

Kunasziewicz, Zdzislawa

From: Jackson, Susanne
Sent: 22 June 2020 12:04
To: Kunasziewicz, Zdzislawa
Subject: RE: Housing Sites/5yr Supply

Hello,

It will be a detailed submission for both and 78 units at Torre Marine.

Best wishes
Susanne

Susanne Jackson
Housing Delivery Officer
TDA
Tor Hill House
Union Street
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TQ2 5QW



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From: Kunasziewicz, Zdzislawa
Sent: 17 June 2020 14:29
To: Jackson, Susanne
Subject: RE: Housing Sites/5yr Supply

Thanks Susanne. How many units would the application at Torre Marine be for and do you know if it will be an outline or full application? Is the St Kildas application likely to be in full or outline?

From: Jackson, Susanne
Sent: 17 June 2020 14:11
To: Kunasziewicz, Zdzislawa
Subject: RE: Housing Sites/5yr Supply

Hi,

Sorry for the delay.

Please see below in blue.

Best wishes
Susanne

Susanne Jackson
Housing Delivery Officer
TDA
Tor Hill House
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From: Kunaszkiewicz, Zdzislawa
Sent: 12 June 2020 11:51
To: Jackson, Susanne
Subject: Housing Sites/5yr Supply

Montgomery, Liam

Hi Liam/Susanne,

As we have come to the end of the consultation period for our five year supply, I just wanted to clarify the position in relation to Torre Marine and St Kildas and any dates for submission of planning applications/commencement on site/build out rates. According to previous correspondence, we have the following information which I'd be grateful if you could confirm/answer?;

Torre Marine;

- Site currently owned by Torbay Council but will be transferred to its housing company – has this happened yet/when is this likely to happen? – [we are expecting the transfer to happen once TorVista have received their RP status which we believe to be around 3 months' time.](#)
- The current approval (P/2016/1047/MOA) is due to expire in November 2020, but I understand a new planning application is due to be submitted? Please could you let me know the timescale for this, whether it will be a reserved matters, an outline or full application and how many units it will be for please? – [we are hoping an application will be submitted around Oct 2020.](#)
- Likely commencement on site when? – [around March 21](#)

St Kildas;

- Pre-app submitted for 23 units
- Previously suggested planning application submitted within 2-3 months – so July/Aug 2020, is that still right? Is this likely to be a full planning application and for the 23 units? – [we are expecting this to be around July/August 2020](#)
- 60 week build programme, starting on site when? – [hoping for SOS to be Q4 20/21 but could be sooner subject to determination.](#)

Thanks
Zdzisia

Subject: FW: Delivery Evidence email - Victoria Centre/5 Year Supply

From: Steward, Pat
Sent: 26 June 2020 16:36
To: Kunaszkiewicz, Zdzislawa
Cc: Edmondson, David
Subject: Re: Victoria Centre/5 Year Supply

Mills, Nigel

Hi Zdzisia

I was talking to David Edmondson about this site earlier this week and promised to put something in writing. Thank you for reminding me.

So, I think the public / publishable position is as follows:

“Redevelopment of Victoria Centre is included in the Council’s Transformation Strategy for Torbay’s Town Centres (April 2017). That part of the Strategy relating to Paignton is based on the Local Plan, Paignton town centre masterplan SPD and Paignton Neighbourhood Plan. The Strategy makes it clear that the Council is seeking redevelopment, of the whole of Victoria Centre or just the Garfield Road site, and is exploring options to enable redevelopment to come forward.

Consequently, the Council has received £900,000 to unlock the site, enabling residential development to be brought forward. Good progress has been made to achieve that objective.

The Council has agreed to dispose of the site. As such, the site is being transferred from the Council to its Housing Company, TorVista. This will add to TorVista’s portfolio of sites and will help ensure residential development on the site is delivered at pace.

A planning application for demolition has been submitted (P/2020/0327) and is due for determination in early July 2020.

In parallel, a development brief for the site has been produced and published (see <https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/victoria-centre/>)

Subject to planning permission, demolition of the car park will be undertaken between Oct ‘20 and Mar ‘21, depending on timing of vacant possession by two telecoms operators. Wrings have been awarded the contract for demolition.

The site and its redevelopment is included within the Council’s Future High Street Funding bid (see <https://www.investintorbay.com/wp-content/uploads/2020/03/Summary-of-FHSF-Draft-Full-Business-Case.pdf>)

Since submission of the draft business case, for Future High Streets Funding, further work has shown that the site can accommodate an 85 bed residential & nursing home and 30 one and two bed apartments. This responds well to market demand and demographics in Paignton.

An announcement on Future High Streets Funding is expected in Autumn 2020.

A full planning application for development is scheduled to be submitted in April 2021.”

Hope that helps.

Pat

Pat Steward
Town Centre Regeneration Director
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For investment opportunities in Torbay see <http://www.investintorbay.com/wp-content/uploads/2016/10/Torbay-Inward-Investment.pdf>

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Kunasziewicz, Zdzislawa

From: Cushion, Claire
Sent: 12 June 2020 11:23
To: Kunasziewicz, Zdzislawa
Subject: RE: Housing Sites/5yr Supply

Follow Up Flag: Follow up
Flag Status: Flagged

Morning Zdzisia

Please see comments below in blue.

Kind regards

Claire Cushion MRICS
Senior Development Surveyor

Please note that I will not be working on Mondays and Wednesdays during the Corona Virus outbreak. If the matter is urgent and you need to contact me on these days please email me marking the subject title as "URGENT" and I will endeavour to pick up your message and respond asap.

From: Kunasziewicz, Zdzislawa
Sent: 12 June 2020 11:13
To: Cushion, Claire
Subject: Housing Sites/5yr Supply

Hi Claire,

As we have come to the end of the consultation period for our five year supply, I just wanted to clarify the position in relation to some sites and any dates for submission of planning applications/commencement on site/build out rates. According to previous correspondence, we have the following information which I'd be grateful if you could confirm/answer?;

Little Blagdon Farm, Collaton St Mary

- Development partner confirmed by Sept 2020 - [confirmed](#)
- Planning application for c.300 units due to be submitted by March 2021 (full or outline?) – [confirmed. Full.](#)
- Likely commencement in 2023? – [We haven't received final bids yet \(due 12th July\) but this seems realistic.](#)
- Likely build out rate? [We haven't received final bids yet \(due 12th July\) so I don't have updated figures.](#)
[However, it is proposed that the development be built in a number of phases. Also, I can't give you the build rates for a single bidder whilst the procurement is live.](#)

Preston Down Road

- Development partner confirmed by Sept 2020 - [confirmed](#)
- C. 100 units likely (in total) - [confirmed](#)
- Likely timeline for submission of application (full or outline)? – [confirmed. Full.](#)
- Likely commencement/build out rate? [PDR is likely to be developed as a single phase. When development commences will depend on whether any challenges to planning etc, however, 2023 seems reasonable.](#)

Thanks
Zdzisia

TORBAY COUNCIL

Zdzisia Kunaszkiewicz | Strategy and Project Delivery Officer |
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Kunasziewicz, Zdzislawa

From: Coyde Construction
Sent: 30 April 2020 00:13
To: Kunasziewicz, Zdzislawa
Subject: RE: Land at Kings Drive, Brixham

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Zdzisia

Many thanks for your email, you are correct we are now the owners of this land (just to note there are further applications with this site and the actual total number of units is 25). we are hoping to complete our building regulation drawings with in the next month and enable us to be on site to start with in the year (obviously depending on what the economic outfall will be after the Covid-19 pandemic)

Just out of interest this is the first time we have been asked this sort of question from the council is there any more insight you can give us on the email?

We like to carry out as many developments as possible in Torbay however it does seem that development land in and around the area is becoming difficult to find.

Kind Regards,

*Shane Coyde
Director*



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