

Meeting: Overview and Scrutiny Board

Date: 5 November 2025

Wards affected: Preston, Roundham and Hyde, Goodrington and Roselands

Report Title: Paignton Town Centre Place Vision

When does the decision need to be implemented?

18th of November 2025

Cabinet Member Contact Details: Councillor Chris Lewis, Cabinet Member for Place Development and Economic Growth, chris.lewis@torbay.gov.uk

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1. Purpose of Report

- 1.1. Torbay Council was awarded funding from One Public Estate to produce an overarching place vision for 'Transforming Torbay' from the OPE 8 round of funding.
- 1.2. The successful bids for Future High Streets Funding, Town Deal, Levelling Up Partnership, Levelling Up Round 3 (LUF3), and the recent direct award through the Plans for Neighbourhoods, in addition to the development sites acquired by the Council since 2019, has created the need to for a place vision that links the funding and assets (development sites) together. This will create a clear vision of how development sites work together to regenerate Torbay as whole, and at local level to address both the needs and exploit the opportunities of the economies of Brixham Port and Town Centre, Paignton Town Centre and Harbour and Torquay Town Centre and Harbour.
- 1.3. Change will come through using the overall vision across Torbay to shape existing and future proposals in line with the vision for Torbay and at a local level in more detailed the visions for Brixham, Paignton and Torquay.
- 1.4. This paper presents the Town Centre vision for Paignton in advance of the vision for Torbay that will follow later in the Autumn. The development proposals for the sites in Paignton that are currently being worked up have been produced iteratively with the delivery of Paignton and Preston Waterfront Public Realm Improvements which are currently on site, the development of the site proposals for Crossways, emerging masterplan ideas for Victoria Square/Centre and Paignton Gateway which will incorporate the Station Square public realm enhancements.

2. Reason for Proposal and its benefits

- 2.1. The proposals in this report help us to deliver our vision of a healthy, happy, and prosperous Torbay by building on the ambition in the Torbay Story and bringing forward and detailing specific opportunities for public and private sector investment that will revive the local economy and reposition Torbay as premier visitor location within the UK by increasing both the duration and spend of visitors from overseas, nationally, regionally and locally.
- 2.2. The reasons for the proposal, and need for the decision are, to provide a guiding document to:
- Increase investment in our three towns to enable them to develop their own distinct identities and role.
 - Attract, retain, and grow our economic specialisms so we have growth which builds on our reputation.
 - Create a future pipeline of investment priorities derived from the evidence used to produce the Visions and from our emerging Economic Plan.

3. Recommendation(s) / Proposed Decision

That the Overview and Scrutiny Borad recommend to the Cabinet:

- 3.1. That Cabinet approve the use of the Paignton Vision document to steer both the delivery of current regeneration sites and the development of future proposals for the sites and areas of public realm identified by the vision as suggested priorities.
- 3.2. That the document is updated as and when is necessary by presenting the revised document and evidence base to Cabinet.

4. Appendices

Appendix 1: Paignton Vision

5. Background Documents

- Local Plan - [Local Plan - Torbay Council](#)
- Torbay Story - [Torbay Story - Invest In Torbay](#)
- Regeneration Website -
- [Investment and regeneration strategy - Torbay Council](#)
- Town Centre SPDs - [Supplementary Planning Documents \(SPDs\) - Torbay Council](#)

Supporting Information

6. Introduction

- 6.1. None

7. Options under consideration

- 7.1. Option 1 – Do Nothing – This would have resulted in handing back the OPE 8 funding allocated for the purpose of producing a strategy of for Transforming Torbay.
- 7.2. Option 2 – Take a statutory Masterplanning approach by updating the current adopted Masterplans for Paignton and Torquay Town Centres. This would have taken a longer period of time and not covered the wider Torbay area and been subject to a length statutory consultation period. With the current Government requiring that all Local Plans are updated by the end of the current parliament the visions along with the new Local Plan can inform the need to update or supersede the current town centre Masterplans.
- 7.3. Option 3 – To produce vision documents for; Torbay, Brixham Port and Town Centre, Paignton Town Centre and Harbour and Torquay Town Centre and Harbour.

8. Financial Opportunities and Implications

- 8.1. The funding for the work is from an external source - OPE 8.

9. Legal Implications

- 9.1. None

10. Engagement and Consultation

- 10.1. Engagement for the Paignton Vision was undertaken in series of internal and external meetings with invited stakeholders including (Local Ward Members) drawn from business and investors within the Town Centre and Harbour along with statutory authorities including Devon and Cornwall Police.

11. Procurement Implications

- 11.1. The vision has been produced by the Regeneration Partnership.

12. Protecting our naturally inspiring Bay and tackling Climate Change

- 12.1. The Vision(s) will promote our natural beauty and rich local environmental resources as a key unique selling point to investors.

13. Associated Risks

- 13.1. If the proposal is not implemented the vision can't then inform the development of future investment proposals to align them with the Torbay Story and current regeneration strategy.

14. Equality Impact Assessment

Protected characteristics under the Equality Act and groups with increased vulnerability	Data and insight	Equality considerations (including any adverse impacts)	Mitigation activities	Responsible department and timeframe for implementing mitigation activities
Age	18 per cent of Torbay residents are under 18 years old. 55 per cent of Torbay residents are aged between 18 to 64 years old. 27 per cent of Torbay residents are aged 65 and older.	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A
Carers	At the time of the 2021 census there were 14,900 unpaid carers in Torbay. 5,185 of these provided 50 hours or more of care.	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	
Disability	In the 2021 Census, 23.8% of Torbay residents answered that their day-to-day activities were limited a little or a lot by	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A

	a physical or mental health condition or illness.			
Gender reassignment	In the 2021 Census, 0.4% of Torbay's community answered that their gender identity was not the same as their sex registered at birth. This proportion is similar to the Southwest and is lower than England.	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A
Marriage and civil partnership	Of those Torbay residents aged 16 and over at the time of 2021 Census, 44.2% of people were married or in a registered civil partnership.	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A
Pregnancy and maternity	Over the period 2010 to 2021, the rate of live births (as a proportion of females aged 15 to 44) has been slightly but significantly higher in Torbay (average of 63.7 per 1,000) than England (60.2) and the South West (58.4). There has been a notable fall in the numbers of live births since the middle of the last decade across all geographical areas.	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A

Race	In the 2021 Census, 96.1% of Torbay residents described their ethnicity as white. This is a higher proportion than the South West and England. Black, Asian and minority ethnic individuals are more likely to live in areas of Torbay classified as being amongst the 20% most deprived areas in England.	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A
Religion and belief	64.8% of Torbay residents who stated that they have a religion in the 2021 census.	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A
Sex	51.3% of Torbay's population are female and 48.7% are male	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A
Sexual orientation	In the 2021 Census, 3.4% of those in Torbay aged over 16 identified their sexuality as either Lesbian, Gay, Bisexual or, used another term to describe their sexual orientation.	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A

Armed Forces Community	In 2021, 3.8% of residents in England reported that they had previously served in the UK armed forces. In Torbay, 5.9 per cent of the population have previously served in the UK armed forces.	No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right.	None required	N/A
Additional considerations				
Socio-economic impacts (Including impacts on child poverty and deprivation)		An intended outcome of the vision is to boost local employment and skills. This supports the aspirations of the Council to reduce socioeconomic inequality and child poverty.	None required	N/A
Public Health impacts (Including impacts on the general health of the population of Torbay)		It is anticipated that the regeneration of Torbay will contribute to positive public health outcomes.	None required	N/A
Human Rights impacts		No adverse impacts are anticipated from this decision. Individual decisions to deliver the vision will be assessed in their own right for any human rights implications.	None required	N/A
Child Friendly	Torbay Council is a Child Friendly Council, and all staff and Councillors are Corporate Parents and have a	It is anticipated that the regeneration of Torbay will contribute to creating a Torbay that is child friendly.	None required	N/A

	responsibility towards cared for and care experienced children and young people.			
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15. Cumulative Council Impact

15.1. None

16. Cumulative Community Impacts

16.1. All the changes proposed should lead to better outcomes for the wider community.