



TORBAY LOCAL PLAN 2012 - 2030

A landscape for success



Adopted December 2015

KEY TO POLICIES MAP BOOKLET

STRATEGIC DELIVERY

	Strategic Delivery Areas (See Key Diagram & Policies SDT1-4, SDP1-4 & SDB1-3)	SS1, SS5, SS12
	Future Growth Area for housing and related development	SS1, SS2, SS5, SS12




TOURISM

	Core Tourism Investment Area	TO1, TO2
	Proposed Harbour Extensions	TO3



SHOPPING AND TOWN CENTRES

	Town Centre (TC)	TC1, TC2.1
	Primary Shopping Area	TC2
	Primary Shopping Frontage	TC2
	Secondary Shopping Frontage	TC2
	District, Local or Neighbourhood Shopping Centre	TC2.2, TC2.3, TC2.4
	Proposed Local or Neighbourhood Shopping Centre (approximate location)	TC2.3, TC2.4

WASTE AND MINERALS

	Strategic Waste Management Facility	W3
	Waste Water Treatment Works	W5
	Minerals Safeguarding Area (MSA)	M3











COMMUNITY

	Community Investment Areas	SS11
	Food Hub	SC4

RECREATION AND LEISURE

	Proposed Sports Facilities - Areas of Search	SC2.1, SC2.4, SC2.6
	Proposed Closed Road Cycle Circuit	SC2.2
	Enhanced Sport Facilities	SC2.3
	Proposed Watersports Centre	SC2.5






LANDSCAPE AND THE ENVIRONMENT





	Countryside Area (see note 5)	C1
	Village Envelope	C1
	Undeveloped Coast	C2
	Coastal Change Management Area	C3
	Urban Landscape Protection Area	C5
	Area of Outstanding Natural Beauty	SS8
	Country Park	SS9
	Proposed Country Park/Countryside Access or Enhancement Scheme	SS9
	Geopark Access Hub	SS9
	Flood Risk Area (see note 6)	ER1

HERITAGE AND NATURE CONSERVATION












	Protected Sites-internationally important sites Marine Special Areas of Conservation (SAC)* (*see note 7)	NC1
	Protected Sites-internationally important sites Special Area of Conservation (SAC)	NC1
	Protected Sites-nationally important sites Site of Special Scientific Interest (SSSI) N.B. National Nature Reserve at Berry Head indicated by NNR	NC1
	Protected Sites-locally important sites Local Nature Reserve (LNR) (Saltern Cove, Occombe Farm, Scadson Woods) Ancient Woodlands Inventory (AWI)* Regionally Important Geological Site (RIGS)* County Wildlife Site (CWS)* Other Site of Wildlife Interest (OSWI)* Unconfirmed Wildlife Site (UWS)* (*see note 8)	NC1
	Berry Head Special Area (for mapping purposes only) Berry Head Country Park This Special Area is variously designated as: AONB SS8 Undeveloped Coast C2 Countryside Area C1 Coastal Change Management Area C3 Geopark Access Hub SS9 SAC NC1	SS9
	Conservation Area (CA)	SS10
	Historic Park and Garden (see note 9)	SS10
	Scheduled Monument (see note 9)	SS10

TRANSPORT AND ACCESSIBILITY

	Western Corridor Improvements Torquay Gateway Corridor Improvements A385 Totnes Road Improvements	SS6.2
	National Cycle Network	SS6.3
	Proposed extension to National Cycle Network	SS6.3
	South West Coast Path	SS6.3
	Proposed Railway Station	SS6.4
	Water Transport (Ferry Services)	SS6.6
	Transport Hub	SS6.8

	Proposed Transport Hubs	SS6.8
	Air Quality Management Areas	TA1
	Torbay Major Road Network	TA2
	District Distributor Road Network	TA2

DESIGNATIONS FOR INFORMATION ONLY

	VG	Village Green
	CL	Common Land
Existing educational premises:		
		College of Further Education
		Secondary school
		Primary school
		Special school
		Private school
		Neighbourhood Development Plan (NDP) Area
		Committed & other deliverable Development Sites [Note: Some sites may have been implemented since the production of the Local Plan]. Please see note 10 below.
		Potential development site for consideration in Neighbourhood Development Plan - primarily housing [See SDT/SDP/SDB Policies & SS12]
		Potential development site for consideration in Neighbourhood Development Plan - primarily employment investment [See SDT/SDP/SDB Policies & SS5]

Notes

- The Policies Map is shown at 1:5000 scale. As a result, minor inconsistencies may have occurred due to scaling up.
- Contour intervals at 10 metres. This excludes the 0m contour at the coastline.
- Some information shown on the Policies Map is from external sources. In such circumstances the Council is unable to accept responsibility for the accuracy of information supplied.
- The LPA jurisdiction extends to the Mean Low Water Mark.
- Countryside Area extends to Mean Low Water Mark. However, this is not shown on the Policies Map for the sake of clarity at the coastline.
- Flood Risk boundary subject to change. Latest data is available from the Environment Agency and the Local Authority Strategic Flood Risk Assessments.
- A large proportion of the Marine SAC is also covered by the Torbay Marine Conservation Zone (MCZ) between Oddicombe Beach and Sharkham Point and extends beyond to include the intertidal zone (Mean High Water Mark).
- Local Wildlife and Geological Sites, sourced from Devon Biodiversity Records Centre.
- The boundaries of Scheduled Monuments and Historic Parks and Gardens are shown for indicative purposes only and represent Torbay Council's interpretation of the Official designating authority. The data is the copyright of English Heritage and copies of the Official Scheduling Map may be obtained from Historic England.
- Grey 'committed sites' may also lie within an obscured Local Plan designation, such as the Countryside area (C1), Town Centre (TC2) or Core Tourism Investment Area (TO1 & TO2); these wider policy designations will apply to any new proposals submitted on these sites. Any extant planning permission will also be a material consideration. Please contact the Local Planning Authority if you are uncertain about any Committed Site and the policies or designations that apply.

Scale 1:5000

