

Appendix 2 - Torbay's Population Growth over the next 5-10 years.

Number of New Dwellings and population expected in Torbay over the next five years.				
Ward	Number of registered electors as at 1 February 2019	Number of new homes likely to be built by 2024/5 (5yrs)	Hypothetical number of People*	Notes
<b>TORQUAY</b>				
<b>Barton with Watcombe</b>	8,426	150	320	This contains "Barton New Town"/Scotts Bridge Barton/ The Willows. The area is largely built out. However Scotts Meadow currently being built and possible further development of Hatchcombe Lane in next 5 years. There is likely to be limited further growth post-2024 as part of Torquay Gateway.
<b>Cockington with Chelston</b>	6,013	130	277	The largest growth area is the former Hollicombe gas works. Site remediation has taken place. But growth will be lower if Hollicombe in not built in the next five years.
<b>Ellacombe</b>	5,558	50	107	Largely developed high density Victorian area. Limited opportunities for new housing, although some brownfield development/conversions likely.
<b>Shiphay</b>	6,027	50	107	Limited growth in next 5 years but significant growth (@550) after year 5-15 years as part of Torquay Gateway.
<b>St Marychurch</b>	8,891	120	256	Several small sites have planning permission likely to deliver about 100 new dwellings in next 5 years.
<b>Tormohum</b>	8,384	500	1065	Tormohun is a largely built-up Ward but contains the largest area of "urban capacity" in Torquay in terms of brownfield sites, including some former hotels and town centre regeneration sites. Development of similar numbers likely to continue into the post 5 year period as urban regeneration projects continue.
<b>Wellswood</b>	5,632	80	170	Much of Wellswood is Conservation Area. However there are several medium size redevelopment proposals likely to be completed in next five years. A similar rate of growth is likely to continue post year 5.
<b>Torquay Sub Total</b>	<b>48,931</b>	<b>1,080</b>	<b>2,300</b>	

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<b>PAIGNTON</b>				
<b>Clifton with Maidenway</b>	6,002	30	64	Area is largely developed with limited development proposals likely to be built out in the next 5 years.
<b>Collaton St Mary</b>	2,099	400	852	This Ward contains several areas allocated as Future Growth Areas in the Torbay Local Plan, including Yannons Farm/Yalberton Road which is currently being built out. Later phases of development here, and development at Collaton St Mary likely to carry on into years 6-15 (circa 500 further additional dwellings post 2024).
<b>Goodrington with Roselands</b>	5,908	20	43	No significant permissions for new housing are outstanding. Some new homes may arise from smaller sites.
<b>Kings Ash</b>	5,286	120	256	The main growth in this Ward will be continued development of Great Parks Phase 2, with a similar level of further development post 2024.
<b>Roundham with Hyde</b>	5,977	150	320	Roundham with Hyde contains Paignton Town Centre. Whilst flooding issues are likely to constrain development particularly eastwards of the railway line, there are significant regeneration sites and redevelopment opportunities. In the next 5 years there is likely to be relatively limited development, but the regeneration sites that are likely to boost numbers post 2024.
<b>Preston</b>	8,110	110	234	The largest development in Preston over the next five years is likely to be the former Police Station (46 apartments) There is likely to be further limited development of circa 100-150 homes in the 5-10 year period.
<b>Churston with Galmpton</b>	5,616	200	426	Note that the south and east of this Ward abuts Brixham, and part of the existing (pre-2019) Ward is within the Brixham Peninsula Neighbourhood Plan Churston with Galmpton covers the White Rock Future development Area, which is currently being built out and will be where most new growth in the Ward takes place over the next 5 years. This area relates functionally to Paignton (and is included in Paignton's housing target in the Adopted Local Plan). The South of the Ward is much more rural and there is unlikely to be significant growth in the next 5 years, although smaller scale

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				development opportunities may arise. Longer term growth will need to be considered through the Local Plan Review, but development will need to overcome landscape and ecological constraints.
<b>Paignton Sub Total</b>	<b>38,998</b>	<b>1030</b>	<b>2195</b>	Note that this area includes Churston with Galmpton. The main areas with planning permission for housing are in the North of the Ward, which relate more closely to Paignton. The south of the proposed Ward is within the Brixham Peninsula Neighbourhood Plan Area.
<b>BRIXHAM</b>				
<b>Furzeham with Summercombe</b>	8,078	30	64	Furzeham with Summercombe is largely built up although there are some limited redevelopment and infilling opportunities.
<b>St Peters with St Marys</b>	5,216	90	192	The largest development areas are the completion of Wall Park and Sharkham Village. In the longer term there is scope for limited additional housing through urban regeneration of the town centre. However the remaining green areas have a high level of landscape and biodiversity protection.
<b>Brixham Sub Total</b>	<b>13,294</b>	<b>120</b>	<b>256</b>	
<b>Torbay Total</b>	<b>101,223</b>	<b>2,230</b>	<b>4,753</b>	Please see the caveats above. It is noted that this figure is slightly higher than the 2016 based population projections.

\*For simplicity the number of homes is multiplied by the projected average household size of 2.13 persons. This does not take into account institutional population or differences between household sizes in different areas. Numbers may not add up due to rounding.

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