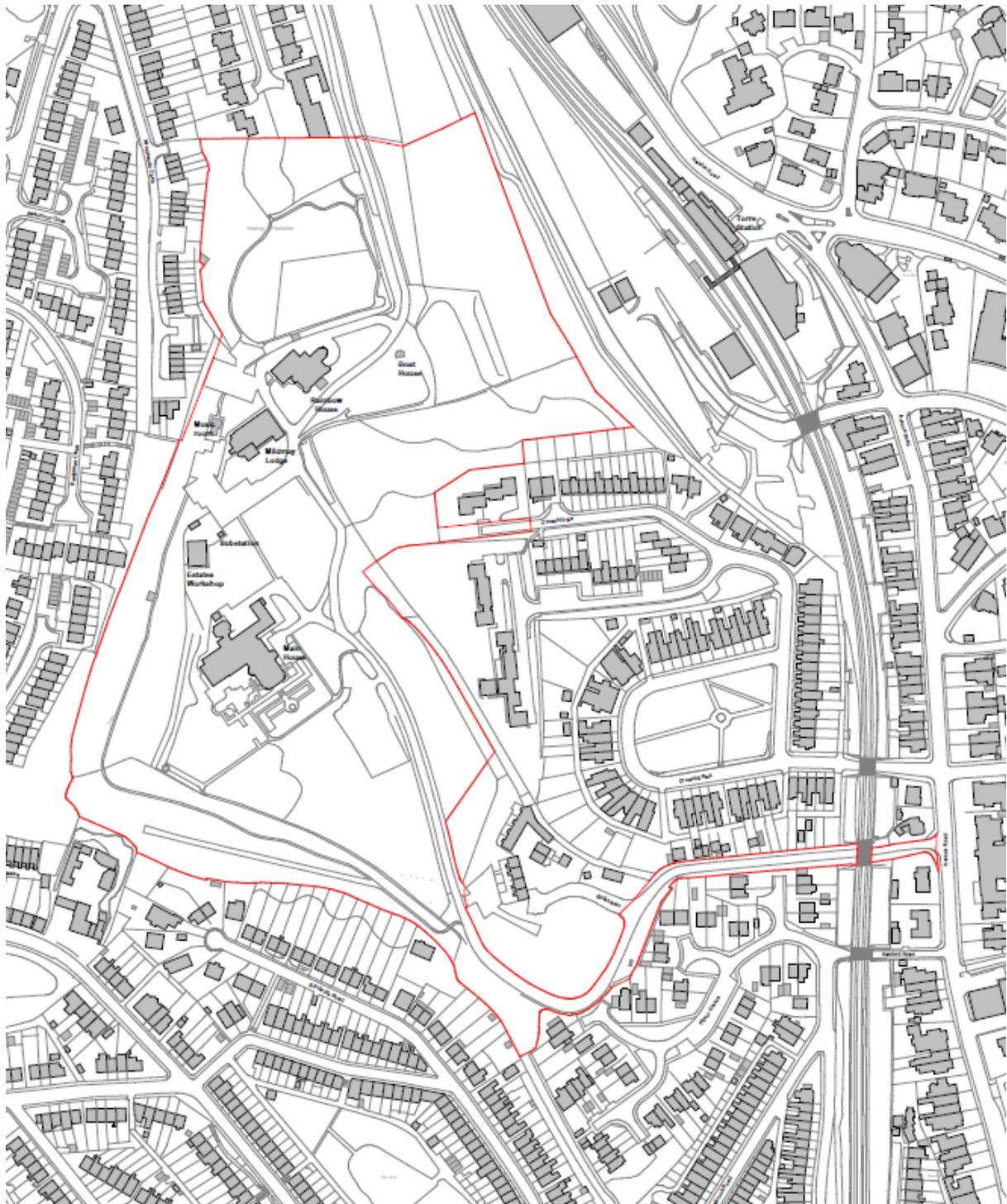


TORBAY COUNCIL

Application Site Address	Rowcroft Hospice, Avenue Road, Torquay TQ2 5LS
Proposal	Demolition of Mildmay, the art room and estate workshop buildings and construction of new 60-bed specialist dementia & complex needs nursing home with ancillary facilities (Use Class C2). Remodelling of and extension to Main House to provide a 14-bed inpatients unit with ancillary facilities (Use Class C2). Remodelling of Rainbow House and construction of 40 assisted living units with communal facilities (Use Class C2). Construction of 3 guest lodges (Use Class C2). Construction of shared resident and community facilities comprising restaurant (Use Class E(b)), creche / nursery (Use Class E(f)) and community room / village hall (Use Class F2(b)). Construction of estate workshop. Associated car and cycle parking. Comprehensive landscape scheme to include publicly accessible amenity space, communal and private amenity space, restoration of boating lake, sustainable drainage features, allotments, new tree planting and associated works. Various vehicular, cycle and pedestrian routes through the site. All associated infrastructure works. (As amended by plans received 14.11.2022.)
Application Number	P/2022/0772
Applicant	Rowcroft Hospice
Agent	Lichfields
Date Application Valid	04.07.2022
Decision Due date	03.10.2022
Extension of Time Date	27.01.2023
Recommendation	Approval subject to: <ol style="list-style-type: none"> 1. Completion of a S106 agreement 2. Satisfactory completion of a Stage 1 Road Safety Audit for pedestrian/cycle access improvements to the Shipway Lane access/egress. 3. The planning conditions outlined below, with the final drafting of planning conditions delegated to the Divisional Director of Planning, Housing and Climate Emergency. 4. The resolution of any new material considerations that may come to light following Planning Committee to be delegated to the

	Divisional Director of Planning, Housing and Climate Emergency, including the addition of any necessary further planning conditions or obligations.
Reason for Referral to Planning Committee	Major application.
Planning Case Officer	June Pagdin

Location Plan



Site Details

The application site comprises 8.9 Hectares to the north west of Torquay town centre on the crest of a ridge. The site contains three main buildings and a range of smaller structures. The main building, Main House (previously known as Pilmuir House), is towards the south end of the site. It has been extended to the rear and sides and contains a 12-bed hospice. The previous kitchen garden lies to the north and today all that remains is part of the garden wall and a largely flat grassed area in the central part of the site. The Mildmay Outpatients Unit lies to the north of this, in an extended stable block converted to an Outpatients Unit with car parking around it. Rainbow House, which contains office functions for the Rowcroft Charity and Hospice, sits to the north of Mildmay. The building has been extended to the rear but not amended significantly and retains its distinctive roof-scape and copper-clad turrets. The north end of the site contains an orchard. The site slopes down to the south and east and provides a plantation/parkland setting with many mature ornamental and native trees.

The main vehicle entrance to and exit from the site is a driveway from Avenue Road, which also serves a few residential properties to the southeast. The driveway runs through the site linking the three buildings and continuing northwards to a secondary exit road (one-way), which extends beyond the application site boundary and leads to Shipway Lane.

The site is bounded by steep hillsides with residential areas beyond to the east, west, north and south. There is a small industrial area to the northeast bordering the mainline railway and Torre Station.

The application site is designated in the Torbay Local Plan as an Urban Protected Landscape Area (C5- 15 Rowcroft/Shipway Plantation). The lower northeast area is a designated wildlife site (OSW1) (Policy NC1 of the Torbay Local Plan).

The site is covered by numerous Tree Preservation Orders covering over 100 individual trees, several groups and four woodlands within and around the boundaries of the site. The site is in an area identified as potential overwintering for cirl buntings.

The site does not contain designated heritage assets such as Listed Buildings and is just outside the Torre Conservation Area, which lies to the east. However, the two main houses, gardens and subterranean WWII bomb shelter (below the orchard) are considered to be non-designated heritage assets due to their architectural merits and their historical and social associations.

The site is identified as a location where, further to Policy SS6.3 of the Local Plan, the development of strategic public rights of way for cycling and walking are sought. It is in Flood Zone 1 in the Torbay Critical Drainage Area and parts of the site are susceptible to surface water flooding.

Description of Development

Full planning permission is sought through this application for comprehensive development of the site. The proposals are contained in a Planning Statement, a Design and Access Statement and a Landscape Strategy document and accompanied by plans, elevation and section drawings. In summary the proposal is for the following:

- i) Hospice building (Main House)- Selective demolition, refurbishment and extensions to accommodate a 14-bed inpatient unit, kitchen, offices for Rowcroft Charity (approximately 1,350sqm) and Outpatients Unit (OPU).
- ii) Demolition of Mildmay Stable building (OPU)
- iii) Construction of a 60-person Care Home on central area of site – to specialise in dementia care
- iv) Construction of restaurant, four support/retail units and a subterranean village hall
- v) Reconfiguration of Rainbow House (including roof dormers) to accommodate 5 assisted living apartments on upper floors (4x 2 bed, 1 x 1 bed), and communal facilities at ground floor (library, cinema, exercise studio, lounge) totalling 320sqm GIA.
- vi) construction of 35 assisted living apartments to north of Rainbow House (25 x 2bed, 10 x 1 bed) (14 at ground floor (9x2bed,5x1bed), 13 at 1st floor (10x2, 3x1bed), 8 at 2nd floor (6x2bed,2x1bed)) in three pavilions and two semidetached cottages with parking.
- vii) construction of 3 x 2 bedroom lodges for relatives of hospice residents and parking provision (two-storey with ridged roof, first floor balcony) in south east of site
- viii) construction of new estate workshop
- ix) construction of children's nursery
- x) construction of new route for spine road between the IPU and north end of site
- xi) footpath and cycle way connection to Crownhill Rise.
- xii) 176 car parking spaces
- xiii) Landscaping scheme to remove 107 trees, retain the rest and plant 125 new trees
- xiv) Drainage Scheme

Proposed Phasing is as follows:

Phase 1 - Target commencement Early 2024 – Care Home in 3 phases (20 beds - 18 months each) first phase open 2025. Construct community facilities, village green, restaurant, subterranean village hall, nursery, estate workshop and three family lodges. Demolition of Mildmay Outpatients unit and temporary transfer to lodges and workshop. This phase includes re-routing of the spine road and associated landscaping including allotments and provision of temporary parking behind Rainbow House.

Phase 2 – Target commencement 2026 (18 month) – Selective demolition of extensions to Main House, new Inpatient unit, extension to rear of main house, Outpatient Unit, arrival square, formal gardens and car parking. Inpatient unit temporarily moved to nursing home while hospice remodelled. Outpatients Unit to transfer to Main House and lodges converted to visiting family accommodation.

Phase 3 – Target commencement 2028 (18 months) - Staff relocate from Rainbow House to new Main House. Rainbow house reconfiguration and construction of new assisted living apartments, with landscaping and lake reinstatement.

A range of new information has been provided:

- Amended designs to Assisted Living Units and to reduce dormers in Rainbow House
- Amended pedestrian movement layout at nursery and Care Home
- Removal of link to Crownhill Rise
- Amended tree overview to include species and size of trees
- Further clarity on drainage
- Inclusion of passing places on the driveway
- A plan for pedestrian and cycle route on the egress road
- Biodiversity Net Gain Metric

Pre-Application Enquiry

P/2021/0155: Remodelling of Inpatient Unit, provision of 60-bed nursing home, assisted living apartments, a village centre and guest lodges. Split. 16.02.2022.

Relevant Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

Development Plan

- The Adopted Torbay Local Plan 2012-2030 ("The Local Plan")
- The Torquay Neighbourhood Plan ("The Neighbourhood Plan")
- Healthy Torbay Supplementary Planning Document (HTSPD)

Material Considerations

- National Planning Policy Framework (NPPF 2021)
- Planning Practice Guidance (PPG)
- Published Standing Advice
- Planning matters relevant to the case under consideration, including the following advice and representations, planning history, and other matters referred to in this report.

Relevant Planning History

P/1989/0971: Residential Development (In Outline). Refused 24.07.1980.

P/1990/1657: Alterations and Extensions to Hospice. Approved 30.10.1990.

P/1990/2059: Alterations To Previously Approved Plans For Alteration And Extension To Hospice (Reference Application No. 90.1657.PA). Approved 04.01.1991.

P/1990/2203: Erection Of 28 Residential Flats (In Outline). Refused 16.04.1991.

P/2007/1866: Alterations and Extensions to Provide New Ground Floor, In-patient Ward within Existing Walled Garden. Part First Floor Accommodating Visitor Overnight and Staff Change Facilities. Remodelling of Existing Kitchen Wing and Interior Refurbishment of Existing Ground Floor to Provide New Out-Patient Clinic. New Entrance and Reception Space between Existing House and New Ward. New Energy Centre and Medical Gasses Store to The North of The Walled Garden. New Estates Building to The South East of The Existing House. Approved 22.02.2008. (Not implemented)

P/2008/0374: Temporary accommodation for estates department and temporary parking area. Approved 01.05.2008.

P/2009/0503: Formation of American barn for use as workshop, machinery shed and storage. Approval 07.09.2009.

P/2022/0041: EIA Screening Opinion: Remodelling of Inpatient Unit, provision of 60-bed nursing home, assisted living apartments, a village centre and guest lodges. Not EIA 30.03.2022.

Summary of Representations

Neighbour letters were sent out on 11th July 2022. A site notice and newspaper advertisement were displayed on 13th July 2022.

Thirty nine comments were received; 1 objection, 28 supporting and ten neutral. Objections can be summarised as:

- Concern about foot/cycle connection from Crownhill Rise will increase traffic and overspill parking pressure for street parking and affect air quality and safety of pedestrians, children playing on Crownhill Park and riding their bicycles
- Traffic impact assessment should be carried out
- The existing access should be improved with pedestrian provisions/pavement, speed humps and lighting
- A radar-controlled speed sign
- Improve the footpath/cycle way from Shiphay Lane with a slope to replace steps
- Reinstate footpath from R/O Crownhill Rise to Torre Station
- A cycle lane and double yellow lines should be installed in Crownhill Rise
- Magnificent beech trees backing onto Wordsworth Close (nth edge of site) must stay (as plans indicate)
- The scale of development proposed is likely to impact the surrounding area

Supporting comments include:

- Rowcroft expansion is vitally needed
- Important for aging community
- Beautiful setting for end-of-life care
- Support intergeneration community projects and accommodation for vulnerable people
- Job opportunities created

- The site is fairly self-contained
- Gradual development phasing is impressive
- Good example of social enterprise
- Visionary for future but sympathetic to historic surroundings and buildings

The submitted Community Involvement Statement sets out the public consultation and engagement undertaken by the applicants prior to the submission of the application. This comprised two phases Nov/Dec 2021 and Jan/Feb 2022 of preview events for stakeholders and public sessions with display boards, and project team members present to answer one-to-one questions. A website was launched and received 622 visitors up to April 2022. In addition, the Crownhill Rise pedestrian link was removed from the proposal following a public meeting held on 8th November 2022 in response to objections to that aspect of the application.

The application went to Design Review Panel on 7th April 2022, which considered and recommended on the topics of arboricultural detailing, heritage assets and treatment, pedestrian and cycle connections, car parking strategy and treatment, wildlife corridors and biodiversity, core village green amenity area, pedestrian flow through the site, proposed architectural elements and climate change challenges.

Summary of Consultation Responses

Torquay Neighbourhood Plan Forum: objected to Crownhill Rise pedestrian link, community hall and insufficient parking on site likely to cause overspill parking into neighbouring roads. Concern over impact on Crownhill Rise being used for overspill parking. Concern over water run-off in view of extra areas to be built on.

Arboriculture: Loss of category A, B Trees would impact local and immediate landscape. Loss of screening trees would impact longer distance views. Replacement planting needs to be carefully considered and provide long-term succession to maintain the wooded/verdant nature of hilltop site. Species selection to include diversity, resilience, age range, biodiversity etc. Revised Tree Overview plan (350C) in principle species selection is suitable. Greater detail required. No objection subject to statement covering the selection, transportation, planting spec. and establishment regime over 5 years. an Arboricultural Method Statement is required for the trees shown in orange.

Highways: Sought removal of Crownhill Drive foot/cycle connection. Also sought segregated route for pedestrians and cyclists along the regress to Shiphay Lane, a highway safety assessment (to include consideration of a barrier, lighting and visibility splays), a pedestrian crossing on Shiphay Lane, improvements to driveway from Avenue Road (passing Places), sustainable transport contribution or securing provision of electric shuttle bus (via S106), and a Travel Plan (via S106). The levels of parking provided were considered acceptable.

Re-consultation response (following removal of Crownhill Rise link from the proposal): Road Safety Audit required for egress to consider whether a barrier, to the

embankment is required for pedestrians. This is required prior to determination. A contribution to a pedestrian/cyclist (toucan) crossing sought at Shiphay Lane is sought to encourage Active Travel (s106) a Road safety Audit is requested to ascertain a proportionate contribution. Objection until Road Safety Audit submitted.

Estates/TDA: No objection

Devon County Council Ecology: Sought further information on bat surveys and relocation strategies. Further details for replacement trees and BNG metric required before determination. BNG...Recommended conditions securing mitigations recommended in the Environmental Assessment Report, a CEMP, a LEMP. Response on Biodiversity Net Gain Metric to be provided prior to Committee.

Network Rail: No objection in principle. Applicants advised to engage with Asset Protection a minimum of 3 months before works start with regards to Drainage, Foundations and Ground Disturbance.

NHS Primary Care: Currently there is sufficient GP capacity in the catchment area to absorb the population increase of this development. Future applications may result in a review of this situation (an estimate of 580 per dwelling is estimated). S106 contributions not sought at this time.

Community Safety: No objections subject to a condition requiring a Construction/Demolition Management Plan.

Waste: No objection. Recycling and waste will largely be commercial waste and Rowcroft Hospice will have their own arrangements. The 40 Assisted Living units may be able to use the domestic waste collections. Not sufficient information submitted to judge if these are adequate for the number of dwellings. SWISCo will only use adopted roads unless indemnified against damage to road and vehicles. Request waste contributions 170GBP per dwelling.

South West Water: No objection subject to foul and surface water being managed in accordance with the submitted drainage strategy. All ponds must be lined to prevent ingress of ground water. It is not permitted to discharge construction site surface water into a public sewer. SW Water is able to provide clean potable water and foul sewerage services to the site. Surface water run-off should be via SUDS.

Drainage: Infiltration tests show that soakaways are not feasible on the site. Controlled Discharge to strategy is proposed. Further details are required of pipes and hydraulic model, the three attenuation pools and outfall pipes. Consistency of manhole cover sizes and levels is required. Infiltration testing for permeable paving is required and the drainage designed accordingly.

Further details were submitted.

4.11.2022: No objection provided the surface water drainage is constructed in accordance with the latest surface water drainage drawings and hydraulic design,

Archaeology: No objection. The submitted Heritage Statement and Archaeological Assessment have identified the local significance of the undesignated historic buildings on the site and also some potential for archaeological evidence from earlier periods to be exposed by groundworks. The impact of development upon the historic buildings, including the air raid shelter, and the archaeological resource here should be mitigated by a programme of archaeological work that should record the historic buildings that are to be affected by the development, and any archaeological evidence that will otherwise be exposed and destroyed by groundworks. Recommends a Written Submission of Investigation be secured by pre-commencement condition. Recommends recording of historic buildings, trial trenching or monitoring and recording of ground works and further dependent on results. Results shall be reported and deposited.

Devon and Cornwall Police: No objection. Recommended conditions over secure boundaries to the site and nursery and CCTV on all exit routes from the site. Clarification sought over depth of basin and boating lake, steepness of banks and perimeter boundaries, management of access to gardens and how to proceed with Secured by Design. Recommends design advice and requirements for the Nursing/Care Home, the Assisted Living and the Nursery.

Key Issues/Material Considerations

Planning Officer Assessment

- 1. Principle of development**
- 2. Economic Impact**
- 3. Design and Impact on Heritage Assets**
- 4. Impact on Landscape and Trees**
- 5. Impact on Residential Amenity**
- 6. Access and Impact on Highway Safety**
- 7. Ecology & Biodiversity**
- 8. Flood Risk and Drainage**
- 9. Sustainability Low Carbon**
- 10. Designing out Crime**

Statement on Human Rights and Equalities Issues

Local Finance Considerations

1. Principle of development

The proposal includes the following elements: hospice expansion, visitor lodges for relatives of hospice residents, a care home with speciality dementia care, assisted living units and, a nursery and community facilities. The proposals would provide care facilities and create additional employment opportunities with a wide range of skills. Overall, Policy SS4 of the Torbay local Plan supports development of employment space in the healthcare sector. The various elements are considered separately below.

Hospice

Policy SC1 of the Local Plan requires all development to contribute to improving the health and well-being of the community, reduce health inequalities and help to deliver healthy lifestyles and sustainable neighbourhoods proportionate to the scale of the proposal. The Policy requires applicants to demonstrate that they have had regard to the following:

1. Consideration of the opportunities available to address the causes of ill-health in the local area;
2. Promotion of healthy, safe and active living for all age groups, including healthy living options for older people; and
3. Improvement of access to medical treatment services, including the provision of healthcare clusters where appropriate.

The hospice currently provides end-of-life care for approximately a third of people in the Torbay area who require it. The proposals to refurbish and extend the hospice palliative care accommodation to provide two additional beds (14 in total) would make a small contribution to meeting unmet need for this type of care and would significantly improve the quality of the care environment for residents and staff. It would result in patients having individual rooms instead of shared wards, access to outdoor space and a roof viewing area. The reconfiguration and extension of Main House would also provide a base for the Home and Community Team services, enabling expansion of that service, and rehouse the outpatient services.

These elements of the development are considered to meet the third criterion of Policy SC1 in providing health care to support the local community in Torbay. Therefore, in principle, this element of the proposal is supported.

Visitor Lodges:

The submission proposes 3 guest lodges to provide accommodation for family and visitors to hospice residents. The lodges would be detached 2-storey, 2-bedroom units in the undeveloped south east part of the site. These would be an ancillary supporting facility for the hospice. The principle is acceptable subject to restriction of occupation for that purpose, impacts on neighbouring amenity and design/appearance. Parking would be provided in the general car park to prevent the need for hard-surfaces in this part of the site.

Care Home

The application proposal includes a 60-bed care home arranged in 3 clusters: each comprising 2 houses of 10 units (total 20 rooms each). The Care Home is intended to provide dementia care.

Policy H6.3 of the Torbay Local Plan sets out that Care Homes will be supported where the following criteria are met:

- (i) clear evidence of need is provided with the development proposal;
- (ii) they are accessible to facilities and public transport;
- (iii) they will not harm the creation or retention of mixed and balanced communities;
- (iv) they will not add undue pressure on local healthcare or social services; and

The submitted Planning Statement and Assessment of Need documents set out a calculation of requirement for local provision in the current situation and in the future

and predict a need for between 106 and 295 bedspaces in specialist dementia care homes by 2030 in addition to an existing shortfall in provisions of 242-675 spaces. This situation is supported by the comments of Healthcare providers in the area and is based on the “Identifying the need for specialist housing in Torbay” 2016 report. The proposal would make a contribution towards providing for the identified local need and, as such, meets criterion i). The proposal includes 3 ancillary commercial units for residents’ use such as shop, hairdresser etc. and a café/restaurant with plaza., which goes towards meeting criterion (ii) (180 sqm + 293sqm at lower ground level)). The submission also proposes a travel plan to improve access to the site, which is assessed under the Highway and Access section of this report.

The hospice and care home would cater for people from the local area who either already need the services or may need them in the future. Consequently, it is considered that the proposal would not adversely impact the balance of the community in the local area.

The proposed Care Home would be unlikely to increase pressure on healthcare providers outside the site as it would provide those services itself.

Therefore, the principle of the Care Home is acceptable with regards to the Local Plan Policies, subject to accessibility matters.

Nursery

Policy SS11 of the Torbay Local Plan supports developments that enable access to local services and contribute to the success of the local labour market. The proposal is for a 37-place nursery with half the places being filled by children of staff employed on the site and half by other people employed off the site. The proposed use would support working parents/carers in providing day care. The provision of on-site childcare was supported by staff of the hospice during pre-application consultations undertaken by the Hospice. The provision of further space for people who work off the site would provide a facility for the surrounding community. The nursery would also provide some employment opportunities in the local area. In principle this element of the proposal is in accordance with Policy S11 of the Torbay Local Plan.

Village Hall

Policy SS11 of the Torbay Local Plan supports developments that enable access to local services and contribute to the success of the local labour market. The proposal includes a village hall space below the village green. This would be accessed from an external path and by an internal lift from the village green café.

Assisted living

The submission includes provision of 40 “Assisted Living” units that would have restricted occupation to people aged over 65 years old and subscribing to a package of health care support provided from the site. Thus, this element of the proposal falls within the broader category of Extra Care, which can be considered to be within use class C3b) or C2, and for which there is also a projected increase in demand.

Relevant Policies include the Council’s Strategy for Housing in Later Life, Policy H2 (Affordable Housing) and SS11 (Sustainable Communities) of the Torbay Local Plan 2012-2030.

Policy H1 of the Torbay Local Plan states that proposals for new homes within the built-up area, will be supported subject to their consistency with other policies within the Local Plan. The proposal would therefore comply with Policy H1 of the Torbay Local Plan. It is noted that the Council is currently falling short of its 5-year housing land supply and that the proposal would make a contribution to this shortfall being addressed. The tilted balance in favour of sustainable housing development, as set out in paragraphs 11 to 14 of the NPPF, therefore, applies unless the adverse impacts of allowing the development would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole. Of relevant to this site are the impacts on heritage, design, landscape and transport.

The site is within the built-up area and the assisted living proposals could help to address the need to provide a range of homes and contribute to housing delivery. This is subject to, inter alia, the living accommodation being adequate, the provision of supporting facilities, the maintenance of amenity for neighbouring occupiers and provision of adequate access.

Policy H.2 states that “In order to secure additional investment in disadvantaged areas of Torbay, the Council may agree to a reduction, or zero provision, of affordable homes on sites in those areas. Development of such sites will be expected to provide significant benefits to the creation of more sustainable, balanced communities as assessed against the criteria in Policy SS11”. The application site is not in a designated Community Investment Area but is close to locations identified as having poor living environments in the 2015 Index of Multiple Deprivation in Torquay’s Shiphay and Torre areas.

Policy S11 supports development that closes the gap between the most and least disadvantaged neighbourhoods. It requires development to help to create cohesive communities within a high quality built and natural environment where people want to live and work. Proposals that regenerate or lead to the improvement of social, economic or environmental conditions in Torbay will be supported in principle.

The relevant criteria are:

1. Meet the needs of residents and enhance their quality of life;
The proposal has been designed with the needs of residents in mind with on-site facilities for daily needs, care, entertainment and exercise (notably in Rainbow House and the wider landscape/garden setting). This is acceptable subject to these provisions being secured by conditions.

3. Help to develop a sense of place and local identity;
The range of elements including the village green, restaurant, village hall and landscaping aim to provide a distinct sense of place in the centre of the site for use by all residents. This is acceptable subject to these provisions being secured by conditions.

4. Promote social inclusion, and seek to eliminate exclusion based on access to housing, health, education, recreation or other facilities;

The range of elements including the Village Square, restaurant, village hall and landscaped gardens around the Assisted Living units aim to provide an inclusive environment for the future occupants. This is acceptable subject to these provisions being secured by conditions.

5. Help reduce crime and fear of crime;
The Devon Police has commented on the Secured by Design elements of the proposal. A scheme for the security of the site can be required by conditions and this is recommended.
6. Support local food production and consumption;
The proposal includes allotments for the use of residents and other users of the site and regular horticultural based projects for residents in association with. Appropriate timing of provision of the allotments can be secured through a phasing condition.
7. Create a well-connected, accessible and safe community;
This is considered under the Highways and Transport Section of this report and found to be acceptable subject to conditions and S106 obligations to secure improved access routes for non-car modes of transport.
8. Protect and enhance the local natural and built environment, where appropriate through planning contributions;
The visual and landscape and biodiversity elements are considered under the relevant sections of this report and found to be acceptable subject to recommended conditions to secure retention and mitigation measures.
9. Deliver development of an appropriate type, scale, quality, mix and density in relation to its location; considered under the relevant sections of this report and found to be acceptable subject to conditions to secure implementation in accordance with proposals.
10. Contribute towards any additional educational or training needs including the promotion and negotiation of local labour training arrangements, placements and apprenticeship schemes;
12. Enable people to have access to local services to meet their day-to-day needs including open spaces, community halls (or rooms), play areas, leisure and recreation facilities and allotments;
See comments under criteria Nos 1, 3 and 4 above.

The submitted Planning Statement, plans and documents identify how the proposal would provide benefits that meet these criteria (ancillary facilities e.g. communal health and exercise rooms, entertainment space, shops, café, nursery, village green and village hall). Timely provision of these benefits can be secured through a phasing plan to be secured via a condition. A S106 obligation is recommended to restrict occupation to those in the specified age group and subscribing to the Care Package provided by Rowcroft, giving priority to those with a local connection. Subject to these provisos, the proposal is considered to comply with Policies S11 and H6. In addition,

it satisfies the criteria in Policy H2 to compensate for the absence of affordable housing provision on the site.

Policy H.6 sets out that the Council will support measures to help people live independently in their own homes and to live active lives within the community, subject to other Policies in this Plan. Policy H.6.1 requires a proportion of homes to be capable of adaptation for people with disabilities (5% of units should be compatible with Part M4(2) of the Building Regs). If the residents are likely to have mobility restrictions or particular health needs, the proportion should be higher. Paragraph 6.9 of the Planning Statement states that the units are designed to beyond M4(2) Cat 2 accessibility standards. This can be secured by Condition

Policy H.6.2 supports new sheltered housing (within Use Class C3) where it is within easy reach of community facilities, shops and public transport. The pedestrian/mobility buggy/wheelchair movement connections between the units and on-site facilities have been developed through the progress of the application. Connections to other local facilities will need to be developed through a Travel Plan including consideration of sustainable transport options and are assessed in the Access and Highways Section of this report.

This Policy also sets out that the Council will seek financial contributions via s106 Planning Obligations to meet likely local healthcare and social service costs arising from care facilities and sheltered accommodation, (GP surgeries and in-home care from organisations other than those provided by the site) unless applicants are able to show that this contribution would not be appropriate. The NHS has commented that at present there is not a shortfall of Primary Care Services in the vicinity and that S106 contributions to Primary Care are not required at this time. However, they reserve their position with regards to future applications for this element should the situation change and advise that they may seek contributions based on a rate of £580 per new unit through a S106 Agreement.

Summary

The proposal for the hospice extension and care home and the supporting facilities are acceptable in principle, further to Policies of the Torbay Local Plan and Healthy Torbay Strategy.

The provision of a village hall, ancillary restaurant and nursery are for the benefit of site occupiers, the surrounding community and staff working at the site.

The Assisted living Accommodation is supported in principle by Policies SS11 and H6 subject to restrictions on occupation to those subscribing to a care package provided by Rowcroft and suitable phasing/provision of ancillary facilities.

The proposed uses are, therefore, in accordance with Policies SS4, H1, H2, H6, SS11 and SC1 of the Torbay Local Plan and Torquay Neighbourhood Plan.

Economic Impact

Policy SS1 (Growth strategy for a prosperous Torbay) of the Local Plan states that development should reinforce Torbay's role as a main urban centre and premier resort.

Policy SS4 (The economy and employment) supports the regeneration of Torbay and improvement in its economic performance, with the aim of achieving a step-change in economic prosperity as set out in Torbay's Economic Strategy. The Local Plan supports existing businesses; it encourages new businesses and investment into the area in order to create new jobs; and it promotes the expansion and diversification of the economy of the Bay.

Policy SS11 (Sustainable communities) explains that proposals that regenerate or lead to the improvement of social, economic or environmental conditions in Torbay will be supported in principle.

The proposal will create jobs during the construction period. The proposed staff increases within the hospice, care home, nursery and ancillary buildings (will also support jobs. This would also generate a range of additional jobs and revenue such as food and drink suppliers, materials, care providers etc.

As discussed previously, Torbay cannot demonstrate a 3 or 5-year housing land supply, and therefore significant weight is given to the provision of additional housing. The application proposes 40 Assisted Living apartments. The demonstrated economic benefits of new housing and care sector uses are a material factor in this respect.

Given that the proposal would create new jobs and is expected to generate additional spend within the local economy, it is considered that it complies with the aspirations of Policies SS1, SS4 and SS11 of the Local Plan, and would bring economic benefits to the Bay.

Visual and Heritage Impacts

With regards to design, the National Planning Policy Framework (NPPF) requires good design to create better places in which to live and work and to make development acceptable to communities. Developments should be well-designed and take the opportunities available for improving the character and quality of an area and the way it functions. Policy DE1 of the Local Plan states that proposals will be assessed against a range of criteria relating to their function, visual appeal, and quality of public space. Policy DE5 of the Local Plan states that extensions should not dominate or have other adverse effects on the character or appearance of the original dwelling or any neighbouring dwellings or on the street scene in general. Policy TH8 of the Torquay Neighbourhood Plan states that development proposals must be of good quality design, respect the local character in terms of height, scale and bulk, and reflect the identity of its surroundings.

In relation to heritage, the National Planning Policy Framework (paragraphs 199 - 204) requires great weight to be given to the conservation of heritage asset. Any harm requires clear justification and any proposals resulting in substantial or less than substantial harm need to be outweighed by public benefits of the proposals. Paragraph 203 states that, in weighing applications that directly or indirectly affect

non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 204 requires local planning authorities to not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. This paragraph also requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible

Policy SS10 of the Torbay Local Plan requires developments to sustain and enhance buildings and other features which make a contribution to Torbay's heritage and natural setting in proportion to their significance.

The site is just beyond the boundary of Torre Conservation Area and separated from it by the steep curved driveway. The site contains no statutorily designated heritage assets. However, the site is significant for the social and local historical connections with Wills and Rowcroft households. The buildings are non-designated heritage assets: Main House, Mildmay Stable Block, Rainbow House, a WWII underground bunker and some garden features. Their significance is described in the submitted Heritage Statement.

Impact on Main House

The proposal involves removal of single storey side extensions and the two storey rear extension and paring back to the original two storey building with rooms in the pitched roof and a roof-top viewing platform and turret. The building is finished in local materials: grey stone and red quoin work with a red tiled roof.

The retained building would provide office and reception space for the Hospice Charity. The remaining architectural and decorative features (fireplace, ceiling rose, cornice) would be retained. It is recommended that those features worth retaining be identified and recorded in a Building Record, which can be secured through a condition.

The proposed extension to the building comprises a two-storey rear extension with rooms in the roof to provide office space for the Rowcroft Hospice, Outpatient Unit at ground floor and kitchens and café for staff and visitors. This would have a quadrangle in the centre. The roof would link into the main house roof with aligned ridge and eaves levels and size and with a style of windows and dormers that replicate/reflect those of Main House. The proposed external materials are not confirmed. Details of the external materials can be secured by condition and this is recommended).

The new In-Patient Unit (IPU) comprises a flat-roofed side extension to the south at ground and lower ground levels to provide new hospice accommodation laid out with 14 individual rooms, communal living areas and lifts to a roof viewing area. The lower ground floor would comprise plant and servicing and lift access from the

patient arrival and drop-off point on the south side. This would make use of the changes in land levels in this part of the site together with some excavation. The finished floor and ceiling levels would relate to those of Main House and the pattern of the ground floor windows would be replicated. The building would be set back from the frontage of Main House by approximately 27m. It would be lower in height and, given the extent of set-back, would recede from and would not interfere with or overwhelm the impressive façade of Main House. The depth of the building 45m to the rear would be substantial however this elevation (south east) would be seen from an oblique angle from the main driveway and would be set against the woodland backdrop and partly screened by the proposed landscape and planting proposals (see Landscape section below).

The proposed external materials for the IPU are shown on the proposed bay study (Drawing Number BA9546-2112A) as pale grey brick, with textured recessed panels and window surrounds and projecting courses between floor levels, bronze aluminium window and canopies and bronze aluminium standing seam at roof level. The materials for the rear extension to the main house have not been specified. Details/samples of the external materials can be secured through a condition and this is recommended. The sedum roof is proposed to house photovoltaic (PV) panels set behind the parapet roof. It is recommended that details of the PV panel proposals are secured by condition prior to above ground development of the building being commenced to ensure they are of a height that can be appropriately screened by the parapet.

A small detached, single-storey building to the rear on the north side would provide a laundry and substation. The proposed external materials are not confirmed. Details of the external materials can be secured through a condition and this is recommended).

The proposals are considered to be sympathetic to the original house and provide the opportunity to enhance the façade and setting of Main House, subject to the landscaping proposals and quality materials.

Care Home impact on setting of Main House:

The proposed Care Home buildings would have a conventional shape and design to create a domestic terraced feel. The buildings would be two-storey with ridged roofs with pitches to the outer sides and some flat areas for sedum and pv panels to the inside of each courtyard. The layout has been designed in consultation with Rowcroft staff and following visits to other exemplar care homes with the quality of life for future residents and practical care considerations for staff taken into account. The resulting layout provides three horseshoe shaped houses with courtyard gardens securely separated from servicing and parking areas to the rear.

The three Houses would face onto the village green: Houses 1 and 2 face north east and house 3 faces south east forming a continuous L-shaped frontage with planted front garden areas. The L shape layout would contain the restaurant garden and

village green giving a self-contained feel to the central are of the site. Ancillary shop/hair salon and music room would be located in the centre of the north east elevation and be connected to the restaurant by a covered canopy and walkway.

With regards to the relationship with Main House, the care home building would be lower in height: (5.7m to eaves and 8m to the roof ridge) compared to in Main House (1.3m and 3m lower respectively). The closest part (rear corner of House 1) would be set 10m away from the north east front corner of Main House separated by the service road leading to the rear of the Care Home.

The proposed materials (shown in Drawing No BA9546-2305Rev A) would reflect those of the walls of Main House: grey in colour but brick instead of stone. These would be mid-grey at ground floor and pale grey at first floor with red brick detail over main doors and reconstituted stone panels around windows. Railings to balconies and canopies and window frames would be a bronze-toned aluminium.

The internal floor of the Care home would be level and to achieve this the ground level would be excavated in places. This results in the building being set down on land slightly lower than Main House.

Main house would remain the key building on the southern part of the site in terms of position, height, palette of colours and feature roof. However, as the land levels will be altered as a result of the development, it is recommended that finished levels for the floors and roofs of the new units are secured through a condition to ensure a satisfactory relationship with Main House when constructed.

Impact on Mildmay

The stable/coach block in the centre of the site was built in an Arts and Crafts style in cream render, clay tiled roof and timber windows and door frames. It has been extended and the courtyard infilled. The building has been much adapted and retains no identified internal features of significance. It would be demolished. This represents a loss of a non-designated heritage asset. The nearby music room would also be demolished together with the estates workshop. NPPF policy requires LPA's to take all reasonable steps to ensure the new development will proceed after the loss has occurred. The Planning Statement sets out that the third phase of the care home would be positioned in this area. Its implementation can be secured by a condition securing a phasing plan.

Impact on Rainbow House

This building is not statutorily listed at present. However, it makes distinctive use of local materials and has a landmark roofscape of copper cladding with turrets on the front elevation. The front elevation of the roof can be seen from some distance to the south and east, particularly in winter.

The proposals involve conversion of the roof space to provide 2 apartments. This includes insertion of rooflights and dormers in the roof. This element of the

proposals has been revised to reduce the number of dormers and to avoid any in the front roof plane or around the turrets. The dormers are considered to result in a “less than substantial” harm to the appearance of the non-designated heritage asset.

Some internal spaces of Rainbow House would be re-configured and patio doors and windows introduced on the northeast and southeast side elevations. These are not characteristic features of the existing building. However, their positions have been selected to not impact the facade of Rainbow House. Details of the proposed materials can be secured by condition to ensure they are reflective of the painted timber materials of the original house.

The proposed Assisted Living Units would be built in a modern style, in three blocks part two part three storeys high with flat green roofs. Proposed materials are pale grey brick with textured stone and brick banding at ground floor, brick header columns at second floor, bronze aluminium window frames, bronze railings at first floor and green copper recessed panels, brise soleil and railings at second floor. These would be positioned in the area currently called the Orchard.

The two-storey Cottage Block is approximately 10-12m distance from the rear of Rainbow House set down behind the historic wall with the roof height just below the eaves level of Rainbow House.

The three pavilions would be connected at ground floor level and set behind the retained stone orchard wall. These would be two-storey with recessed third storeys with flat green roofs with a modest parapet. The roof of the two-storey element would be 7m high and has been designed to sit below the eaves of Rainbow House and the third-floor roof (10m) set below the ridge of Rainbow House’s main roof by 1.7m. The nearest two-storey block to Rainbow House (Pavilion 1) would be 13m away to the north and the three-storey element 17m away. Pavilion 2 would be over 30m from the north eastern end of Rainbow House and Pavilion 3 would be further to the north, just over 50m away.

Given these heights and distances, the proposed layout and design are considered to be sufficient to not overcrowd Rainbow House’s rear elevation and to provide adequate outlook from the internal rooms of Rainbow House, which are orientated to face north east and south. However, as the land levels will be altered as a result of the development, it is recommended that finished levels for the floors and roofs of the new units are secured through a condition to ensure a satisfactory relationship with Rainbow House when constructed.

The additional doors and windows in Rainbow House and the change to backdrop from orchard to built-form would result in some harm to the non-designated heritage asset and its setting. This falls to be weighed against the public benefits of the overall development.

The Assisted Living Units (ALUs) would be set behind Rainbow House when viewed from outside the site. Subject to the retention of substantial tree screening the impacts would be acceptable with regards to longer distance views from outside the site (See Landscaping Section of this report below).

With the exception of a 6m stretch, the existing Orchard wall would be retained separating the existing Rainbow House from the proposed ALU buildings. The removed section would open up a vista and walkway between the ALU's and the reinstated lake.

Land behind (to the north) the wall would be excavated (by approximately 2m) bring it level with base of the wall. Methods for protecting and ensuring future stability of the stone wall can be secured through a condition.

Impact on Subterranean bunker

The history of the bunker is described in the submitted Heritage Statement. It was constructed early in WWII with an entrance to the rear of Rainbow House.

The entrance to the bunker is set in the orchard wall and the structure (above and below ground) of the bunker would be retained but the bunker access would be closed off. The proposed buildings would not be positioned above it but the cottage and Pavilion 1 would face each other with the bunker layout replicated as a shared formal garden. This is considered to represent an enhancement of the significance of this concealed underground heritage asset.

Other garden features

Other features of interest are the remaining section of the stone kitchen garden wall, which is shown as retained adjacent to the proposed village hall and subterranean kitchen. Its retention is welcome. Further features of interest include the boat house and a small concrete fountain pool. These are indicated as being retained. It is recommended that details of the retention and protection of these features during construction phases and their final positioning are secured through a condition.

The County Council Historic Environment Team has requested that a building record be secured for the site to record the existing buildings, features and their condition. This is recommended to be secured through a pre-commencement condition.

Given that excavations are proposed in various parts of the site for lower ground floor levels, foundations, subsurface for hard-standings and roads and insertion of drainage features, there is potential for archaeological finds. It is reasonable to require a Written scheme of Investigation for the site through a condition. (See Waste Section with regards to excavated soil and waste)

The harms when weighed against enhancements would result in a less than substantial level of harm to non-designated heritage asset at the lesser end of the scale. It is considered necessary to impose the aforementioned conditions to limit the harms and to secure those identified enhancements.

The less than substantial level of harm falls to be weighed against the public benefits of the scheme. The public benefits include a significant contribution to provision of care facilities to address some of the acute shortfall in the existing supply of those facilities and for the future population of the area. On balance, these benefits are considered to outweigh the harms.

The proposal is considered to be in accordance with Policies DE1, DE5 and SS10 of the Local Plan, Policy TH8 of the Torquay Neighbourhood Plan and the guidance contained in the NPPF.

Landscape Character and Trees

Relevant policies of the Torbay Local Plan are C4, C5 and SS9 Green Infrastructure Policy SS9 seeks to protect and provide high quality green space at a local level and mitigate for any loss of habitat and maintain existing and contribute to new tree planting and woodland creation.

Policy C4 sets out that development will not be permitted when it would seriously harm, either directly or indirectly, protected or veteran trees, hedgerows, ancient woodlands or other natural features of significant landscape, historic or nature conservation value. Where the loss of, or impact on trees, hedgerows or landscape features is considered acceptable as part of development, replacement and other mitigation measures will be required through planning condition or legal agreement. These measures should at least off-set any such harm, and preferably achieve landscape and biodiversity improvements, and make provision for on-going management. Development proposals should seek to retain and protect existing hedgerows, trees and natural landscape features wherever possible, particularly where they serve an important biodiversity role.

Policy C5 states that development within Urban Landscape Protection Areas (ULPAs), which includes the application site, will only be permitted where:

1. It does not undermine the value of the ULPA as an open or landscaped feature within the urban area; and
2. It makes a positive contribution to the urban environment and enhances the landscape character of the ULPA.

Summary of proposals

A full Tree Survey was submitted with the application and accompanied by an Arboricultural Impact Assessment and a series of Layout Impact Plans. The Tree Survey identifies 289 identified individual trees, groups of trees, woodlands and hedgerows.

The proposed Block Plan (Drawing No BA9546 – 2020 Rev B) sets out the framework for tree removal. In summary, approximately 107 trees will be removed, of which 14 are Category A trees, 44 are Category B, 42 are Category C and 7 are Category U. 42 Category C and B trees would be transplanted within the site.

Category A and B trees would be removed in the centre of the site (evergreens and deciduous) to accommodate the revised layout for the spine road, arrival square and

the nursery (Phase 1). A few large specimen trees would be lost in the south part of the site to accommodate additional car parking and a new access route to the new IPU lower ground level. Category A and B trees and elderly fruit trees would be removed to accommodate the Assisted Living Units in the northern part of the site. The woodland edges to the site boundaries to the west, south and north are to be retained. The majority of the mature trees on the driveway avenue would be retained.

They would also reduce the canopy screen when viewed from the east. Mitigation would be required

Long distance impacts

The site is edged by woodland. Given the density of mature tree cover from the west, north and south and subject to their retention (as proposed) and ongoing health, the public views from longer distances would not be noticeably affected.

Views from the east rely upon deciduous and evergreen screening by the tall trees on this side of the site. Site Sections drawing (045 rev a) show that the IPU, would be at a lower level than the Main House and screened by the retained trees on the driveway in the south part of the site. Main House and the kitchen garden area are screened by a variety of trees. Several smaller trees in front of Main House would be removed to open up the frontage and improve the function of the main arrival space.

The loss of canopy screen of the area for the proposed care home/nursery will require mitigation with new tree planting of species that grow to a good size to provide screening of the new two storey building blocks.

The roof of Rainbow House can be seen from Tor Hill above the site trees, particularly in winter. The submitted Townscape and Landscape Visual Assessment contains associated predicted views, which demonstrate the screening provided by the existing tree canopies on the eastern slopes of the site. The existing row of tall Norway Spruces and a group of Monterey cypresses provide valuable year-round screening of the north end of the site. The retention and long succession of these groups is necessary to continue adequate screening for the proposed developments to the north of Rainbow House (Assisted Living Units) on the highest part of the site.

Removal of trees to the north of Rainbow House to make way for ALUs involves some large A and B Category trees. However, a substantial number of large trees are proposed to be retained, which would provide a backdrop to the ALU's.

A few trees on site are young and small, they are proposed to be translocated within the site and this is proposed for mainly (41) Category C trees and 1 Category B tree.

Detailed planting schemes and method statements for the replacement trees will be required to ensure adequate screening and succession. These can be secured through conditions and this is recommended.

Landscape Impacts Within the site.

The landscape within the site would be considerably affected by the proposed building works and car park provisions. As such, the character and appearance of the internal landscape of the site would be changed.

The losses in the centre of the site to the front of Main House and within the central plateaux would be noticeable within the site itself. The amount of building would reduce the amount of open green areas on the site, many of which are semi-natural and provide green and restful spaces for moments of contemplation and relaxation. However, some of these areas are not easy to access. However, the proposed development of the site presents an opportunity to define the function of these spaces and to increase their accessibility for future users.

The proposed developments involve excavations of the ground in all phases: the nursery and village hall in phase 1, the lower levels of the new IPU in phase 2 and the level of ground in the Orchard in Phase 3. The proposals in the first two phases would exploit natural changes in levels within the site to create single aspect buildings in order to minimise their impact on the landscape. The village hall and nursery would have green roofs to reduce their visual impact and provide amenity spaces. It is anticipated that some of the excavated materials would be reused within the site. However, details of how waste generated by excavations and tree removals will be managed can be secured through a condition.

Proposed Landscaping Schemes

The proposed landscaping scheme includes planting of 125 trees. The locations of the replacement trees are shown on the amended Tree Planting Overview 350 Rev C. This proposes 57 large (12m+) specimen trees and 34 conifers across the site to the south car park, along the new spine road and to supplement the woodlands. It also includes planting of specimen trees to frame the arrival area in front of Main House.

A further 34 smaller trees would be planted around the buildings and in garden areas. The six area planting schemes (Drawings 301, 302, 303A, 304, 305 and 306) show general areas for planting of the smaller trees, shrubs, perennials and bulbs to enhance landscape within the site.

The proposals include retaining those trees that provide strategic screening from the longer views and supplementing woodland planting together with an extension to the avenue of large trees along the new spine road.

The scale of proposed replanting and enhancement is intended to secure succession overtime of the green appearance of the site, which is achieved by large canopies and formal and informal green spaces. In addition, the gardens and greens would be positioned where they are easily accessible and would be convenient for use by the occupants of the site.

Care has been taken to select plant species that would be suited to a changing climate to securing the long-term health and resilience of the site-wide tree collection. This is considered to be a positive enhancement in terms of the character

and appearance of the UPLA in the urban context in the longer term. However, this is subject to securing the details of planting in each phase of the development.

The Arboricultural Officer has commented that the scale of loss of category A, B Trees would impact the local and immediate landscape. Loss of screening trees would impact longer distance views. Replacement planting needs to be carefully considered and provide long-term succession to maintain the wooded/verdant nature of hilltop site. Species selection should include diversity, resilience, age range, biodiversity etc. The species selection shown on revised Tree Overview (Drawing No 350Rev C) in principle is suitable. Greater detail is required and a statement covering the selection, transportation, planting spec. and establishment regime over 5 years. In addition, an Arboricultural Method Statement is required for the trees shown in orange.

Subject to conditions requiring details (of location and species for new tree planting, method statements, tree protection for retained trees and Method Statement for trees marked in orange on Plan 350Rev C) and implementation, the proposed approach accords with Policy C4 (Trees, hedgerows and natural landscape features). The loss of trees is only considered acceptable subject to replacement planting (in type, extent and scale) adequate to off-set harm and to achieve long term landscape improvements.

Measures would alter the UPLA character but provide enhanced setting for the hospice and care facilities and renew the tree stock for long-term succession, which represents an enhancement.

The ongoing management of the trees within the landscape can also be secured through a LEMP, to be approved by planning condition.

Impact on Residential Amenity

Paragraph 130 of the NPPF requires developments with a high standard of amenity for existing and future users. Policy DE3 of the Local Plan states that development proposals should be designed to ensure an acceptable level of amenity for neighbouring occupiers. Policy THW4 of the Torquay Neighbourhood Plan seeks an amenity space provision for residential units of 10sqm per flat provided as private space or communal space.

Future Occupiers

The proposed accommodation in the Care Home and In-Patient Unit and Out-Patient facility are intended to provide a very high quality of accommodation for people with specific needs. The proposals have been developed with care and health support as a key priority.

The IPU would replace shared wards with spacious individual rooms to provide privacy for the residents and their visitors. Each room would have access to a patio area with landscaped outlook and a central lift would provide access to the rooftop viewing area.

The Care Home also provides individual rooms for residents with level floors and lift access to the first floor. The ground floor rooms would have small patios contained by hedging and some of the first-floor rooms would have balconies. Shared secure courtyard gardens are also proposed together with communal lounges in each house and supporting facilities for residents and their visitors.

The Assisted Living Units would each have adequate floor area to meet the Nationally Described Space Standards (50sqm GIA for one-bedroom units and 70sqm for two-bedroom units). All floors are served by lifts. The ground floor units would have patios, first floor and second floor units would have balconies ranging in size from 5sqm to 15sqm or use of a shared roof terraces. At first floor level a shared roof garden with a small games area would be provided. The amenity space provisions are considered to be adequate given the scale of proposed formal and informal landscaped gardens in close vicinity of these units.

Intervisibility distances between the flats in the Assisted Living Units are 17+m between facing windows. The exception being at the second floor where one flat in Pavilion 3 has a south elevation kitchen window 14m from the living and bedrooms of a flat in Pavilion 2. It is recommended that this obscure glazing be secured by condition for this window.

Neighbouring Occupiers

The neighbouring residential properties around the site are screened by the existing boundary planting. To the west the changes in land levels are dramatic and the nearest houses in St Peters Close, Ben Johnson Close and Wordsworth Close are at a considerably lower level than the proposed new buildings. The woodland along this boundary is to be retained. Consequently, there is not likely to be a significant adverse impact on those residents in terms of day and sunlight, outlook, overlooking and privacy.

Similarly, to the north and south, properties in Fletcher Close and Blindwylle Close are not likely to be significantly impacted subject to the retention of the existing boundary treatments and trees along the boundary as proposed.

To the south east the properties in Birdshaven back onto the south of the site but are some 30m distant from the boundary. The proposed estate workshop would be located approximately 9m from this boundary at its nearest point. The south elevation would be one storey high and contain no windows or doors and would not give rise to significant adverse impact on residents of Birdshaven.

The visitor lodges proposed to the east of the driveway would be 30m from the rear of the flatted properties in Crownhill Court in Crownhill Rise. The lodges would be on land higher than Crownhill Court but the windows would face north and south and not overlook the eastern boundary. In addition, the line of mature boundary trees would be retained and maintain adequate screening to not significantly affect intervisibility or privacy levels and amenity levels of Crownhill Court.

Properties located along the shared driveway from Avenue Road may be affected by increased traffic during construction. The Highway Authority has requested construction of passing place along the drive due to increased vehicle trip generation (See Highways Section of this report). Properties in Pilmuir Avenue are close to this drive way and could be affected by the increase in traffic during construction. The Community Safety Team have requested a Construction Management Plan (CMP) for the development. A condition securing a CMP is recommended in order to control, inter alia, the timing of deliveries and impacts of construction activities.

Subject to the recommended conditions, and given its siting, scale, and design, it is considered that the proposal would not result in any unacceptable harm to the amenities of neighbours. The proposal is considered to be in accordance with Policy DE3 of the Local Plan and Policy THW4 of the Neighbourhood Plan.

Access, Impact on Highway Safety and Parking

Policy TA1 of the Local Plan seeks sustainable transportation with priority for travel by foot, cycle, public transport, and other sustainable means (e.g. car sharing and low emission vehicles). It aims to improve road safety and minimise conflict between road users. This seeks connectivity for footpaths, cycle routes and bus services. Policy TA2 of the Local Plan states that all development proposals should make appropriate provision for works and/or contributions to ensure an adequate level of accessibility and safety, and to satisfy the transport needs of the development. Policy TA3 and Appendix F of the Local Plan states the minimum dimensions for parking spaces, including garages. Policy TH9 of the Neighbourhood Plan states that all housing developments must meet the guideline parking requirements contained in the Local Plan unless it can be shown that there is not likely to be an increase in on-street parking resulting from the development.

Highway Access and Site Connectivity

Location:

The application site is within Torquay's built-up area. The main access/egress is from Avenue Road via the drive (400m) that is shared with a few residential properties. A secondary egress, on non-highway land, runs from the north end of the site to Shiphay Lane. Avenue Road is served by several bus routes and Torre train station is 1/2 mile away, by road.

The National cycle route from the Bay to the Hospital runs just outside the eastern boundary of the site but does not link into the site, which is on land approximately 50m higher. The cycle route joins the egress road as a joint pedestrian and cycle way for a 200m stretch to Shiphay Lane.

Vehicle Trip Generation:

The development proposals would result in an increase in the number of trips of people arriving at and leaving the site by vehicle; staff, deliveries, visitors and residents' day-to-day trips.

The submitted Transport Assessment identifies the estimated increase in volume of trips as 39 in morning peak and 36 in the evening peak, generated by the Care Home (33%), the nursery (50%) and Assisted Living (17%). The Assessment asserts that the existing road network is able to adequately serve the development for vehicles. This is agreed with the Highways Authority subject to some improvements to the driveway with the provision of passing places (in accordance with Technical Note 19772-HYD-XX-XX-RP-TP-1001_P01) to ease the flow of two-way traffic to and from Avenue Road. This provision can be secured by a condition and this is recommended.

Non-Car Trips:

The Transport Assessment also identifies the need to provide for improved access for non-car modes and for people with disabilities. The original proposal included a pedestrian and cyclist link to Crownhill Rise. This was removed from the proposal following discussions with local residents, on the basis that it would be likely to result in increased traffic and parking in Crownhill Rise. The relevant plans have been amended to exclude that element.

The exit onto Shiphay Lane is identified in the submitted Travel Plan as providing an improved access and exit for pedestrians and cyclists. However, it is also an exit for vehicles and the surface is currently shared. The land between the northern boundary of the application site and Shiphay Lane is under Council ownership.

The Highways Authority has requested improvements to this route for pedestrians and cyclists based on the increase in vehicle trips using this shared surface once the Care Home and Nursery developments are occupied. The Highway Authority has requested a Road Safety Audit prior to determination of this application, in order to ascertain the design parameters (barriers, lighting, visibility splays) for the route and that this be provided prior to determination of this application. They have also requested a contribution to pay for the provision of a segregated surface and necessary design features. This can be secured through a S106 obligation and the route provided prior to first occupation of the Care Home. The level of appropriate contribution or improvement scheme is currently being finalised between the applicant and Torbay Council and this will be reported to Members pre-committee. Delegated powers are requested for Officers to agree the detail of this contribution and scheme based on the outcomes of the relevant Road Safety Audit/associated assessments.

The proposed route would end at Shiphay Lane after linking with the nation cycle and footway that connects Torquay Hospital with the bay. The Highway Authority has requested that a pedestrian and cyclist crossing facility (Toucan crossing) be provided at Shiphay Lane to encourage Active Travel. Highways have requested a contribution from the developer towards the cost of providing this facility based on the estimated trip generation. The contribution can be secured through a S106 obligation. The level of appropriate contribution or improvement scheme is currently

being finalised between the applicant and Torbay Council and this will be reported to Members pre-committee. Delegated powers are requested for Officers to agree the detail of this contribution and scheme based on the outcomes of the relevant Road Safety Audit.

Travel Plan:

The application was also accompanied by a site-wide Travel Plan (19772-HYD-XX-XX-RP-TP-6001), which proposes appointment of a Travel Plan Coordinator, provision of travel information packs for staff and residents, a wheelchair accessible private electric minibus service and a car sharing scheme. It also sets targets for modal shift over a 5-year period and annual review.

It is recommended that implementation and monitoring of the Travel Plan is secured through a s106 obligation. The Council Highways Department has requested that the shuttle bus be secured for the lifetime of the development or if not provided that a sustainable transport contribution be made to improve facilities in the vicinity. It is recommended that this is secured by a s106 obligation.

Movement within the site

The proposals segregate vehicle movements and pedestrian/mobility scooter routes within the site. The proposed buildings have been positioned to take advantage of the more level areas on the site. Footpaths linking the buildings and amenity areas follow the contours of the site, as far as possible, and where necessary are engineered to meet the Building Regulations for wheelchair access. Road crossing points are proposed to be designed to give priority to pedestrians with raised surfaces. Details of the proposed hard-surface treatments on the site can be secured through a hard landscaping condition and this is recommended.

Car Parking

Use	No of units/GIA	Standard in App F	Spaces required	Spaces proposed	
Hospice	14 beds	2.5 per bed	35	76+12=88	
Charity Offices	1,350sqm	1 per 30sqm	45		
Outpatients	2 Practitioners	1 +1=2	4		
Lodges	3	1 or 2	3-6		
Care Home	60 beds	1 per 8 beds	8	45	
Ancillary Restaurant/shops	sqm	N/A			
Nursery	37 children 5 staff	1 per 4 staff	2 Drop off - for 18 cars	3+18=21	

Assisted Living	40	1/5 or 1 per unit	8-40	22	
Total			123-158	176	
Care Staff shift-change overflow	Not specified			See above	
			123- 158+	176	

The total number of spaces needed has been estimated by the Transport Consultants (Hydrock) as 135 with an allowance for staff shift change-over of up to 176 spaces on the site.

Car Parking would be provided across the site in six areas:

1. existing main car park would be retained and expanded to 39 spaces with hard surface and additional 37 with grassed surface (total 76).
2. Arrival square to accommodate disability parking 10 spaces and 2 large minibus spaces
3. To rear of care home 22 spaces – 10 paired together with shared wider spaces
4. Nursery village hall – 18 road side spaces and three disability spaces
5. Care Home House 3 - 23 spaces to rear - 12 paired together with shared wider spaces
6. North of the site to rear of Assisted Living Units - 22 spaces

The allocation of parking spaces for each use is not shown on the submitted plans. It is recommended that a Parking Management Plan be secured by condition and reviewed regularly to clarify the demand for and allocation of spaces, particularly for the Assisted Living Units.

The Transport Assessment shows swept path analysis for parking areas 3 and 6 with turning heads that interfere with retained trees, landscaped areas and pedestrian routes. The position of bin stores and turning heads will require revision in these two areas to achieve a satisfactory layout. It is recommended that this be secured by condition.

Appendix F requires 10% of all parking spaces to be disability spaces, thus requiring 18 spaces to be provided on the site. 42 are proposed: 10 at arrival square, 3 at the nursery and the remainder spread through the parking areas behind the Care Home. This generously satisfies the requirements of Appendix F.

Appendix F also requires Electric Vehicle Charging Points to be provided at a rate of 20% of the spaces for flats. This is relevant to the Assisted Living Units. Details of where the electric vehicle charging points are to be located around the site can be secured by a condition and this is recommended.

Appendix F also requires space to be provided for cycle parking and storage of mobility scooters. The Travel Plan states that the proposed development would provide 80 spaces in total. Details of secure, weatherproof conveniently located

cycle parking for the hospice and care home at a rate of 1 space per two employees is required by the Policy. The Travel Plan in Table 2.1 proposes provision at a rate of 1 per 4 staff. The Travel Plan will need to be kept under review to assess the adequacy of this level of provision. Details of the proposed locations and cycle storage facilities can be secured through a condition. The Assisted Living Pavilions would provide a store at ground level for secure and weatherproof storage and charging for mobility scooters and cycles. The provisions shall be made at a rate of one scooter or cycle per unit. Details can be secured via a condition.

Conclusion on Access, Highways and Parking

The vehicle access and car parking proposals are acceptable subject to further details and phasing. The provisions for pedestrian movement within the site are also acceptable. Improvements to non-car access to the site have evolved over the course of the application. It is recommended that a Stage 1 Road Safety Audit is completed prior to determination of the application to inform the design of pedestrian and cyclist access improvements to Shipway Lane and that the resulting provisions and implementation of the Travel for the site are secured through a s106 agreement.

The proposed development, subject to the recommended conditions, RSA and S106 obligations is considered acceptable with regards to Policies TA1, TA2 and TA3 of the Torbay Local Plan and Policy TH9 of the Torquay Neighbourhood Plan.

Ecology & Biodiversity

NC1 promote biodiversity features, proportionate to their scale. Where there is an identified residual impact on biodiversity, proposals will be expected to deliver a net gain in biodiversity through the creation or provision and management of new or existing habitats. Policy TE5 of the Torquay Neighbourhood Plan cites that where there may be an impact development should be accompanied by an assessment of impacts upon any existing protected species or habitats and as necessary provide mitigating arrangements in order to protect and enhance those species and habitats. Policy DE1.8 requires developments to achieve a net gain in biodiversity, including tree and hedgerow planting and habitat creation.

The north eastern part of the site contains a designated Other Site of Wildlife Interest and the site contains many protected trees.

The application has been accompanied by an ecological survey report that includes a Phase 1 habitat survey of trees and buildings. The report findings stated that the trees, hedgerow and woodland provide habitats of local and site importance.

Recommendations are summarised below:

- Bats: emergence surveys undertaken, bats were not roosting in trees or buildings but common species are foraging and commuting along tree lines on site. External lighting to be designed to minimise light spill, ten bat boxes in buildings/retained trees, soft strip of trees with roosting potential
- Badger: measures in accordance with appropriate methodology as necessary

- Birds: clearance of vegetation and buildings where nesting features are present to take place outside nesting season, provision of nesting boxes (10)
- Reptiles and hedgehogs: presumed present - habitat manipulation prior to construction

The DCC Ecologist requested conditions to secure implementation in accordance with the recommendations in the Ecological Assessment, a CEMP for environmental protection during construction, a LEMP for management of habitat creation (bat and bird boxes and sett), a woodland management plan, and repeat badger survey.

A Biodiversity Net Gain Assessment (BNGA) has been undertaken using Natural England's latest Metric (3.1). The BNGA summarise that the proposals would result in the loss of modified grasslands, scattered trees and sections of hedgerows. New proposals would provide green roofs, wildflower and wet grasslands, ornamental planting, lake and attenuation ponds, native hedgerows and replacement trees (70% native). Management of these areas will be detailed in a LEMP. The report concludes that subject to the proposed planting being successfully installed, the overall BNG would be a 2.99% increase in habitat creation. The spreadsheet notes a 283% increase in Hedgerow units and a loss of approximately 7 Biodiversity units out of 47 through the tree removal proposals. This is mainly due to the time delay (over the ten years set out in the BNG metric) in achieving benefits when planting young trees.

Should planning permission be granted, the recommendations of the ecological report and DCC Ecologist and replacement planting should be employed through planning conditions. The proposal therefore complies with Policy NC1 of the Local Plan and Policy TE5 of the Torquay Neighbourhood Plan.

Flood Risk and Drainage

Policy ER1 of the Local Plan states that proposals should maintain or enhance the prevailing water flow regime on-site, including an allowance for climate change, and ensure the risk of flooding is not increased elsewhere.

The site is located within the Critical Drainage Area and in Flood Risk Zone 1. The application is accompanied by a Flood Risk Assessment (Airey and Coles, Ref 11294-A&C – C – FRA.DS01, dated 23.05.2022). This was supplemented by an Addendum, Drainage Layout, Surface water calculations and SUDs feature sections on 18.10.2022.

The FRA confirms that infiltration testing has been carried out and found the use of soakaways to not be feasible. A framework drainage scheme has been submitted proposing controlled discharge rate of 7.7l /sec into the public surface water sewer. The drainage scheme includes below ground (under parking areas) attenuation tanks and three open water features within the landscape. The drainage scheme is designed to be installed in phases: phase 1 centre of site, phase 2 south of site and phase 3 north of site (shown in Appendix A of the FRA drawing No 11294-FRA3-P1.

SW Water have commented that the ponds and attenuation swales will need to be lined to prevent pollution of ground water and this can be pursued at detailed design stage.

The Council's Drainage Team has been consulted and has no objections subject to the development being implemented in accordance with the submitted scheme. It is recommended that compliance with the submitted FRA be secured by condition together with details of each phase prior to their commencement.

Recycling, Waste, Sustainability, Low Carbon

Policies W1 and W2 of the Torbay Local Plan require proposals which are likely to generate significant volumes of waste to include a Waste Audit and Waste Management Plan setting out how waste generation will be reduced during the construction and operation of the development. Schemes should include measures to:

1. Prevent and minimise, re-use and recycle waste (including composting where appropriate);
2. Minimise the use of raw materials;
3. Minimise the pollution potential of unavoidable waste;
5. Make provision for the storage and collection of waste and
6. Dispose of unavoidable waste in an environmentally acceptable manner.

The applicants have confirmed that in terms of refuse and recycling, they will continue to employ a private waste collection service suited to their specific needs and will expand that to include the care home, ancillary uses and assisted living units. The position of bin stores on the site and their design can be secured through the previously mentioned condition (see Highways Section on swept paths).

The proposal involves a considerable amount of excavation of the site for foundations, lower ground level buildings, stie levelling and drainage basins. The applicants anticipate that some of the excavated materials would be reused within the site. However, it is recommended that details of how waste generated by excavations will be managed are secured through a condition in accordance with Polies W1 and W2 of the Torbay Local Plan.

Energy and Sustainability

Policy ES1 of the Torbay Local Plan seeks to ensure that carbon emissions associated with energy use from new and existing buildings (space heating, cooling, lighting and other energy consumption) are limited. Major development proposals are required to show how low-carbon design has been achieved, and how the following sequential energy hierarchy has been applied in doing so:

1. Conserve energy by reducing energy demand (building orientation, layout and landscaping to optimise solar gain, ventilation and cooling);
2. Use energy efficiently within the fabric of the building and
4. Use on-site or near-site renewable technologies to achieve further reductions in carbon emissions.

The applicants have submitted a Stage 2 Energy and Sustainability Statement (Ref No REP-0308375-08-HLEA-20220530- P03). This aims for the buildings to operate carbon neutrally. The Statement identifies the use of Ground Source Heat Pumps (using bore holes) and located in Plant rooms at lower ground floor levels of the buildings in order to provide warm and cool water for heating and air conditioning. The proposals for the excavations will need to be worked up in detail and this can be secured through a condition. The proposal also includes the use of photovoltaic cells mounted to face south at 35 degrees on the flat green roofs covering 550sqm. The fabric of the Main House and the IPU buildings is estimated to achieve 15% above Part L 2021 Building Regulations. The apartments in the Assisted Living Units are proposed to have large, glazed areas. The south facing units have been assessed with regards to ventilation and window openings. Additional modelling is prescribed for those apartments that may require additional design features e.g. shading by overhangs/brises soleil.

Designing Out Crime

Policy DE1.4 of the Torbay Local Plan seeks development proposals to be designed to reduce crime and the fear of crime by the promotion of safety and security in the design of buildings and surrounding space, whilst ensuring that amenities are not unduly affected. Design should also minimise opportunities for community conflict, antisocial behaviour and maximise safety for all.

No objections were raised although Devon and Cornwall Police were concerned about the lack of submitted Secured by Design information. This was rectified during the life of the application. A condition has been suggested to deliver these recommendations and subject to its use, the proposal is in accordance with Policy SS11 of the Local Plan.

Statement on Human Rights and Equalities Issues

Local Finance Considerations

CIL:

The application is for assisted living apartments which are not liable for CIL.

S106:

- Assisted Living Occupation Restrictions
- Contribution towards provision of a pedestrian/cycle access improvements to Shiphay Lane
- Contribution to provide a segregated pedestrian/cycle surface along the egress road from Rainbow House to Shiphay Lane; scheme to be agreed prior to commencement of development and implemented prior to occupation
- Travel Plan and monitoring and implementation
- Shuttle bus and waiting area facilities for lifetime of the development – if not provided, a sustainable transport contribution to be paid.

Planning Balance

The planning assessment considers the policy and material considerations in detail. It is considered that the scheme in terms of addressing the Development Plan aspirations to provide employment and health services would produce a significantly positive impact overall. The scheme would minimise impacts on heritage and ecology. Subject to securing the tree protection, tree planting and landscaping scheme, the proposal would be compliant with aims to maintain and enhance landscaping in the area. Subject to securing of pedestrian and cycle access improvements through a s106 agreement, highway matters would be satisfactorily addressed.

Officer Recommendation

It is recommended that the Committee resolves to grant planning permission subject to:

- a) Satisfactory completion of a Stage 1 Road Safety Audit for the segregated pedestrian/cycleway route to Shiphay Lane and crossing of Shiphay Lane
- b) Completion of a satisfactory S106 planning agreement and the agreement of any necessary extensions to the statutory determination period to complete this agreement; and
- c) The following conditions:

Conditions

Pre-commencement

1. Phasing Plan to identify each phase on a plan and the related road, parking areas, landscape areas and implementation.

Prior to the commencement of development a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out the phases of the development and how the development will be implemented in relation to an agreed timetable of works. The phasing plan shall include

- (i) site excavations,
- (ii) building construction
- (iii) provision of car parking for each phase
- (iv) provision of on-site planting for each phase,
- (v) the locations of green infrastructure to include allotments (of at least 475sqm), village green of 480sqm to include a footpath
- (vi) road construction and provision of vehicle passing places within the site and
- (vii) active travel provisions.

The development shall be carried out in accordance with approved phasing plan.

Reason: To ensure the development is constructed in a timely manner and satisfactorily completed to meet the requirements of the Torbay Local Plan. This needs to be a pre-commencement condition to ensure that the development is constructed in a timely manner from the outset of development.

2. CMP for each phase

No development (including demolition, ground works and vegetation clearance) shall take place of any phase of the development until a Construction Method Statement for that phase has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- (i) details as to how vehicular access to Shiphay Lane will be restricted
- (ii) The parking of vehicles of site operatives and visitors
- (iii) loading and unloading of plant and materials
- (iv) storage of plant and materials used in constructing the development
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- (vi) Wheel washing facilities
- (vii) Measures to control the emission of dust and dirt during construction.
- (viii) A scheme for recycling/ disposing of waste resulting from construction works with priority given to reuse of building materials of site wherever practicable.
- (ix) Measures to minimise noise nuisance to neighbours from plant and machinery. Construction working hours shall be from 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

The approved Statements shall be adhered to throughout the construction period of the phase of the development that they relate to.

Reason: In the interests of highway safety with regards to construction traffic and the amenities of surrounding occupiers during the construction of the development further to Policies TA2 and DE3 of the Torbay Local Plan 2012-2030. This needs to be a pre-commencement condition to ensure that the impacts of construction on neighbour amenity and highway safety and convenience are mitigated from the outset of development.

3. CEMP for each phase

No development (including demolition, ground works and vegetation clearance) shall take place for any phase of the development until a Construction and Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. Each CEMP shall be prepared in accordance with specifications in clause 10.2 of BS 42020:2013 (or any superseding British Standard) and shall include the following:

- (i) Risk assessment of potentially damaging construction activities
- (ii) Identification of biodiversity protection zones
- (iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce environmental impacts during construction
- (iv) The location and timing of sensitive works to avoid harm to biodiversity features. This includes the use of protective fences, exclusion barriers and warning signs.

- (v) The times during construction when specialist ecologist need to be present on site to monitor works to ensure compliance with the CEMP and the actions that will be undertaken.
- (vi) Responsible persons and lines of communication
- (vii) The role and responsibilities on site of an ecological clerk of works or similarly competent person
- (viii) Details of how lighting will be controlled during the construction phase of development.

Each approved CEMP shall be adhered to and implemented throughout the construction period of the phase of development to which it relates, strictly in accordance with the approved details.

Reason: To ensure that all retained habitats, trees, hedges and new planting on the site are adequately protected before the construction of the development commences and while it is in progress, in accordance with Policies C4 and NC1 of the Torbay Local Plan 2012 and the National Planning Framework. This needs to be a pre-commencement condition to ensure that the impacts of construction on biodiversity and habitats are mitigated from the outset of development.

4. FRA.

No phase of the development (including ground works and vegetation clearance) shall take place until the detailed surface water drainage scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage design shall be in accord with the principles established in the approved framework FRA (11294-A&C-C-R.DS.01 and Addendum 1129-A&C-C-ADD-01-P1).

The drainage scheme shall

- (i) give priority to the use of sustainable urban drainage systems and include details of how they have been designed to cater for the 1 in 100 critical rainfall event plus an allowance for climate change
- (ii) Provide evidence that trial holes and infiltration test have been carried out
- (iii) Demonstrate that there will be no increased risk of flooding to surrounding buildings roads and land

No phase of the development shall be occupied or brought into use until the approved surface water drainage scheme for that phase has been completed as approved and shall be continually maintained as such thereafter.

Reason: In the interests of securing a satisfactory drainage scheme prior to commencement of the development that adapts to climate change and manages flood risks on the site and in the vicinity further to Policies ER1 and ER2 of the Adopted Torbay Local Plan 2012-2030 and the guidance contained in the National Planning Policy Framework. This needs to be a pre-

commencement condition to ensure that the impacts of construction on flood risk and drainage are mitigated from the outset of development.

5. Building Record & Archaeological WSI for each building and historic garden feature

No development or demolition shall take place until the developer has secured the implementation of a programme of historic building recording and archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme as agreed in writing by the Local Planning Authority.

Reason: To ensure, in accordance with Policy SS10 of the Torbay Local Plan 2012-2030 and paragraph 205 of the National Planning Policy Framework, that an appropriate record is made of archaeological evidence that may be affected by the development. This needs to be a pre-commencement condition to ensure that the impacts of construction on heritage assets are mitigated from the outset of development.

6. Protection of fabric of Main House and Rainbow House (during construction)
Prior to the commencement of the remodelling and extensions to Main House and remodelling of Rainbow House details of the means of keeping the respective building secure and protecting the building fabric (from adverse weather or unauthorised entry) during construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to commencement of the works to the respective building or part thereof and shall be maintained in that condition thereafter.

Reason: To ensure a sympathetic form of development and to preserve the character of the non-designated heritage assets further to Policies DE1 and SS10 of the Torbay Local Plan 2012, Policy TH8 of Torquay Neighbourhood Plan 2019 and the National Planning Policy Framework. This needs to be a pre-commencement condition to ensure that the impacts of construction on heritage assets are mitigated from the outset of development.

7. Historic Garden Features

A Method Statement for the protection and preservation of the garden features shall be submitted to and approved in writing prior to the commencement of any works above, below or adjacent to the respective feature (within 5m distance measured horizontally). The garden features include:

- a) the WWII bunker (underground and above ground features),
- b) the kitchen garden wall
- c) the orchard wall

d) the fountain base

The development shall be implemented in accordance with the approved Method Statement.

Reason: To ensure the protection and maintenance of the significance of non-designated heritage assets that may be affected by the development in accordance with Policy SS10 of the Torbay Local Plan 2012 - 2030 and paragraph 203 of the National Planning Policy Framework (2021). This needs to be a pre-commencement condition to ensure that the impacts of construction on heritage assets are mitigated from the outset of development.

8. Finished Floor Levels, datum levels

No development shall take place until details of the existing and proposed datum levels, finished ground levels within the site, finished floor levels including buildings and structures, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved level details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity, in accordance with Policies DE1, C5 and DE3 of the Torbay Local Plan 2012-2030. This needs to be a pre-commencement condition to ensure that the development is constructed in a satisfactory manner from the outset of development.

9. Passing Places

No phase of the development (including ground works and vegetation clearance) shall take place until details of the construction of the Passing Places on the driveway from Avenue Road in accordance with Technical Note 08915 P02 (Hydrock dated 4 November 2022) have been submitted to and agreed in writing by the Local Planning Authority. The passing places shall be constructed in accordance with the approved details prior to the first occupation of the development hereby permitted and shall be maintained in that condition thereafter.

Reason: In the interests of securing a safe and adequate access to the site and the convenience of road users in the vicinity further to Policies TA1 and TA2 of the Torbay Local Plan 2012-2030. This needs to be a pre-commencement condition to ensure that the impacts of construction on neighbour amenity and highway safety and convenience are mitigated from the outset of development.

10. Road Construction

No phase of the development (including ground works and vegetation clearance) shall take place until details of the position and construction of the roads and footpaths, including crossing points, within the site serving that phase have been submitted to and agreed in writing by the LPA. The development shall be implemented in accordance with the approved details and maintained in that condition thereafter.

Reason: In the interests of a safe and adequate access to the site and within the stie further to Policies TA1 and TA2 of the Torbay Local Plan 2012-2030. This needs to be a pre-commencement condition to ensure that the impacts of construction on existing users of the site and on neighbour amenity and highway safety and convenience are mitigated from the outset of development.

11. Signage to egress

Prior to commencement of development a scheme of signage at the exit route from the north of the site to Shiphay Lane shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of wording of the signage and details of how the applicant will restrict the use of the egress by vehicles. The scheme shall be implemented on or before the commencement of development.

Reason: In the interests of pedestrian and cyclist safety during the construction of the development and thereafter further to Policy TA2 of the Torbay Local Plan. This needs to be a pre-commencement condition to ensure that the impacts of construction on existing users of the site and highway safety and convenience are mitigated from the outset of development.

12. Swept paths for delivery/emergency and refuse vehicles (by phase)

No phase of the development (including ground works and vegetation clearance) shall be commenced until detailed swept path analysis for emergency, refuse and delivery vehicles for the roads, parking areas and service areas serving that phase have been submitted to and agreed in writing by the LPA. The development shall be implemented in accordance with the approved details and maintained in that condition thereafter.

Reason: To ensure that the development will provide adequate access for service vehicles in a manner that is safe and does not cause inconvenience to occupants and visitors to the site further to Policies TA1 and TA2 of the Torbay Local Plan 2012-2030. This needs to be a pre-commencement condition to ensure that the layout enables proper functioning of the development and that the impacts of construction on existing users of the site and highway safety and convenience are mitigated from the outset of development.

13. The Waste Management Plan for each phase

No development (including ground works) or vegetation clearance works shall take place for any phase of the development until a Waste Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Waste Audits and 5-year Waste Management Plans shall include measures to:

- (i) Prevent and minimise, re-use and recycle waste generated by the development including building materials, timber and ground materials
- (ii) Minimise the use of raw materials.
- (iii) Minimise the pollution potential of unavoidable waste.
- (v) Make provision for the storage and collection of waste.
- (vi) Dispose of unavoidable waste in an environmentally acceptable manner.

Reason: In the interests of ensuring a sustainable approach to construction of the development and reducing the amount of waste generated by the development of the site further to Policy W3 of the Torbay Local Plan 2012-2030. This needs to be a pre-commencement condition to ensure that the impacts of construction are mitigated from the outset of development.

14. Tree Protection Plan for each construction phase

No development (including ground works) or vegetation clearance works shall commence for any phase of the development until a Tree Protection Plan and Arboricultural Method Statement for the relevant areas of the site for that phase have been submitted to and agreed in writing by the Local Planning Authority for all land impacted by that phase. The Tree Protection Plan shall show the position of protective fencing, root protection areas for retained trees and the type of fencing.

- (i) The area beneath the tree/hedge and between the trunk of the tree/hedge and the fence will be kept clear and undisturbed at all times. No materials shall be stored within the fenced area; the levels of the land within the fenced area shall not be altered, and no seepage of oils, fuels or chemicals (including cement and cement washings) which may be harmful to trees and hedges shall be allowed onto the fenced area.
- (ii) No trenches for service runs, or any other excavations shall take place within the fenced area.
- (iii) No soil or other surface material shall be removed from the fenced area except by written permission of the Local Authority. Where such a permission is granted, materials shall be removed manually, without powered equipment, taking adequate precautions to prevent damage to tree or hedge roots.
- (iv) Works to trees and hedges to be retained. Any work carried out to trees and hedges to be retained on site or close to the boundary of the site shall be with the written approval of the Local Planning Authority. Such work will be to British BS 3998: 1989 as a minimum standard.

The development shall be implemented in accordance with the approved details for the duration of the construction of that phase.

Reason: To ensure that all existing trees and hedges on the adjoining sites will be adequately protected prior to commencement and during construction of the development in accordance with Policy NC1 of the Torbay Local Plan 2012 and the National Planning Policy Framework. This needs to be a pre-commencement condition to ensure that the impacts of construction on protected trees and hedges are mitigated from the outset of development.

15. Arboricultural Method Statement -trees marked orange

No development (including ground works) or vegetation clearance works shall commence for any phase of the development before an Arboricultural Method Statement for the trees marked in orange on Drawing No 350 Rev C (Tree Overview) for each respective phase has been submitted to and approved by the Local Planning Authority. The Arboricultural Method Statement shall include

- (i) Excavation and dig methods
- (ii) Tree protection methods

Reason: To ensure that retained trees and hedges on the site are adequately protected prior to commencement and during construction of the development and retained, in accordance with Policy NC1 of the Torbay Local Plan 2012 and the National Planning Policy Framework. This needs to be a pre-commencement condition to ensure that the impacts of construction on protected trees and hedges are mitigated from the outset of development.

16. Landscape EMP for woodland enhancement

No development (including ground works) or vegetation clearance works shall commence for any phase of the development until a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include details relating to habitat creation, species specification and management. It shall include a Woodland Management Plan for the site. The LEMP shall include an implementation strategy and timetable for implementation. The development shall be implemented in accordance with the approved LEMP and with the approved timetable for the duration of the agreed management plan period.

Reason: To ensure that all existing trees and hedges and new planting on the site and on adjacent sites are adequately protected and maintained prior to and during construction and occupation of the development, in accordance with Policies C4 and NC1 of the Torbay Local Plan 2012 and the National Planning Policy Framework. This needs to be a pre-commencement condition to ensure that the impacts of construction on protected trees and hedges are mitigated from the outset of development.

17. Vegetation Clearance in nesting season

No vegetation removal shall be undertaken during the bird nesting season (March-September) unless a pre-works check is carried out by a suitably qualified ecologist confirming that nesting birds are absent and a report of this check kept and made available to the Local Planning Authority upon request. If a nest is found the vegetation clearance should cease until such time as the chicks have fledged.

Reason: To prevent harm to nesting birds in accordance with policy NC1 of the Torbay Local Plan 2012-2030. This needs to be a pre-commencement condition to ensure that the impacts of construction on biodiversity and habitats are mitigated from the outset of development.

18. Biodiversity Enhancement.

Prior to the commencement of any development (including ground works) or vegetation clearance on the site a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation and/or compensation measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the recommendations of the submitted Ecological Assessment (Ecology dated 22, reference numbers 14203_R01, R03 and R05). Details of the ten bat boxes and ten bird boxes shall be submitted to and approved by the LPA prior to above ground development of each phase and thereafter shall be implemented in accordance with the approved details prior to the first occupation of the respective phase/building and retained in that condition thereafter.

Reason: In the interests of protecting existing wildlife and enhancing biodiversity on the site in accordance with Policy NC1 of the Adopted Torbay Local Plan 2012-2030, Policy TE5 of the Torquay Neighbourhood Plan and the National Planning Policy Framework. This needs to be a pre-commencement condition to ensure that the impacts of construction on biodiversity and habitats are mitigated from the outset of development.

Prior to above ground development (AGD)

19. Foot cycle way within site

Prior to the above ground development of the Care Home hereby approved details of a scheme for provision of a segregated pedestrian and cycle route between Rainbow House and the northern boundary of the egress road shall be submitted to and approved by the LPA. The scheme shall be implemented in accordance with the approved details and made available for use by pedestrians and cyclists to a satisfactory standard prior to the first occupation of the Care Home. The route shall be maintained in that condition thereafter.

Reason: In the interests of a safe and adequate access and the convenience of occupants and visitors to the site further to Policies TA1 and TA2 of the Torbay Local Plan 2012-2030.

20. Materials for each building- prior to AGD

Prior to the commencement of above-ground works for each phase or building of the development hereby permitted, samples and/or details of colour, type and texture of all external materials, including hard-surfaced areas, to be used in the construction of the respective building or phase shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained in that condition thereafter.

Reason: To ensure a satisfactory form of development in accordance with Policies DE1, DE5 and SS10 of the Torbay Local Plan 2012, Policy TH8 of Torquay Neighbourhood Plan 2019 and the National Planning Policy Framework.

21. Details of parking layouts and construction (for each phase) prior to AGD - Prior to the above ground development of each phase of the development details of the surface, layout, construction and kerbs/edges of the respective car parking areas shown on Drawing No BA9546 – 2025Rev B shall be submitted to and approved in writing by the Local Planning Authority. Prior to occupation of the relevant building or phase the parking areas shall be provided on the site in accordance with the approved details and shall thereafter be retained for their intended use with the associated development for the lifetime of the development. The parking spaces provided in each phase shall be allocated in accordance with a Parking Management Plan to be submitted and agreed in writing by the Local Planning Authority prior to occupation of that phase.

Reason: In accordance with highway safety and residential amenity, and in accordance with Policies DE3, TA2 and TA3 of the Adopted Torbay Local Plan 2012-2030 and Policy TH9 of the Adopted Torquay Neighbourhood Plan 2012-2030.

22. Electrical Vehicle Charging Points at 20% for each phase – Prior to the above ground development of each phase of the development hereby permitted details of the locations of electric vehicle charging point (EVCP) for 20% of the car parking spaces shall be submitted and agreed in writing by the Local Planning Authority. The EVCP shall be provided in working order in accordance with the approved details prior to first occupation of each phase and made available for the lifetime of the development.

Reason: In the interests of carbon reduction and in accordance with Policies DE3, TA2 and TA3 of the Adopted Torbay Local Plan 2012-2030 and Policy TH9 of the Adopted Torquay Neighbourhood Plan 2012-2030.

23. Landscaping scheme

No development (including ground works) or vegetation clearance works shall commence for any phase of the development until a landscaping scheme for the respective phase has been submitted to and approved by the Local Planning Authority. Each scheme shall be in accordance with the approved Landscape Strategy (Referenced P-2022-0772-8) and Drawing 350 Rev C) to include:

- a) planting: species, number, position and spacing of plants
- b) hard- surface:
- c) Planting Management Plan and
- d) Method Statement for each phase
- e) details of shuttle bus stop and waiting area
- f) boundary treatments

The development shall be implemented in accordance with the approved details in the first planting seasons after the first occupation of that phase or completion, whichever is sooner.

The planting and aftercare of the trees shall be strictly carried out in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations

If within a period of 5 years from the completion of the new planting, any of the trees are cut down, felled, uprooted, removed, destroyed, or die or become in the opinion of the Council, seriously damaged or defected,

(a) the Council shall be immediately notified as soon as reasonably practicable; and

(b) another tree of the same size and species shall be planted at the same location, at a time agreed in writing by the Local Planning Authority.

Photographic evidence of the re-planting shall be submitted to the LPA.

Reason: To ensure the continuity of succession tree planting as strictly required to achieve compliance with Part 8 of the Town and Country Planning Act 1990, which is enforced to ensure replacement of those trees that contribute significantly to the public visual amenities of the local and wider landscape. guidance contained in the NPPF.

24. Lighting Strategy

A detailed Lighting Strategy will be submitted for agreement with the Local Planning Authority prior to the above ground development of each phase. The strategy will minimise indirect impacts from lighting associated with the pre-construction, during construction and operational activities, and demonstrate how the best practice (BCT/ILP, 2018) guidance and the recommendations within the ecology report has been implemented. This will include details such as the following: artificial lighting associated with public realm lighting, car headlights associated with traffic movements through the development and internal and external lighting associated with dwellings.

The development shall take place in accordance with approved lighting strategy. No additional lighting shall be installed within the site without previous approval in writing by the Local Planning Authority.

Reason: In the interests of protecting and enhancing biodiversity in accordance with Policy NC1 of the Adopted Torbay Local Plan 2012-2030, Policy TE5 of the Torquay Neighbourhood Plan and the guidance contained in the NPPF.

25. Substations details prior to AGD and implement prior to occupation

Prior to the above ground development of each phase of the development hereby permitted details of the locations of the proposed respective substations shall be submitted and agreed in writing by the Local Planning Authority. The substations shall be provided in accordance with the approved details prior to first occupation of each phase and retained in that condition thereafter.

Reason: To ensure a satisfactory form of development in accordance with Policies DE1 and SS10 of the Torbay Local Plan 2012, Policy TH8 of Torquay Neighbourhood Plan 2019 and the National Planning Policy Framework.

26. Energy Renewables

The development shall be implemented in accordance with the principles set out in the submitted Stage 2 Energy and Sustainability Statement (Hoare Lee, REP-0308375-08-HLEA-20220530 P03 , dated 03.06.2022). Prior to the above ground development of each phase of the development hereby permitted details of the positions of respective ground source heat pump bore holes and details of the location, materials, dimensions and colours of the respective photovoltaic panels, batteries and heat pump equipment shall be submitted and agreed in writing by the Local Planning Authority. The renewable energy equipment shall be provided in accordance with the approved details prior to first occupation of each phase and retained in that condition thereafter.

Reason: In the interests of carbon reduction and to ensure a satisfactory form of development in accordance with Policies ES1, ES2 and DE1 of the Torbay Local Plan 2012 and the National Planning Policy Framework.

27. Secured by Design

Prior to the above ground development of each phase, a scheme detailing security measures and how designing out crime, fear of crime and anti-social behaviour and ensuring the security and safety of future residents have been considered and submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a monitored CCTV system and that a clear passport to compliance document will be put in place prior to installation to ensure that the system is fit for purpose. The scheme shall also include details of an external lighting plan relating to the public realm and associated areas. Development shall take place in accordance with the approved details and shall be fully implemented prior to the occupation of the building(s) to which it relates. The scheme shall be retained and maintained for the lifetime of the development.

Reason

To ensure the safety and security of persons and property and to minimise opportunity for crime, fear of crime and antisocial behaviour. In accordance with Policies SS11, DE1 and DE3 of the Torbay Local Plan 2012-2030.

28. Details of boundary treatments within site eg fences around nursery, rear of Care Home courtyards

Prior to the above ground development of each phase of the development hereby permitted details of all boundary treatments for the gardens and amenity areas for each building shall be submitted and agreed in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to first occupation of each building or phase and retained in that condition thereafter. No further means of enclosure shall be

provided within the site without the prior approval in writing of the Local Planning Authority.

Reason: To ensure a satisfactory form of development in accordance with Policies DE1 and SS10 of the Torbay Local Plan 2012, Policy TH8 of Torquay Neighbourhood Plan 2019 and the National Planning Policy Framework.

Phase (IPU)

29. New windows and doors

Prior to the above ground development of the remodelling and extensions to Main House and remodelling of Rainbow House details of all new windows and external doors to be installed in the respective building shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include materials, colour, means of opening and section drawings (including the reveals) at scale 1:10 or 1:20. The development shall be implemented in accordance with the approved details prior to first occupation of the respective building or part thereof and shall be maintained in that condition thereafter.

Reason: To ensure a sympathetic form of development and to preserve the character of the non-designated heritage assets further to Policies DE1 and SS10 of the Torbay Local Plan 2012, Policy TH8 of Torquay Neighbourhood Plan 2019 and the National Planning Policy Framework.

Phase (Assisted Living Units, Rainbow House)

30. Full set of elevations for each pavilion prior to AGD

Prior to the above ground development of the Assisted Living Units hereby permitted a full set of drawings at scale 1:100 for all the elevations of the three pavilions and the cottage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved elevations.

Reason: To ensure a satisfactory form of development in accordance with Policies DE1 and SS10 of the Torbay Local Plan 2012, Policy TH8 of Torquay Neighbourhood Plan 2019 and the National Planning Policy Framework.

31. Accessible and adaptable

The Assisted Living Units shall be built to meet Part M(4)Cat2 of the Building Regulations or above and equipped to meet that standard prior to their first occupation. These units shall be retained and maintained as such for the life time of the development.

Reason: To ensure adequate accommodation to meet the needs of the intended occupants further to Policies H6 and DE3 of the Torbay Local Plan 2012-2030.

Prior to occupation of each phase/Building

32. Roadway and Nursery

Prior to the first occupation of the nursery building the construction and provision of the following shall be completed and made available for use as shown on the approved Proposed Site Plan (Drawing Number BA9546-2025 Rev B):

- (i) spine road through to the northern egress of the site,
- (ii) the drop-off layby and
- (iii) adjacent parking spaces

Reason: To ensure the safety and convenience of the occupiers and visitors to the nursery further to Policies TA2 and TA3 of the Torbay Local Plan 2012-2030.

33. Care Home Ancillary support facilities

The units identified as ancillary uses on Drawing No BA9546-2300-RevB around the village green shall be provided and made available for use prior to the occupation of the 50th Care Home bedspace. The ancillary spaces shall be retained for the specified uses thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure provision of supporting ancillary services further to Policies SS11, H2 and H6 of the Torbay Local Plan 2012-2030.

34. Parking Management Plan

No phase of the development (including ground works and vegetation clearance) shall be occupied until a Parking Management Plan for the parking and service areas serving that phase have been submitted to and agreed in writing by the LPA. The development shall be implemented in accordance with the approved details and maintained in that condition thereafter.

Reason: In the interests of a safe and adequate access and parking and the convenience of occupants and visitors to the site further to Policies TA1 and TA2 of the Torbay Local Plan 2012-2030.

35. Provision of cycle and mobility scooter storage

Prior to the first occupation of each phase or building details of the locations and materials of secure and weatherproof storage of mobility buggies and cycles shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include the following:

- (i) Storage spaces shall be provided at a rate of 1 space per Assisted Living Unit
- (ii) Cycle parking and storage shall be provided for staff and visitors to the site at a rate to be determined through Travel Plan monitoring

The approved details shall be implemented prior to the first occupation of the respective phase or building and made available for use and retained and maintained in that condition thereafter.

Reason: In the interests of provisions for non-car modes of transport for the residents of the development further to Policies TA2 and TA3 of the Torbay Local Plan 2012-2030.

36. Provision and locations of bin stores

Prior to the first occupation of each phase or building details of the locations and materials of secure refuse and recycling storage and collection points shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the respective phase or building, made available for use and retained and maintained in that condition thereafter.

Reason: To ensure a satisfactory form of development in accordance with Policies DE1 and SS10 of the Torbay Local Plan 2012, Policy TH8 of Torquay Neighbourhood Plan 2019 and the National Planning Policy Framework.

37. Use for assisted living

The Assisted Living Units hereby approved shall be used for supported living accommodation in association with the hospice and care home uses on the site and for no other purpose. Supported Living shall be limited to those people aged over 65 years (and their household) and receiving support care services from the operator of the hospice and care home on the site.

Reason: In the interests of residential amenity of the site and to ensure that the use of the site accords with Policies H6, SS11 and DE3 of the Torbay Local Plan. Any variation from the use applied for must therefore have the express approval of the Local Planning Authority.

38. Provision of communal facilities prior to first occupation

Prior to the first occupation of the Assisted Living Units the communal facilities on the ground floor shown in Drawing No BA9546-2205Rev A shall be provided and made available for use by the residents and retained in that condition thereafter.

Reason: To ensure adequate accommodation to meet the needs of the intended occupants further to Policies H6 and DE3 of the Torbay Local Plan 2012-2030.

39. Occupation of Lodges

The visitor lodges hereby approved shall only be used in support of the Outpatient and Inpatient Units of Rowcroft Hospice for visitors and family of patients. Residential use of these properties shall not be as permanent residences. The Occupation of the premises shall be limited to one group booking at any one time and for no more than three months in any calendar year by any individual occupant, group of individuals or family and shall not be

occupied as a main place of residence. The owner shall maintain an up-to-date register of the details of all occupiers, including their names and main home addresses, and shall make it available for inspection at all reasonable times by the local planning authority.

Reason: To ensure the three lodges are not used for permanent residential accommodation further to Policies H1, DE1 and DE3 of the Torbay Local Plan.

39. Obscure glazing

Prior to the relevant unit being occupied, the dining room window in the south elevation of the second floor of Pavilion 3 shall be fitted with obscure glazing to Pilkington Level 4 to a height no lower than 1.8m above the internal floor level. The windows shall be fixed unless opening parts are located higher than 1.8m above finished floor level or they are fitted with a 100mm opening restrictor. The windows shall thereafter be permanently retained in that condition.

Reason: To ensure a satisfactory completion of development and protect the privacy of future and neighbouring occupants in accordance with Policy DE3 of the Torbay Local Plan 2012-2030

Relevant Policies

Torbay Local Plan:

SC1 Healthy Bay
SS1 Growth Strategy for a prosperous Torbay
SS4 The economy and employment
SS9 Green Infrastructure
SS10 Conservation and the historic environment
SS11 Sustainable Communities
SS14 Low carbon development and adaptation to climate change
H1 Applications for new homes
H2 Affordable housing
H6 Housing for people in need of care
DE1 Design
DE3 Development amenity
DE5 Extensions
TA1 Transport and accessibility
TA2 Development access
TA3 Parking Requirements
C4 Trees, hedgerows and natural landscape features
C5 Urban Landscape Protection Areas
NC1 Biodiversity and geodiversity
ER1 Flood risk
ES1 Energy
W1 Waste hierarchy
W2 Waste audit for major developments

Torquay Neighbourhood Plan

TH8 – Established architecture

TH9 – Parking facilities

THTW4 - Outside space provision