

Torbay Local Development Scheme

June 2020

The Torbay Local Development Scheme (LDS) is available...

on the Torbay Council Website:

www.torbay.gov.uk/council/policies/planning-policies

and at Torbay Council's Spatial Planning Office at:

2nd Floor North 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:

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Other links that will provide more detailed background information on the spatial planning system include:

The Planning System including National Planning Policy Framework:

<https://www.gov.uk/housing-local-and-community/planning-system>

The Planning Portal (www.planningportal.gov.uk) is the Government's online service for planning which includes advice and information on the plan-led system

To request this document in an alternative format or language, please contact the Future Planning Team on (01803) 208804.

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1 INTRODUCTION

1.1 Background & summary

- 1.1.1** 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.
- 1.1.2** The requirement to produce an LDS was introduced by the Planning and Compulsory Purchase Act 2004¹. The Act sets out what the LDS should contain as summarised in paragraph 1.1.5 below. Up-to-date information showing the state of the Council's compliance should be made publicly available. This LDS takes effect from June 2020, superseding the previous LDS from March 2017.
- 1.1.3** The aim of this LDS is to prioritise and facilitate the delivery of the Local Plan Review and provide an effective framework to support the projects and proposals identified in the Plan in accordance with realistic timescales.
- 1.1.4** The LDS objectives are to:
- reflect an understanding of ongoing resource requirements;
 - ensure effective and timely input from all key partners;
 - create certainty for the Authority and key partners;
 - balance the desirability for speed with the requirement for soundness and quality spatial planning documents.
- 1.1.5** The Council must prepare and maintain an up to date LDS and the following document sets out:
- Documents which are to be 'Development Plan Documents' (i.e. Local Plan policies);
 - What and where the documents relate to;
 - Which (if any) are to be prepared jointly with one or more other Local Planning Authorities;
 - Any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee;
 - The timetable for the preparation and revision of the documents; and
 - Other general matters as required by legislation.
- 1.1.6** The preparation or revision of a Local Plan document must be "in accordance with" the LDS. Section 2 details the Documents Forming the Development Plan and Section 3 of this LDS includes documents that support the delivery of the Local Plan.
- 1.1.7** A number of Local Development Documents (LDDs) which formed part of the former Local Development Framework (LDF) have been adopted (and 'saved') and as a consequence, some have been removed from the LDS work programme. Details of these and their replacements, where relevant, are identified in Section 3.
- 1.1.8** The LDS has taken into account a number of factors, each of which has a bearing on the identification, content and timing of the Council's development plan documents and its overall direction including changes in relevant government legislation; Regional and sub-regional policy context including Duty to Co-operate/Statements of Common Ground with neighbouring

authorities; Adequacy of evidence base and impact of related strategies; local democracy and neighbourhood planning; resources; previous Local Plan programme management experience

1.1.9 The content and timescales for the LDS reflect a detailed assessment of current and anticipated spatial planning policy issues, carried out in the context of prevailing internal and external policy influences. A broad risk assessment ([Section 8](#)) has been undertaken for the key issues referred to above to ensure that, as far as is practicable, the most relevant likely impacts have been addressed and subsequently reflected in the allocated timescales. Particular emphasis has been placed on the need to ensure the delivery of key documents through a manageable workload and within realistic timescales, and with a reducing resource.

¹ Planning and Compulsory Purchase Act 2004 (as amended)

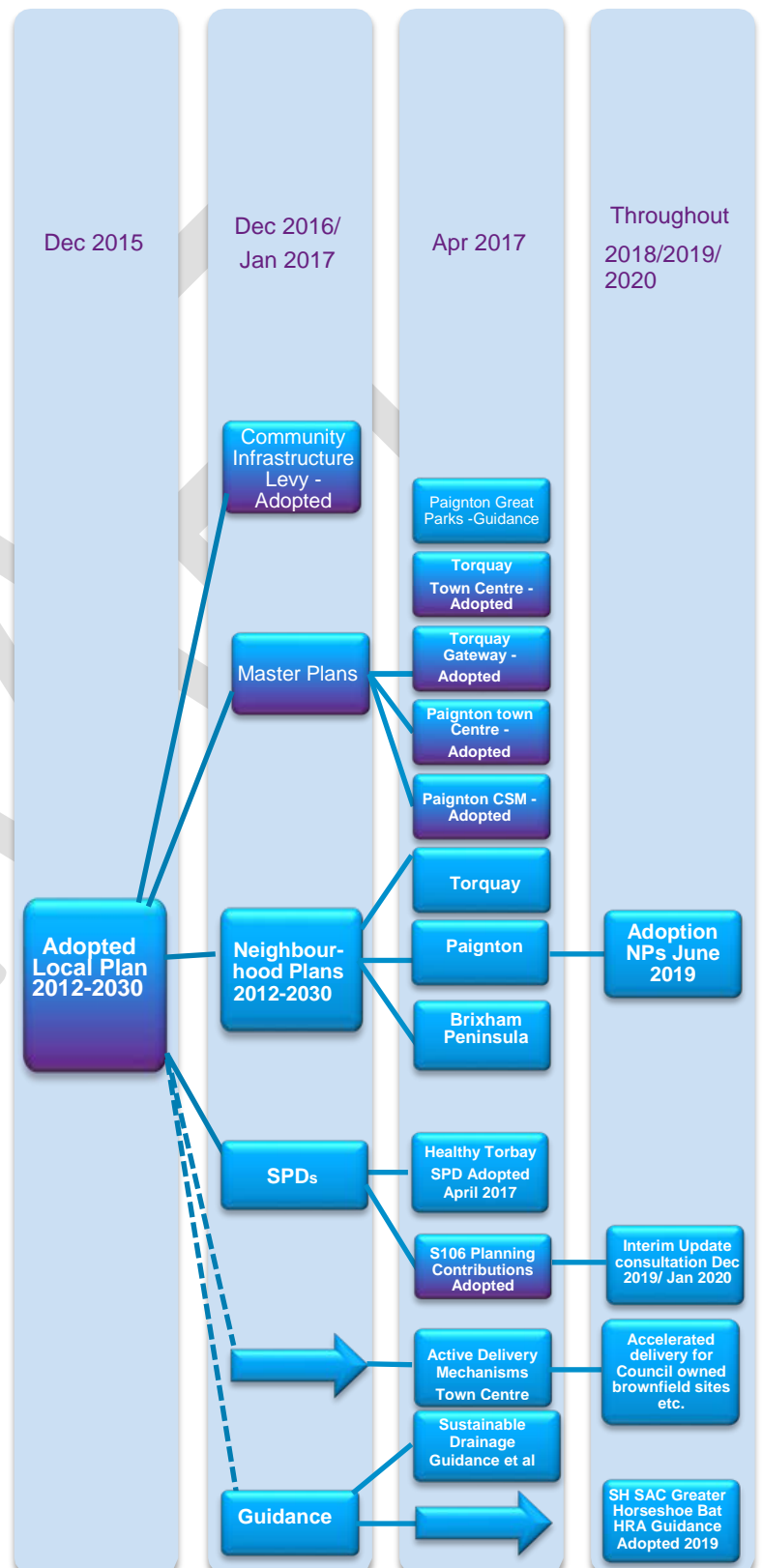
² (and previous LDSs from 2010, 2008, 2005 and 2014)

³ The HotSW, Devon and Somerset (17) Local Authorities all three Clinical Commissioning Groups.

2 TORBAY LOCAL DEVELOPMENT SCHEME

2.1 Torbay Local Plan 2012-2030 - 'A landscape for success'

- 2.1.1 The Local Plan contains policies and proposals that provide a relevant policy framework and a sound basis for decision making.
- 2.1.2 The Local Plan can be found on the Council's Spatial Planning web page via the link: www.torbay.gov.uk/newlocalplan. A summary of the recent stages is shown in the table below. A full list of all the Local Plan stages are available in Appendix A.
- 2.1.3 The purpose of the Local Plan is to be locally distinctive, conserving and enhancing Torbay's 'unique selling points', as well as meeting its 'under-sold potential'. It therefore plans for success and plays to the strengths of the Bay to achieve that success.
- 2.1.4 This document, along with the adopted neighbourhood plans, 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 sets out what is needed spatially to 2030.



2.1.5 It states 5 aspirations for the Bay:

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 plans, associated masterplans and any DPDs; supported by SPDs and Guidance to steer that growth (see Diagram above).

- 2.1.6** The document contains broad quantified development provision and targets for development within Torbay, including housing and employment provision, and sets out Strategic Delivery Areas and Future Growth Areas. As a unitary authority, the Plan also includes policies on minerals and waste.
- 2.1.7** The Local Plan has developed a Constrained Balanced Strategy for development in Torbay by setting out a series of broad strategic delivery policies, a suite of place-making policies and more detailed criteria-based development management policies relating to specific topics for the period up to 2030. These policies in turn provide a context for more detailed site specific policies and proposals included within the three Neighbourhood Plans for Torbay.
- 2.1.8** Delivery of the Plan is assessed through the Authority Monitoring Report. A review of the Plan will be undertaken, at least every 5 years (the first by December 2020). An indicative timetable for reviewing the Local Plan is provided in LDS chart at the end of [Section 5](#).
- 2.1.9** The Local Plan takes account of other strategies including Torbay Council's Corporate Plan, Economic Strategy, Tourism Strategy, Local Transport Plan, Climate Change Strategy, Marine Action Plan, Tor Bay Harbour Authority Ports Masterplan, Green Infrastructure Delivery Plan etc.
- 2.1.10** Since adoption of the Local Plan many of these documents have been updated or have become out-dated. Neighbourhood plans have also be 'made' (adopted) across Torbay. An updated National Planning Policy Framework (NPPF) was also published in February 2019. The Council is updating its Housing Strategy and has produced a new Community and Corporate Plan (One Torbay: Working for all Torbay Community and Corporate Plan 2019 – 2023) which has four visions: thriving people; thriving economy; tackling climate change and a council that is fit for the future. The emphasis on working together with our communities and partners to address our challenges and work to achieve Torbay's potential includes links to 'Torbay Together' by Torbay Community Development Trust and Ageing Well Torbay to share activities, information and skills in Torbay.

Insert Diagram LDS (Local Plan) and various strategies above.

Issues and challenges over the next five years

- 2.1.11** Torbay Council declared a 'Climate Emergency' on 24 June 2019 and is a partner the Devon Climate Emergency Response Group, which is aiming to produce a collaborative Devon-wide response to the climate emergency to help achieve net zero carbon emissions by 2050 at the latest and also prepare Devon for the necessary adaptation to infrastructure and services required to respond to climate change. Changes to our climate on this scale will have wide

ranging impacts on our water resources, coastal defences, transport, public health, farming practices, wildlife, landscape, and Torbay’s economy. The Local Plan Review will need to be assess its current efficacy in terms of reducing greenhouse emissions, improving resilience and sustainability of our communities.

- 2.1.12** The revised NPPF has reiterated the Government’s policy on significantly boosting housing numbers. A number of accompanying tests including Housing Delivery Test, Five Year Housing Land Supply and standard methodology for calculating local housing need will all exert pressure on to Torbay boost housing numbers.
- 2.1.13** At the time of writing the long term consequences of the COVID-19 Pandemic are unknown. However, it seems likely that there will be significant economic disruption that will impact upon the planning system and require adjustments to the development plan. In particular it is likely that measures will be needed to aid the construction sector to recover and any measures related to public health including the provision and design of health care facilities, care homes and housing standards.

Adopted Torbay Local Plan 2012-2030			
Status:	Evidence base:	Geographic coverage:	Conformity:
Adopted 10/12/15	See Section 6 – a full range of existing and proposed evidence base and Appendix B	Whole of Torbay Unitary Authority area	National Planning Policy Framework (NPPF)
Outline timetable/ key stages (see Project Plan diagram for further details) (*actual dates)			
<p>Nov 2011 to August 2012 Drafting, internal consultation and approval of Draft Regulation 18 Torbay Local Plan ‘A Landscape for Success – The plan for Torbay to 2032 and beyond). Approval of Draft Regulation 18</p> <p>February 2014* Public participation on Reg. 18 Consultation Draft Torbay Local Plan</p> <p>Publication and public participation on the Proposed Submission Plan</p> <p>November 2014* Examination</p> <p>2015* Modifications</p> <p>December 2015* Adoption</p> <p>Local Plan First Five Year Review completed December 2020</p>			

Local Plan Review

- 2.1.14** The Government requires (through legislation¹ and the NPPF 2019), Local Planning Authorities to undertake a review of their local plans at least once, every five years and no later than five years from adoption (i.e. December 2020) – which should then be updated as necessary. This review should take into account changing circumstances affecting the area, or any relevant

¹ Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

changes in national policy. Paragraph 33 of the NPPF also stipulates that relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

2.1.15 There has been a change to the way in which the NPPF (February 2019) requires Local Planning Authorities to calculate the local housing need figure. Torbay does not currently have a five year supply of deliverable housing sites. At May 2020 Torbay's Local Housing Need figure is about 585 dwellings per year; but this will change when the 2018 Based Household Projections are published later in 2020. There is therefore a need for this LDS to identify what measures will be/are being taken in terms of document preparation and revision to ensure a rolling supply of development land and appropriate updating of Strategic Polices. The NPPF sets out a framework for preparing and Reviewing Plans²

2.1.16 The Local Plan Review is currently underway in order to meet the December 2020 deadline (see table above). It will be important to understand the nature of Torbay's housing need in terms demographic trends and market signals as Torbay's growth has historically been driven by domestic inward migration, principally by older age groups; Given the national changes to policy it is very clear that an update to the Local Plan will be required. As more information is known a further LDS update will be produced as appropriate.

² NPPF paragraphs 31 to 33

2.2 Neighbourhood Plans

- 2.2.1** The Localism Act 2011 provided a new statutory regime for neighbourhood planning. Neighbourhood Plans form a new tier of planning in Torbay at a local level, produced by the community to shape local neighbourhoods. Such Plans must be positive about change and growth, ensuring that this happens in the right place, at the right time and with community support.
- 2.2.2** The decision was taken by Community Partnerships and Torbay Council (2012) for communities to prepare separate Neighbourhood Plans for Torquay, Paignton and Brixham Peninsula (including Brixham Town Council, Broadsands, Galmpton and Churston). The Plans collectively have complete coverage of the local authority landmass.
- 2.2.3** The Qualifying Bodies prepared their draft Neighbourhood Plans in the context of the adopted Torbay Local Plan (SDT, SDP and SDB Policies). The Local Plan also sought the Neighbourhood Plans to meet the requirements of Local Plan Policy SS1 Growth Strategy for a prosperous Torbay, in particular, by including a proportion of housing and employment land allocations. These allocations were made in both the Torquay and Brixham Plans.
- 2.2.4** The production of Neighbourhood Plans is set out in the table below. The Independent Examiners considered that all three Neighbourhood Plans could meet the required basic conditions, with modifications and could proceed to referendum. Following approval by Council of all three Plans with modifications, they successfully passed Referendum in May 2019 and were 'made' (adopted) at full Council in June 2019. They now form part of the statutory Torbay Development Plan and have been brought into legal force by the planning authority and have an influence over decisions on planning applications.. Further details are available on the Torbay Council at www.torbay.gov.uk/neighbourhood-plans .

Neighbourhood Plans: Torquay,(TNP) Paignton(PNP) and Brixham Peninsula (BPNP)			
Note: The production of NPs is the responsibility of the Neighbourhood Forums. The indicative outline timetable/key stages reflect advice from Neighbourhood Forums			
Status:	Evidence base:	Geographic coverage:	Conformity:
Adopted 2019 Area and Forums Designated (6th December 2012) and renewed December 2017	Local Plan Evidence Base plus bespoke evidence and Community Consultation prepared by respective Neighbourhood Forums	Whole of Torbay Unitary Authority area divided into: •Torquay NP (LP Policy SDT1) •Paignton NP (Policy SDP1) •Brixham Peninsula NP (Policy SDB1)	NPPF Neighbourhood Planning Regulations 2012 (as amended) and 2014. General Conformity with Strategic Policies of Local Plan. EU Habitats Regs. and Human Rights National
Outline timetable/ key stages (see Project Plan diagram for further details) (actual dates)			
Regulatory stages required by the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the Regulations'):			

Paignton Neighbourhood Plan Key Dates are as follows:

- **December 2012: Neighbourhood Forum and Area Designated**
- **April - May 2017: Pre-submission consultation on the draft (Regulation 14)**
- **August 2017: Submission to Torbay Council as the LPA.**
- **November - December 2017: Public Consultation (Regulation 16)**
- **December 2017: Neighbourhood Forum and Area reaffirmed for statutory five years.**
- **April 2018 Independent Examination commenced**
- **July 2018: Final Examiners Report received** (recommends subject to modifications, the Plan does meet 'basic conditions' and should proceed to a referendum)
- **November 2019: Council approved modified Plan and Decision Statement to be submitted to Referendum.**
- **May 2019: successfully passed Referendum**
- **June 2019 : Made (adopted) by Council**

Torquay Neighbourhood Plan Key dates are as follows:

- **December 2012: Neighbourhood Forum and Area Designated**
- **August – September 2017: Pre-submission consultation on the draft (Regulation 14)**
- **October 2017: Submission to Torbay Council as the LPA**
- **November - December 2017: Public Consultation (Regulation 16)**
- **December 2017: Forum and Area re-affirmed for statutory five years**
- **April 2018: Independent Examination commenced**
-
- **July 2018: Final Examiner's Report received** (recommends subject to modifications, the Plan does meet 'basic conditions' and should proceed to a referendum)
- **November 2019: Council approved modified Plan and Decision Statement to be submitted to Referendum.**
- **May 2019: successfully passed Referendum**
- **June 2019: Made (adopted) by Council**

Brixham Peninsula Neighbourhood Plan Key dates are as follows:

- ***December 2012: Neighbourhood “Forum” and Area Designated.***
- ***January to March 2017: Pre-submission consultation on the draft (Regulation 14)***
- ***August 2017: Submission to Torbay Council as the LPA.***
- ***November to December 2017: Public Consultation (Regulation 16)***
- ***December 2017: Neighbourhood Area re-affirmed (Note: The Town Council is a parish council within the terms of the Local Government Act 1972 and is therefore the relevant, or ‘Qualifying Body’, for the purposes of section 38A (12) of the 2004 Act.)***
- ***April 2018: Independent Examination commenced***

- ***July 2018: Final Examiners Report received (recommends subject to modifications, the Plan does meet ‘basic conditions’ and should proceed to a referendum)***
- ***November 2019: Council approved modified Plan and Decision Statement to be submitted to Referendum.***
- ***May 2019: successfully passed Referendum***
- ***June 2019 : Made (adopted) by Council***

3.4 Supplementary Planning Documents (SPDs)

- 3.4.1** SPDs can be used to provide further guidance for development on specific sites, or on particular issues. SPDs are capable of being a material consideration in planning decisions, but are not part of the Development Plan.
- 3.4.2** The Council has produced a series of masterplans and three SPDs adopted in 2015.. Adopted SPDs are available on the Councils webpages:
<https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/>

⁵ The Council approved the retention of the existing planning guidance and Adopted Supplementary Planning Documents pending their review, consolidation or replacement (Council Minute 10th December 2015).

Planning Guidance

3.4.3 The Local Plan refers to emerging **Supplementary Planning Guidance (SPG)** to provide additional guidance for a number of areas/topics in the Plan. It is considered that, for the following points, SPD is not the appropriate route at this time and so are not included in the current LDS refresh.

- **South Hams Special Area of Conservation Greater Horseshoe Bats – Habitats Regulations Assessment Guidance:** This relates to Local Plan Policy NC1 *Biodiversity and Geodiversity* and providing additional guidance in relation to offsetting and mitigation measures for the South Hams Special Area of Conservation (SAC) designated for Greater Horseshoe bat species. Findings have been fed into the interim update of the Planning Contributions and Affordable Housing SPD (Which was the subject of consultation December 2019- February 2020).
- **Sustainable Drainage Guidance:** Torbay has been identified as a Critical Drainage Area. Tor Bay has also been designated as a Marine Special Area of Conservation primarily for the marine reefs which should be protected from any 'Likely Significant Effects' from the combined sewer overflows in Torquay. Local Plan Policies ER1 (Flood Risk) and ER2 (Water Management) set out the need to minimise flood risk and ensure flood resilience and resistance. A Sustainable Urban Drainage System (SUDS) and Water Sensitive Urban Design System (WSUDS) guidance document has therefore been published which sets out how sustainable water management can be incorporated into development and retrofitted into the urban area. This 'SUDS' guidance document has been prepared as technical guidance and has been made available to support and advise the planning application process. Its effectiveness will be reviewed to ascertain if a SPD is needed.

Masterplans

3.4.4 The Council has adopted a number of Masterplans as SPDs with the exception of Great Parks Phase 2 which is a planning brief to guide the development of areas identified in the Local Plan. These are listed chronologically below:

- Great Parks, Paignton – Planning Guidance, published 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

3.4.5 The Council set up a masterplan programme board which convened in July 2015. The Masterplans are fundamentally about delivering successful regeneration and revitalisation of Torbay's town centres with masterplans for Paignton and Torquay. [Brixham Town Centre Masterplan](#) has been introduced as a supporting document to the [Brixham Peninsula Neighbourhood Plan \(2019\)](#).

3.4.6 The existing Great Parks Masterplan was published in November 2013. The report presents the masterplan and guiding principles for the second phase of development at Great Parks, Paignton including over 300 dwellings and approximately 500sqm of commercial floorspace. The independent recommendations of the report were established through a collaborative and inclusive design process (Enquiry-by-Design) with the local community

and key stakeholders, leading to the production of a site vision and masterplan.

Status:	Evidence base:	Geographic coverage:	Conformity:
<p><i>Most Masterplans adopted as SPD.</i></p> <p><i>(short term 5 year) Delivery Programme</i></p>	<p>SHLAA Torbay Local Plan 2012- 2030</p>	<p>Torquay Town Centre and Gateway site</p> <p>Paignton Town Centre</p> <p>Note: (Brixham Town Centre) -see Brixham Peninsula Neighbourhood Plan (adopted 2019) Policy J6:Brixham Town Centre (and supporting Masterplan -Document 10)</p>	<p>NPPF Local Plan</p>
Outline timetable/ key stages (*actual dates)			
<p>Masterplan Programme Board established: July 2015 Delivery Team</p> <p>Regeneration Director Post Created: Autumn 2016</p> <p>Short term delivery programme for key sites to progress delivery.</p>			

Healthy Torbay SPD

3.4.7 This SPD adds guidance to the key related policies in the Local Plan (in particular, Policy SC1 Healthy Bay and Policy SS11 Sustainable Communities) which are fundamental to supporting the objective for new development to create a 'Healthy Torbay'. This helps developers to better understand how they can meet the Council's Local Plan requirements and will provide development management planning officers with further guidance to aid effective decision-making based on local evidence and need. The SPD is available on the Council's website.³ Review of the SPD will be carried out in autumn /winter 2020 in parallel with the Local Plan with a view to updating as necessary. Note that it is envisaged that, as a minimum, modifications to add further guidance on accommodation for care and support including older peoples housing will be included, as identified by the Councils Housing Strategy Delivery Plan 2020-2025.;

³ <https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/>

Healthy Torbay SPD			
Status:	Evidence base:	Geographic coverage:	Conformity:
SPD	Local Plan Evidence Base plus bespoke evidence JSNA, Torbay Joint Health and Well Being Strategy	Whole of Torbay Unitary Authority area	NPPF Local Plan.
Outline timetable/ key stages (see Project Plan diagram for further details) (*actual date)			
<p>SPD preparation: October 2016 -February 2017*</p> <p>Formal consultation (4 weeks): 20th February – 20th March 2017*</p> <p>Review Final Amendments: March/April 2017*</p> <p>Adoption by LPA: The Healthy Torbay Supplementary Planning Document (SPD) was adopted by Torbay Council on 6 April 2017 *</p> <p>Review of the SPD will be carried out in autumn /winter 2020 in parallel with the Local Plan Review with a view to updating as necessary. Note that it is envisaged that, as a minimum, modifications to add further guidance on accommodation for care and support including older peoples housing will be included, as identified by the Councils Housing Strategy Delivery Plan 2020-2025.</p>			

3.5 Adopted Local Development Documents

3.5.1 The following Local Development Documents SPDs have been adopted by Torbay Council and are a formal part of the Torbay Local Development Plan⁴ (formerly the Local Development Framework). The following SPDs were saved following Adoption of the Torbay Local Plan 2012-2030:

- **LDD1** Statement of Community Involvement DPD (Adopted 2014); Now subject to this refreshed LDS
- **LDD7** Urban Design Guide (Adopted 07/02/07 including the reinstated parts of the former Adopted Local Plan 1995-2011 Supplementary Guide). Now subject to this refreshed LDS;
- **LDD8** Greenspace Strategy (Adopted 14/12/06). Not a subject of this refreshed LDS.

The Greenspace Strategy is considered to be still substantially relevant however the Council's Natural Environment Team intend to update the Greenspace Strategy as a management document which will provide updated evidence base to the Local Plan and supporting documents, but not as a SPD itself. Part of the key greenspace evidence has been incorporated into the refreshed Planning Contributions SPD (see paragraph 3.5.2 below). The greenspace/open space contributions have been informed by the adopted and 'saved' Greenspace Strategy (2007) with additional updated evidence. This will provide a refreshed evidence base to the Local Plan and supporting documents, but will not form an SPD itself and, at the time of writing, is being updated.

⁴ Saved as part of the Torbay Local Plan 2012-2030 Adoption (Council Minute 10th December 2015).

Planning Contributions and Affordable Housing SPD

- 3.5.2** The Adopted Planning Contributions and Affordable Housing SPD which sets out the Council's approach to planning obligations and was adopted by Full Council on 2nd February 2017.⁵ The document has been subject to an interim update, which has been prepared to take account of legal and other changes since 2017. The update consultation has been carried out from December 2019 to February 2020. .
- 3.5.3** This document provides additional detail to deliver the Local Plan 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 PCAH SPD also advises on matters such as housing tenure mix, calculation of affordable housing contributions, viability testing and deferred payments arrangements, custom-build and self build housing (Policy H3 self-build and affordable housing exception sites). The purpose of this document is to help deliver sustainable development, not to stifle desirable schemes whilst seeking contributions (primarily through Section 106 Agreements) to provide the infrastructure necessary to make development acceptable in planning terms, including the provision of wider community infrastructure.
- 3.5.4** Planning Contributions SPD has been considered in conjunction with preparation of the Community Infrastructure Levy (CIL). Details of the CIL Draft Charging Schedule are set out in Section 4.2.

Planning Contributions and Affordable Housing SPD			
Status:	Evidence base:	Geographic coverage:	Conformity:
SPD	Local Plan Evidence Base	Whole of Torbay Unitary Authority area	NPPF Local Plan
Outline timetable/ key stages (*actual dates)			
SPD preparation: May – August 2016* Formal consultation (6 weeks): September - October 2016* Review final amendments: September-December 2016* Adoption by LPA: 2nd February 2017* (*actual dates) Interim Update preparation – Autumn /Winter 2019* Consultation Interim update: 13 th December -3 rd February 2020 Review and Final Amendments: May-June 2020 Cabinet Committee Report : July 2020 Adoption by LPA: July 2020			

⁵ The previous Planning Contributions SPD (adopted 28/02/08) plus subsequent amendments was saved at full Council.

(Urban) Design Guide Supplementary Planning Document

- 3.5.5** The Urban Design Guide SPD (adopted 07/02/07) was saved at Full Council⁴. Whilst still relevant, the aim of Torbay Council's new Urban Design Strategy will be to guide the general form and design of future development within Torbay, with consideration to Torbay's unique environment, townscape character and urban form and heritage.
- 3.5.6** It is intended that a refreshed Urban Design SPD will consider and the objectives of Good Urban Design and Local Plan Policies The Urban Design Guide will aim to contain guidance for specific regeneration areas in the adopted masterplan SPDs (including public space, building frontages etc) and a residential design guide for the identified Future Growth Areas (Policy SS2 *Future Growth Areas*). The Brixham Neighbourhood Plan Contains Policies relating to the Town Centre, Oxen Cove and Harbour and Design Guides (and supporting Masterplan -Document 10)
- 3.5.7** The MHCLG has also produced National Design Guide (Planning Practice Guidance) in October 2019. Local planning authorities will be expected to develop their own design codes or guides, taking in to consideration the National Model Design Code. Review of the SPD will be carried out after the Local Plan Review in 2020.

Status:	Evidence base:	Geographic coverage:	Conformity:
Emerging SPD to replace saved UDG(2007)	Local Plan Evidence Base	Whole of Torbay Unitary Authority area	NPPF Local Plan.
Outline timetable/ key stages (see Project Plan diagram for further details)			
<ul style="list-style-type: none"> • SPD preparation: Autumn/Winter 2017 • Formal consultation (4 weeks): Spring/Summer 2018 • Review final amendments: Summer/Autumn 2018 • Adoption by LPA: Autumn /Winter 2018 			

3.6 Authority Monitoring Report

- 3.6.1** The **Authority Monitoring Report** (AMR) (formerly the Annual Monitoring Report)⁶ is produced by the Council to assess the manner in which the Council's Local Development Scheme (LDS) has been implemented and also to review actual plan progress in relation to the targets and milestones for preparation set out in the LDS (i.e. the extent to which the policies set out in local development plan are being achieved).
- 3.6.2** It provides an opportunity to assess key planning policy issues and priorities, and to review the content of the LDS. Monitoring of housing and employment delivery and other key indicators are also an important feature of the monitoring process. The AMR will be updated on a regular

⁶ 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). The Local Planning Regulations 2012 provide more detail as to the required content of AMRs.

basis and published on the Council's website⁷. There is the option to update the LDS as new information /data becomes available, where resources permit. Thus both documents could be updated with greater regularity than has previously been the case, subject to available resources.

- 3.6.3** The Council is required to set out details of the timetable for preparation of local plan or SPDs specified in its LDS and the stages reached. The AMR is also required to monitor and review their preparation. This process forms a key element of the 'plan, monitor and manage' approach to the planning system.
- 3.6.4** The Council has a well-established programme of monitoring which includes annual monitors of housing land and retail development. Relevant National Indicators and other Council performance management systems provide a context for this process. The last AMR (to date) was published in September 2019. The AMR covers the period 1st April 2018 – 31st March 2019.

DRAFT

⁷ <https://www.torbay.gov.uk/council/policies/planning-policies/evidence-base-and-monitoring>

4 ADDITIONAL KEY DEVELOPMENT PLAN WORK AREAS

4.1 Delivering the Local Plan's strategy

4.1.1 The Spatial Planning Team is actively involved in delivering the Local Plan and the requirement to Review by December 2020 with any necessary update of the Plan to expeditiously follow this Review. In addition there is a parallel programme of related documents and monitoring as required by Government.

Brownfield Register and Permission in Principle (PiP)

4.1.2 Torbay participated in the pilot brownfield register project, working with other local authorities and DCLG to shape and develop policy with regards to brownfield registers. This 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 available⁸ to help provide certainty for developers and communities and encourage investment in local areas.

4.1.3 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 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.

4.1.4 To be considered suitable for housing, sites must meet the definition of previously developed/ brownfield land -as set out in the NPPF and be⁹:

- Available (willing landowner);
- In a suitable location for housing (in accordance with policies in the 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 5 or more dwellings or more than 0.25 hectares.

4.1.5 The [Brownfield Register](http://www.torbay.gov.uk/brownfield-register) has been published on the Council's website (www.torbay.gov.uk/brownfield-register) as a tool to promote and enable suitable development sites. 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. This Register must be updated annually. This may affect the status of sites included on future Brownfield Registers prepared by the Council.

⁸ <https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/brownfield-register/>

⁹ The pilot Brownfield Register does not affect the status of sites that already have planning permission. The inclusion of other sites on the pilot Brownfield Register 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.

4.2 Community Infrastructure Levy (CIL)

- 4.2.1** The 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 through the Community Infrastructure Levy Regulations 2010 (as amended).
- 4.2.2** A CIL Draft Charging Schedule¹⁰ was adopted on 2nd February 2017. It relates closely to the Planning Contributions and Affordable Housing SPD as it sets out the Council's approach to Section 106 Planning Obligations and related matters. The charging of CIL in Torbay began in June 2017.
- 4.2.3** A review of the CIL Charging Schedule and polices will take place following any update of the Local Plan.

¹⁰ The CIL is a tax levied on development of more than 100sqm of floorspace, or new-build dwellings. It is intended to help fund the infrastructure needed to support growth in Torbay (identified in the key infrastructure projects list - "Regulation 123" List). It is regulated by the Community Infrastructure Levy Regulations 2010 (as amended).

4.3 Sustainability Appraisal and Habitats Regulations Assessment

- 4.3.1** 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). Under Section 19(5) (b) of the 2004 Act, the Council is required to produce a sustainability appraisal report. 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.
- 4.3.2** 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 development Plan where necessary¹⁰.
- 4.3.3** In addition, the Council is currently required to comply with the EU Habitats Directive by carrying out Appropriate Assessment under the Habitats Regulations Assessment. These requirements apply to all of the plans being prepared as part of the Torbay Development Plan. Currently, the NPPF sets out a presumption in favour of sustainable development.
- 4.3.4** Any Review and Update of the Development Plan will require appropriate assessments.

4.4 Local Development Order (LDO)

- 4.4.1** South Devon College LDO has been approved (2016). This provides a positive framework for the delivery of a new campus over 15 years in accordance with the Local Plan Policy and Council's corporate ambitions.

¹⁰ <https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/local-plan> Sustainability Appraisal and Habitats Regulations Assessment of the Local Plan are available on the Council's website.

5 PUBLIC PARTICIPATION

5.1 Statement of Community Involvement (SCI)

- 5.1.1** The SCI was adopted in 2014 and sets out the key stages of Development Plan preparation and the opportunities for consultation and engagement by individuals, communities and other stakeholders. It also outlines the opportunities for local people to comment on planning applications. This is in accordance with the legal requirements set out in the Planning Acts and Regulations.
- 5.1.2** Below is a timeline and key milestones for the production of an updated Local Plan. As a general principle, this programme reflects available resources, timescales for completion of the various strands of the evidence base, the importance of Member and stakeholder involvement, and the related cycle of Council meetings. This is an estimation and will change following the review when the scope of any update is known.
- 5.1.3** There have been both legislative changes and internal procedural changes that will consequently require an update of the SCI. This will take place in the context of the corporate consultation approach.

Project / Task	2020					2021					2022					2023					2024														
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
TLP ADOPTION, REVIEW & RELATED POLICY DELIVERY																																			
Torbay Local Plan (adopted Dec 2015)																																			
First Five Year Review*																																			
Overall Update Process (if necessary)																																			
Options Paper (Reg 18) consultation																																			
Regulation 19 Consultation (Consideration of Pre-Sub Revisions*)										P																									
Submission Regulation 22**												S																							
Submission Regulation 22**													S																						
Examination**																	E																		
Adoption of Updated Local Plan																															A				
Neighbourhood Plans																																			
Torquay Neighbourhood Plan - 'made' June 2019																																			
Paignton Neighbourhood Plan - 'made' June 2019																																			
Brixham Peninsula Neighbourhood Plan - 'made' June 2019																																			

Key : P Pre-submission S Submission E Examination A Adoption M Made (adopted) * (ongoing, for completion by December 2020) ** Submission delayed if separate revisions' consultation.

6 EVIDENCE BASE

6.1 Scope

- 6.1.1** The Development Plan draws on a variety of data and information sources. This evidence base comprises a wide range of documents that also provide a source of baseline data for preparation of the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) process. Good practice indicates that local plan evidence base should be proportionate to the scope and complexity of the specific Development Plan Document. The Local Plan Review will therefore need to consider what elements of the current evidence base are adequate and what needs refreshing if a Local Plan update is required.
- 6.1.2** When refreshing the evidence base the Council will seek to secure appropriate involvement of local communities and other key stakeholders such as utilities, statutory bodies, landowners, developers and other commercial interests. Studies will be managed in the context of the LDS time-scale and input of data and findings co-ordinated accordingly. Studies currently being undertaken include:
- Strategic Housing and Employment Land Availability and needs assessments (to be updated from 2017/18) in 2020; the land availability for both Housing and Employment Land has been initiated with a 'Call for Sites' December 2019 - to February 2020
- 6.1.3** A number of studies and documents provide relevant evidence and guidance for the policy framework of the adopted Torbay Local Plan. A list of the Key Evidence base is included in Appendix B. Most documents are available on the Council's website¹¹.

6.2 Other material considerations

- 6.2.1** The Council will have regard to policy guidance, Ministerial Statements, research and technical documents produced by the government and key statutory and non-statutory bodies as well as the community of Torbay.

¹¹Details of the technical studies and reports used to prepare the Local Plan in Torbay are available via the Local Plan Examination (2014/2015) Library: <https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/examination-library/> and <https://www.torbay.gov.uk/council/policies/planning-policies/evidence-base-and-monitoring/>

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¹¹ Torbay and South Devon NHS Foundation Trust was created on 1 October 2015, when South Devon Healthcare NHS Foundation Trust merged with Torbay and Southern Devon Health and Care NHS Trust, the Trust that provided community health and social care services.

7 RESOURCE MANAGEMENT

7.1 Resources

- 7.1.1** Development Plan preparation requires thorough and realistic resource management. This applies particularly to the availability and deployment of staff and financial allocations through relevant budget systems. Both aspects need to be embedded within an effective and transparent organisational and decision-making framework to ensure deliverability.
- 7.1.2** The Strategy and Project Management Team within the Spatial Planning Business Unit is responsible for the Development Plan. The current unit was established in 2015 from the combination of former Strategic Planning, Strategic Transport and Environmental Policy Teams. It comprises a Service Manager, three Senior Officers (one supported by Public Health, one substantially involved in DM duties), three Officers (two currently vacant) and Sustainability Officer.
- 7.1.3** Alongside the production and review of the Local Plan, the planning function of the team are responsible for production of supporting documents set out above, evidence gathering and research, policy advice and other day to day responsibilities.
- 7.1.4** The responsibility for Transport policy and implementation, includes regional collaborations, funding bids, and implementation of the Local Transport Plan. The Council's Climate Change Strategy is now out of date and following the declaration of a Climate Emergency in June 2019 the team are working with the Devon Climate Emergency Tactical Group. **A new post Climate Change officer post is currently being proposed. This post will be partially assigned to the Strategy Team.**
- 7.1.5** The Team maintains an active and continuing dialogue with key partners at local, regional and national level regarding emerging best practice. It works closely with the development management staff within the same Business Unit and provides specialist planning and transport advice on development management matters.
- 7.1.6** Close liaison between officers and Members helps to ensure and maintain a high level of political awareness and input to the plan-making and policy process.
- 7.1.7** Development Plan and LTP work involves cross-cutting links with relevant officers from other Business Units, and teams within the Council contribute advice and expertise as required, and particularly in the following areas:
- Highways – detailed transport and highways issues;
 - Torbay Development Agency/ Economic Development Company (public / private partnership regeneration body) – economy, regeneration and estates matters;
 - Engineering – drainage, flooding, sea defences, land stability;
 - Environmental Health / Consumer Protection – ground contamination, pollution and licensing;
 - Communities - in relation to affordable housing issues, stakeholder and community engagement;
 - Legal Services - guidance on the interpretation of legal matters, Section 106 agreements;
 - Corporate Governance - administration of Scrutiny, Committees, Council, Community Plan;

- Communications – involvement in SCI and media / consultation matters.

7.1.8 The Team will continue to keep the LDS under review through tracking against its in-house detailed Local Plan Work Programme and the assessment process that forms part of the AMR.

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8 RISK ASSESSMENT

8.1 Key Areas of Risk

8.1.1 Against this background, the key areas of risk associated with delivery of the Torbay LDS relate to the following issues:

- **Timetable and work programme slippage:** it is essential that time-scales are realistic, appropriate resources are in place, the decision making process is clear and reliable and that allowance is made for workloads arising from other core areas of work undertaken by the team. At the time of writing, the wider and long term consequences of the COVID-19 Pandemic are unknown. However, it seems likely that there will be significant economic disruption that will impact upon the planning system which could, potentially impact the timetable.
- **Late delivery of specific research studies and other out-sourced contracts:** failure to produce important documents to provide evidence based research and provide detailed guidance for policy implementation can seriously impede progress; this can be offset with realistic work programmes and effective project management.
- **Inadequate resources:** local authority budget constraints, unfilled staff vacancies, team resilience, unforeseen additional local planning transport and environmental work requirements and unforeseen gaps in specific areas of expertise may need to be offset by use of consultants, contract staff or seconded in-house staff.
- **Capacity of the Planning Inspectorate (PINS) to accommodate demands of examination process:** Close liaison with PINS should help to minimise problems. Certain documents can be examined by Independent Examiners (e.g. CIL and Neighbourhood Plans) as well as the Planning Inspectorate.
- **Failure of the Local Plan to meet its duty to co-operate and the tests of soundness:** monitoring compliance with the Regulations and tests of soundness, awareness of best practice, benchmarking and close, continuous liaison with DCLG, PINS and neighbouring local planning authorities will help to reduce this risk. Failure to maintain a rolling five year housing supply will mean that Local Plan policies most relevant for the determination of housing applications cannot be considered 'up to date' (NPPF 2019). The Courts have held that a policy that is not up to date may still be afforded considerable weight. However, in practice a lack of five year housing supply is likely to result in planning by appeal.
- **Legal challenges:** working closely with DCLG and PINS, production of a sound evidence base, sound SA, awareness of good practice and appropriate community involvement will be essential to reduce risk in this area. The current adopted Local Plan and neighbourhood Plans were not subject to a legal challenge.
- **Reduction in budget:** promoting the corporate role of the Local Plan and its close association with achievement of wider corporate objectives should ensure that this area of work continues to secure local authority funding. However, the public sector generally will continue to suffer budgetary difficulties over the next few years.

APPENDIX A PREVIOUS STAGES OF THE LOCAL PLAN

Previous stages, when being produced as Torbay Core Strategy - See Section 3 current details

Document	Date	Outline timetable/ key stages
<i>Torbay Core Strategy (2004 Local Planning Regulations):</i>	Apr - May 2006	Consultation on Draft Core Strategy (Regulation 25) Issues and Options
	Sept - Oct 2009	Public participation on Draft Regulation 25 Consultation 'Vision, Objectives and Growth Options'
<i>Recent stages, when being produced as Torbay Local Plan (2012 Local Planning Regulations)</i>	Sept 2011 – Aug 2012	Drafting, internal consultation and approval of Draft Regulation 18 Torbay Local Plan 'A Landscape for Success – The plan for Torbay to 2032 and beyond)
	Sept 2012 – Nov 2012	Public participation on Regulation 18 Consultation Draft Torbay Local Plan
	Feb 2014 - Apr 2014	Publication and public participation on the Proposed submission Plan
	July 2014	Submission of Local Plan to the Secretary of State
	Nov 2014	Local Plan Examination Hearing sessions
	Feb 2015 - Mar 2015	Main and Additional Modifications published for consultation.
	June - Aug 2015	Replacement main and additional Modifications published for consultation following consideration of representations on Modifications.
	Oct 2015	Receipt of Inspector's Final Report
	10 Dec 2015	Adoption of Local Plan at full Council ¹²

¹² The Adopted Local Plan replaced the Previous Torbay Local Plan 1995-2011 which ceased to be a 'saved' plan from 11th December 2015

APPENDIX B EVIDENCE BASE

<i>Document</i>	Outline timetable/ key stages (see Project Plan diagram for further details)
<p><i>NATIONAL AND REGIONAL SUPPORTING INFORMATION AND GUIDANCE</i></p>	<p>Localism Act 2011 Planning and Housing Act 2016 National Planning Policy Framework (MHCLG, 2019). plus Technical Guidance Planning Practice Guidance (CLG, Online) Planning Practice Guidance for Renewable and Low carbon Energy (DCLG, 2013) The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) The Neighbourhood Planning (General) Regulations 2012 as amended The Community Infrastructure Levy Regulations 2010 (as amended) Written Ministerial Statements, Court Rulings and other Material Considerations UK Climate Change Projections (http://ukclimateprojections.defra.gov.uk) The Carbon Plan: Delivering our low carbon future (HM Government, 2011) The Stern Review on the Economics of Climate Change (Sir Nicholas Stern, 2006) National Design Guide (MHCLG) October 2019 Planning policy for traveller sites (DCLG) August 2015</p> <p>Waste Strategy for England 2007 (National Waste Planning Policy Review in progress at 2013) Regional Waste Strategy 2004 National Planning Policy for Waste (DCLG) October 2014</p> <p>Water for life and livelihoods: River Basin Management Plan - South West River Basin District (Environment Agency, 2009) Flood Risk Regulations 2009 Flood and Water Management Act 2010 Water Framework Directive (EU 2000 – implementation ongoing to 2013) South Devon Catchment Flood Management Plan - Summary (Environment Agency, 2009) Shoreline Management Plan Review (SMP2) Durlston Head to Rame Head (South Devon and Dorset Coastal Advisory Group, 2011). Marine Management Plan</p> <p>Statutory Schedule of Ancient Monuments Statutory Lists of Buildings of Special Architectural or Historic Interest Statutory Register of Historic Parks and Gardens Historic Environment Planning Practice Guide (English Heritage, 2010) Guidance on Tall Buildings (CABE / English Heritage, 2007) Manual for Streets 2 (DfT, 2010) ONS Population projections and CLG household projections NOMIS and other economic data Land Registry data on the housing market.</p>
<p><i>TORBAY / DEVON STUDIES</i></p>	<p>Community and health Torbay Consultation and Engagement Strategy (Torbay Council, 2005, revised 2009) Torbay Community Plan 2011(Working for a healthy, prosperous and happy Bay) Torbay Council Public Health Annual Report 2013 (Torbay Council/NHS) Torbay’s Play Strategy 2005 -10 (Torbay Council, undated) Torbay Playing Pitch Strategy (Torbay Council, 2013) Torbay Sports Facilities Strategy (Torbay Council, 2013)</p>

	<p>Strategy for the Arts and Creative Industries in Torbay 2006-2016 (Torbay Council, undated)</p>
	<p>Housing Devon-wide Gypsy and Traveller Housing Needs Assessment (2006) Private Sector House Condition Survey (Torbay Council, 2009) Exeter and Torbay Strategic Housing Market Assessment (ORS, 2007; 2011 update) Torbay Strategic Housing Land Availability Assessment (PBA, August 2013) Torbay Housing Requirement Study (PBA, August 2013) Torbay Whole Plan and CIL Viability Study (PBA, January 2014) Torbay CIL Viability Update (PBA January 2016) CIL Viability Update study (forthcoming 2016)</p>
	<p>Economy Torbay Tourism Strategy 2010-2015 (Torbay Council, 2009) and refresh (forthcoming) Torbay Employment Land Review (PBA, November 2013) Torbay Economic Strategy 2010-2015 (TDA, 2013) Tor Bay Harbour and Maritime Strategy 2007-2017 “Catching the Wave” (undated) Tor Bay Harbour Authority Port Masterplan (Royal Haskoning DHV, July 2013) Torbay Retail Study Update (GVA Grimley, 2011) Torbay Retail Study Update (GVA Grimley, January 2014)</p>
	<p>Transportation Torquay Central Area Transportation Study (2002) Paignton Central Area Transportation Study (2002) Brixham Central Area Transportation Study (2004) Western Corridor Saturn Modelling Study (Parsons Brinkerhof 2010) Torbay Parking and Transportation Study (Atkins, 2010) Torbay Local Transport Plan 2006-26 (LTP3) (2011)</p>
	<p>Infrastructure and resource management Torbay Contaminated Land Strategy (Torbay Council, 2001; reviewed 2005) Local Planning Guidance Note: A guide for Developers to the Assessment and Remediation of Land Affected by Contamination in Devon (Devon Contaminated Land Working Group, 2006) Devon Waste Plan [Pre-Submission Version] (Devon County Council, December 2013) Torbay Municipal Waste Management Strategy (Torbay Council, 2008) Devon Minerals Plan 2011 – 2031 (Options Consultations Paper, March 2011; Cross-boundary Minerals Issues Scoping Report, June 2012) Strategic Stone Study - A Building Stone Atlas of Devon (English Heritage, September 2012) Torbay Carbon Management Plan (Torbay Council, 2008) Torbay Climate Change Strategy 2008-2013 (Torbay Council, 2008) Strategic Flood Risk Assessment Level 1 (Torbay Council, 2008) Strategic Flood Risk Assessment Level 2 (Torbay Council, 2010) Torbay Green Infrastructure Delivery Plan (TCCT / Torbay Council / Natural England, 2011) Torbay Sustainable Energy Assessment (AECOM, 2011) Torbay Infrastructure Study [including Viability Report] (Baker Associates, 2011) Torbay Water Cycle Study (Torbay Council, 2012) Torbay Assessment of Future Sewer Capacity (Hydraulic Modelling (AECOM 2014)</p>

	<p>Environment Torbay Wildlife Study (DWT, 1998) Torbay Biodiversity and Geodiversity Action Plan (TCCT, 2007) Torbay Landscape Character Areas Assessment (Enderby Associates, 2010) Brixham Urban Fringe Study (Enderby Associates 2011) Torbay Building Heights Strategy 2011 Torbay Historic Environment Record (Torbay Council) Adopted Conservation Area Appraisals (Torbay Council) Torbay Heritage Strategy (Torbay Council, April 2011) –Note: work on a new Torbay Heritage Strategy begun April/May 2020</p>
	<p>Monitoring (Annual)Authority Monitoring Report (Torbay Council, Sept 2019) Torbay Housing Land Monitors (Torbay Council, produced annually) Torbay Retail Monitors (Torbay Council, produced annually) Torbay Joint Strategic Needs Analysis (Torbay Council / NHS Torbay, ongoing)</p>
	<p>Other The evidence base underpinning preparation of the Regional Spatial Strategy Proposed Modifications document that relates to Torbay may be of relevance to preparation of the Council’s Development Plan.</p>