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Dear Carly,

Re: Consultation response – P/2017/1133: Outline application for residential led development of up to 400 dwellings (C3)

I am writing to formally respond to planning application P/2017/1133: land to the South of White Rock adjacent to Brixham Road Aka Inglewood Paignton. Outline application for residential led development of up to 400 dwellings (C3) together with the means of vehicular and pedestrian/cycle access together with the principle of a public house (A3/A4 use), primary school with nursery (D1), internal access roads and the provision of public open space (formal and informal) and strategic mitigation. The proposal includes amendments to Brixham Road, Long Road junction and Windy Corner junction. Details of access to be determined with all other matters reserved.

Average Gross Value Added (GVA) per head of population in Torbay in 2016 was £15,690 compared to £26,584 in the UK and £ 23,548 in the South West. GVA per head in Torbay is the lowest across the South West, and only 59.6% of the UK average, ranking it the 6th lowest area in the UK, emphasising the need for new high quality jobs, and new space to accommodate them.

Economic growth and prosperity are core themes of Torbay Council's Corporate and Local Plan which, along with the recently adopted Economic Strategy 2017 – 2022 forms the corporate policy framework. While the application site is not specifically identified within the Local Plan as a site for bringing forwards new housing, it is situated within Paignton North and Western Area which is designated as a Strategic Delivery Area (SDA) for Future Growth, as shown in Figure 4: Key Diagram. Policies SS1, SS4 and SS5 of the Local Plan place a high emphasis on economic growth.

Policy SS1: Growth Strategy for a Prosperous Torbay – The Local Plan clearly emphasises and promotes throughout the Plan, the need for a step change in Torbay’s economic performance. It supports urban regeneration that creates sustainable living, working and leisure environments, supported by high quality infrastructure.

The Plan supports the creation of 5,000-5,500 net additional jobs (equating to an average of around 275-300 jobs per annum) and delivery of at least 17 hectares of employment land over the Plan period, with an emphasis on bringing employment space forward as early as possible in the Plan period. Strategic Delivery Areas (SDAs) are the focii for delivery of growth and change in the Bay over the Plan period. They provide strategic and sustainable locations for new employment space, homes and infrastructure. Future Growth Areas are located within these SDAs. There will be some initial delivery of development in Future Growth Areas, within the first 10 years, if required to meet demand for new employment space and homes.

Policy SS4: The economy and employment - The Local Plan supports the regeneration of Torbay and improvement in its economic performance, with the aim of achieving a step-change in economic prosperity as set out in Torbay’s Economic Strategy. The Local Plan supports existing businesses and education facilities, it encourages new businesses and investment in order to create new jobs, and it enables expansion and diversification of the economy of the Bay. The Local Plan supports the creation of at least 5000-5,500 net additional jobs by 2030 with an emphasis on delivering around 1375 net new jobs in the first 5 years of the Plan period.

To help achieve this objective, at least 65,000 square metres of employment space, comprising 28,000 square metres of Use Class B1- B2 space and 38,000 square metres of other employment uses are proposed on the sites in Policy SS5, as part of mixed use developments where appropriate.

Policy SS5 and the Strategic Development (SD) policies of the Local Plan seek to achieve a mix of employment uses on major developments and identify a number of sites for mixed use development. These also set out indicative targets for employment, and indicate that the delivery of employment should be achieved through land equalisation, direct provision of serviced sites and or/developer contributions.

There is an evidenced challenge around bringing forward serviced employment space to accommodate new employment opportunities. Currently there are live and active enquiries for over 275,500ft² of employment space within Torbay. Therefore the recently adopted Torbay Economic Strategy highlights two of its key aims to:

- Continue to create an environment in which businesses and jobs can grow
- Accelerate the development of employment space geared to business needs

Where sites are identified for mixed use development in the Local Plan, the early provision of employment space will be given a high priority in determining obligations sought on site, as indicated in Policy SS2(ii) of the Local Plan. Where on-site provision is not practical, the Council may agree developer contributions to help enable the provision of employment elsewhere.

As set out in the applicants supporting information, within the S106 Agreement – Draft Heads of Terms for Inglewood Residential led Masterplan, Brixham Road, a contribution would in sought to mitigate against the lack of provision of suitable employment space proposed within the development at a rate of £8,000 per job in line with Torbay Council’s Planning Contributions and Affordable Housing Supplementary Planning Document.

Initial site masterplans which were presented at the public consultation on 11th May 2017 proposed circa 2,500M² of small business employment space across 12 units. Using the Homes & Communities Agency Employment Density Guide (3rd edition) 2015 Small Business Workspace densities of around 20M² GIA per employee, the proposed employment space would have assumed accommodation for 125 jobs.

Amount of Employment space initially proposed	Employment Density	Jobs FTE
2,500M ²	20M ² per job	125

A 2 form of entry school with Nursery proposed in the submitted planning application is projected to create around 41 FTE jobs, along with a new public house. Assuming a bar/ restaurant style akin to a Beefeater, Harvester, Table Table, or Brewers Fayre, then it projected to create between 18 and 25 FTE jobs. Using a median figure of 21.5 FTE jobs, the submitted application is projected to create a total of around 62.5 FTE jobs from the proposed development.

This does however create a net deficit between the numbers of jobs which would have been created in the initial masterplans which were presented in May 2017, compared to those in the revised Masterplan which has been submitted.

Based on the difference between the initial proposal and the current proposal it is projected that around 62.5 FTE jobs will be ‘lost’. Based on Torbay Council’s Planning Contributions and Affordable Housing Supplementary Planning Document a contribution of £8,000 per FTE job is being sought, totalling a contribution of £500,000.

Projected jobs created from development FTE	Projected Jobs created from initial proposal FTE	Net deficit in projected jobs created FTE	Contribution per job	Employment contributions sought
62.5	125	62.5	£8,000	£500,000

It is recommended that the contributions from the S106 for the loss of employment space go towards the development of new employment space on land owned by

Torbay Council, known as Claylands Business Park. The monies will contribute towards the remediation of land and provision of new infrastructure.

Yours sincerely,

Daniel Newman
Senior Economic Development Officer