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**Private & Confidential**

FAO  
The Cabinet of Torbay Council

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Dear Members of Torbay Council Cabinet

**Re: Development Vision for Strategic Site Acquisition, Edginswell Business Park**

The acquisition of land at Edginswell Business Park represents a key enabler in unlocking the future development potential of the main Torbay hospital campus. By securing land in close proximity to the existing site, the Trust is taking a proactive step to create the physical capacity required to support major upgrades and long-term investment in healthcare infrastructure.

The primary vision for the Edginswell site is to accommodate a range of healthcare support services, including medical electronics and patient transport services, alongside broader logistics and estates functions. Relocating these activities off the main hospital site will release constrained land at the core campus, creating opportunities for significant redevelopment. This includes the potential delivery of a multi-storey car park and the creation of development plots for major capital build programmes that will modernise and enhance the hospital environment over time.

In this way, the site at Edginswell acts as a critical decant and enabling space, supporting the reconfiguration of the existing estate and allowing future construction to take place in a planned and coordinated manner. It could also provide essential accommodation for contractor compounds, materials storage, and construction-related activity, ensuring that large-scale building programmes can be delivered with reduced impact on day-to-day hospital operations, patient access, and surrounding communities.

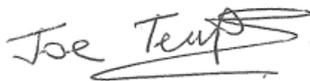
Recognising that development proposals for the site are at an early stage and will evolve through the planning and design process over the coming 12 to 18 months, the vision incorporates a flexible interim use. In the short term, the site will be used to provide additional parking capacity for staff. This “meanwhile use” will deliver immediate benefits by reducing pressure on

parking across the main hospital campus and improving access for patients and visitors on site by turning some staff capacity over to patients and visitors. This continues to be a pressure and impacting on productivity with missed appointments as people are unable to park. Due to our hospital serving a rural and urban area, as well as supporting individuals who are frail and sick, it is not always possible to attend appointments by public transport.

This phased and adaptable approach ensures that the site begins delivering value from the outset, while retaining the flexibility to respond to future strategic requirements as plans mature. It also supports a managed transition, where services can be relocated in a timely manner to align with the sequencing of development on the main hospital site.

Ultimately, this acquisition is about enabling change. By creating space in the right locations, the Trust can bring forward essential improvements to its estate, including new facilities and infrastructure that will support high-quality care for years to come. At the same time, the interim use of the site ensures that immediate operational challenges, such as parking capacity, are addressed in a practical and visible way.

This balanced vision, combining medium-term development potential with short-term benefits, provides a strong and credible basis for sale to the Trust, enabling the trust to deal with short term challenges whilst evolving the development vision and main planning application for the site. This site and its strategic acquisition for the trust will deliver benefits at pace and will be key in enabling the wider redevelopment of the hospital site, supporting improvements to health outcomes for the whole community.



Joe Teape  
Chief Executive