

Cllr John Thomas  
Torbay Council  
Town Hall  
Castle Circus  
Torquay TQ1 3DS

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**Date:** 13 March 2015

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**To request a copy in another format or language phone 01803 208973**

Dear Cllr. Thomas,

**Re: Cary Green, Overview and Scrutiny Board**

The TDA are aware that the future use of Cary Green has been called in and will be considered by the Overview and Scrutiny Board when it meets on 23<sup>rd</sup> March 2015.

We understand that one of the main concerns relates to whether or not Cary Green should be included within the regeneration scheme proposed for the Pavilion and the Marina Car Park.

The Board of the TDA fully supports the development of this important site and in principle the proposals submitted by Marina Developments Ltd (MDL) and their chosen hotel developer and operator, the Nicholas James Group (NJG).

The development as currently outlined will provide a 60 bed 4\* spa hotel, 45 luxury waterfront apartments, new marina facilities and commercial units fronting the inner harbour, as well as carrying out improvements to the public realm alongside the inner harbour to create a waterside where people can enjoy the view and the ambience. Importantly, these works will see the Grade II listed Pavilion *repaired and its inherent structural defects corrected*; moreover the building will be refurbished and given a viable and sustainable economic use.

In order for this development to be financially viable, the TDA Board accepts that approximately 45 'enabling' apartments are needed, for which 45 car parking spaces are

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also required. To avoid increasing the height of the development further the existing decked car parking will be reduced in size, although the demands on the car parking overall will be increased. In addition to the new apartments the 4\* hotel and the marina will also need a sufficient number of car parking spaces if the scheme is to be funded and built. Without the Cary Green additional car parking spaces the hotel income and residential receipts will be much reduced and the scheme will not be viable.

The Board of the TDA believes that the inclusion of Cary Green for car parking (and occasional markets and similar events when possible) is justified from a viability perspective and that without the inclusion of Cary Green the development will not proceed and the status quo will prevail (and that the Pavilion will remain closed).

We would also mention that the benefits of the proposed development go well beyond the immediate regeneration site. The hotel will broaden the hotel and fine dining offer in Torbay and the hotel scheme alone will create over 160 direct and indirect jobs. The new cafes and restaurants along the inner harbour will improve and diversify the economy, as we have seen recently at Abbey Sands for both residents and visitors.

If the development cannot proceed then the reputational damage to Torbay's regeneration credentials is likely to be significant (given that Full Council has already approved the development of this site and attracted a considerable capital and emotional investment by NJG).

Kind regards.

Yours sincerely,

A rectangular area containing a handwritten signature in black ink. The signature appears to read "Vince Flower".

**Vince Flower**

**Chairman on behalf of the Board of TEDC Ltd**

