-10 | 11-15 | 16-20 <u>19</u> | | |
|-----------------------------------|---|---|-------|--------------------|-------|---|
| Site | Commitments and other deliverable sites | Commitments (continued delivery), Neighbourhood Plan sites and Future Growth Area | | | Total | Notes and key infrastructure requirements |
| Scotts Meadow | 90 | 65 | | | 155 | Planning permission in place |
| Edginswell Future Growth Area | N/A | 140 | 200 | 210 | 550 | As part of a strategic mixed use development to be brought forward through Masterplanning. <u>This should make allowance for the high pressure gas pipeline north of the Future Growth Area, in consultation with National Grid</u> |
| SHLAA deliverable urban | | 19 | | | 19 | |
| Other sites of 6+ | 22 | | | | 22 | |
| Total SDT3 | 112 | 224 | 200 | 210 | 746 | |

| Table 5.8 SDP1: Source of housing within Paignton See RMM10 | | | | | | |
|---|---|---|---------------------------|----------------------------|-----------------------------|---|
| Estimated delivery period (years) | 0-5 | 6-10 | 11-15 | 16-20 | | |
| Policy | Commitments and other deliverable sites | Commitments (continued delivery), Neighbourhood Plan sites and Future Growth Area | | | Total | Notes and key infrastructure requirements |
| SDP2 Paignton Town Centre and Seafont | 68 | 122 165 | 43 | 270 314 | 460 590 | Investment in flood defence/resilience infrastructure <u>+60 Victoria Square, +30 Station Lane, +40 Paignton Harbour (130 total)</u> <u>Subject to sufficient car parking being retained.</u> |
| SDP3 Paignton North and Western Area | 433 | 1022 | 676 500 | 494 294 | 2625 2250 | Improvements to Western Corridor. Longer term improvement to A385 Totnes Road. Significant investment in drainage and landscaping. <u>-376 fewer dwellings in Collaton St Mary Masterplan than shown in the Proposed Submission Local Plan</u> |
| SHLAA sites elsewhere within SDP1 | 358 | 150 | | 90 | 598 | |
| Windfalls | 121 | 260 | 260 | 260 208 | 904 849 | Reduction in windfall allowance due to reduced Plan period. |
| Total Paignton | 980 | 1554 1597 | 936 803 | 1114 906 | 4584 4287 | |

Table 5.10 SDP2: Paignton Town Centre and Seafont - Key sites for housing (excluding windfalls - see Table 5.8) See RMM10

| Estimated delivery period (years) | 0-5 | 6-10 | 11-15 | 16-20 | 19 | | |
|-----------------------------------|---|--|------------------|-------------------------------------|---------------|---|--|
| Site | Commitments and other deliverable sites | Commitments (continued delivery), Neighbourhood Plan sites | | | Total | Notes and key infrastructure requirements | |
| Courtland Road | 45 | | | | | 45 | Committed site |
| Crossways | | | | 150 | | 150 | Mixed use development |
| Hyde Rd/Torbay Rd | | | | 50 | | 50 | Mixed use development |
| Queens Park | | | | 50 | | 50 | Flood protection infrastructure. |
| SHLAA Deliverable Urban | | 122 | | | | 122 | Masterplanning of town centre |
| SHLAA Constrained Urban | | <u>43</u> | <u>43</u> | <u>64</u> | 20 | <u>150</u> | Subject to CTIA Policy <u>+60 Victoria Square, +30 Station Lane, +40 Paignton Harbour, (130 total)</u> <u>Subject to sufficient car parking being retained in the Town Centre.</u> |
| Non-identified sites of 6+ | 23 | | | | | 23 | Seaford Hotel and Seaford Sands Hotel, committed sites |
| Total SDP2 | 68 | 422 <u>165</u> | <u>43</u> | 270 <u>314</u> | | <u>460</u> <u>590</u> | |

Table 5.12 SDP3: Paignton North and Western Area- Key sites for housing (excluding windfalls - see Table 5.8) See RMM10 and RMM11

| Estimated delivery period (years) | 0-5 | 6-10 | 11-15 | 16-20 | | |
|---|---|---|-------------------------------------|-------------------------------------|---------------------------------------|---|
| Site | Commitments and other deliverable sites | Commitments (continued delivery), Neighbourhood Plan sites, Future Growth Areas | | | Total | Notes and key infrastructure requirements |
| SDP3.1 Preston Down Rd | | 50 | 50 | | 100 | Qualitative improvements to green infrastructure provision . |
| SDP3.2 Great Parks | 144 | 265 | 76 | | 485 | Western corridor improvements (underway). Masterplan completed. |
| SDP3.3 Totnes Rd | | 62 | 280 <u>104</u> | 494 <u>294</u> | 836 <u>460</u> | Masterplanning underway. Western corridor improvements (underway). Improvements to A385 . Flooding and sewerage infrastructure. New community facilities including primary school expansion. Development of brownfield land <u>will be promoted in the [RAM57] shorter term.</u> <u>Reduction of 376 dwellings at Collaton St Mary as a result of Masterplanning</u> |
| SDP3.4 Yannons/Holly Gruit/ Devonshire Park [RAM57] | 150 | 470 | 220 | | 840 | Western corridor improvements. Need to support investment in sewerage capacity, flood protection. New community facilities including primary school expansion. <u>The former Nortel site (Devonshire Park) is within Policy SDP3.4. Early delivery of brownfield sites such as this will be supported.</u> |
| SPD3.5 White Rock | 125 | 175 | 50 | | 350 | Site has planning permission for mixed use development. |
| Non-identified sites of 6+ | 14 | | | | 14 | Kings Ash House (unless retained as offices) |
| Total SDP3 | 433 | 1022 | 676 <u>500</u> | 494 <u>294</u> | 2625 <u>2249</u> | |

Table 5.14 SDB1: Source of housing within Brixham Peninsula. See RMM12

| Estimated delivery period (years) | 0-5 | 6-10 | 11-15 | 16-20 <u>19</u> | | |
|---|---|---|-------|------------------------------|------------------------------|--|
| Policy | Commitments and other deliverable sites | Commitments (continued delivery), Neighbourhood Plan sites and Future Growth Area | | | Total | Notes and key infrastructure requirements |
| SDB2 Brixham Town Centre & Waterfront | 20 | | 45 | | 65 | Investment in sea wall, Northern Arm or similar flood defence infrastructure needed to unlock development. |
| SDB3.1 & SDB3.2 Brixham Urban Fringe & AONB | 43 <u>73</u> | 150 <u>135</u> | 29 | 25 | 247 <u>262</u> | Provision of Tourism to be considered. Note: Wall Park has planning permission (165 dwellings) . Future Growth Area should be brownfield development only (see SA/HRA recommendations), unless there are significant benefits from development of larger area. 30 dwellings assumed to be within first 5 years. The remaining 105 in years 6-10. Note: Fishcombe Cove subject to AONB, tourism and transport impacts being acceptable. |
| SHLAA sites elsewhere within SDB1 | 434 | 52 | 7 | 25 | 248 <u>84</u> | (Churston Golf Club deleted from the Plan following appeal decision (-132 dwellings)). |
| Windfalls | 66 | 65 | 65 | 65 <u>52</u> | 264 <u>248</u> | |
| Total Brixham | 227 <u>159</u> | 267 <u>252</u> | 146 | 115 <u>103</u> | 791 <u>659</u> | |

Table 5.16 SDB2: Brixham Town Centre and Waterfront- Key sites for housing (excluding windfalls - see Table 5.14) See RMM12

| Estimated Delivery Period (years) | 0-5 | 6-10 | 11-15 | 16-20 | | |
|--|--|---|--------------|--------------|--------------|---|
| Policy | Commitments and other deliverable sites | Commitments (continued delivery), Neighbourhood Plan sites | | | Total | Notes and key infrastructure requirements |
| SDB2 Brixham Town Centre & Waterfront | 20 | | 45 | | 65 | Investment in sea wall, Northern Arm or similar flood defence infrastructure needed to unlock development. Brixham town centre and waterfront sites could help fund harbourside regeneration. |
| Total SDB2 | 20 | | 45 | | 65 | |

Table 5.18 SDB3: Brixham Urban Fringe and AONB: Key sites for housing (excluding windfalls - see Table 5.14) See RMM12

| Estimated delivery period (years) | 0 - 5 | 6 - 10 | 11 - 15 | 16 - 20 | | |
|--|---|---|---------|---------|------------------------------|---|
| Policy | Commitments and other deliverable sites | Commitments (continued delivery), Neighbourhood Plan sites, Future Growth Areas | | | Total | Notes and key infrastructure requirements |
| SDB3.1 Brixham Urban Fringe & AONB | 9 | | | | 9 | <u>Note: Wall Park Future Growth Area should be brownfield development only (see SA/HRA recommendations), unless there are significant benefits from development of a larger area, including the enhancement and safeguarding of AONB and biodiversity features, particularly for greater horseshoe bats [RAM63]</u> |
| SDB3.2 Brixham Urban Fringe & AONB (Berry Head and Sharkham) | 34 64 | 150 135 | 29 | 25 | 238 253 | <u>Note: Wall Park has planning permission (RAM63) Future Growth Area should be brownfield development only (see SA/HRA recommendations), unless there are significant benefits from development of a larger area, including the enhancement and safeguarding of AONB and biodiversity features, particularly for greater horseshoe bats. 30 dwellings assumed to be within first 5 years. The remaining are within years 6-10</u> Provision of Tourism to be considered. Note: Fishcombe Cove subject to AONB, tourism and transport impacts being acceptable. |
| Total | 43 73 | 150 135 | 29 | 25 | 247 262 | |