Record of Decisions

Paignton Town Centre Place Vision

Decision Taker

Cabinet on 18 November 2025.

Decision

1. that the Torbay Regeneration Vision: Paignton (also known as Paignton Town Centre Place Vision) be approved, in order to, steer both the delivery of current regeneration sites and the development of future proposals for the sites and areas of public realm identified by the vision as suggested priorities; and

2. that the document be updated as and when necessary by presenting the revised document and evidence base to Cabinet.

Reason for the Decision

To respond to the recommendation of the Overview and Scrutiny Board and to provide a guiding document to:

- increase investment in our three towns to enable them to develop their own distinct identities and role;
- attract, retain, and grow our economic specialisms so we have growth which builds on our reputation; and
- create a future pipeline of investment priorities derived from the evidence used to produce the Visions and from our emerging Economic Plan.

Implementation

This decision will come into force and may be implemented on 1 December 2025 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny).

Information

The successful bids for Future High Streets Funding, Town Deal, Levelling Up Partnership, Levelling Up Round 3 (LUF3), and the recent direct award through the Plans for Neighbourhoods, in addition to the development sites acquired by the Council since 2019, had created the need for a place vision that links the funding and assets (development sites) together. This would create a clear vision of how development sites work together to regenerate Torbay as whole, and at local level to address both the needs and exploit the opportunities of the economies of Brixham Port and Town Centre, Paignton Town Centre and Harbour and Torquay Town Centre and Harbour. Change will come through using the overall vision across Torbay to shape existing and future proposals in line with the vision for Torbay and at a local level in more detailed the visions for Brixham, Paignton and Torquay.

The development proposals for the sites in Paignton that are currently being worked up have been produced iteratively with the delivery of Paignton and Preston Waterfront Public Realm Improvements which are currently on site, the development of the site proposals for Crossways, emerging masterplan ideas for Victoria Square/Centre and Paignton Gateway which will

incorporate the Station Square public realm enhancements.

The Overview and Scrutiny Board considered the Paignton Town Centre Place Vision report on 5 November 2025 and recommended approval of the Paignton Town Centre Place Vision. At the meeting Councillor Chris Lewis proposed and Councillor Bye seconded a motion that was agreed unanimously by the Cabinet, as set out above

Alternative Options considered and rejected at the time of the decision

Option 1 – Do Nothing – This would have resulted in handing back the One Public Estate (OPE) 8 funding allocated for the purpose of producing a strategy of for Transforming Torbay.

Option 2 – Take a statutory Masterplanning approach by updating the current adopted Masterplans for Paignton and Torquay Town Centres. This would have taken a longer period of time and not covered the wider Torbay area and been subject to a length statutory consultation period. With the current Government requiring that all Local Plans were to be updated by the end of the current parliament the visions along with the new Local Plan can inform the need to update or supersede the current town centre Masterplans.

Option 3 – The preferred option - produce vision documents for; Torbay, Brixham Port and Town Centre, Paignton Town Centre and Harbour and Torquay Town Centre and Harbour

Is this a Key Decision?

Yes

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

Published

21 November 2025

Signed: _____ Date: _____
                Leader of Torbay Council on behalf of the Cabinet