

TORBAY FIVE YEAR LAND SUPPLY

Site	5 Yr Yield	2019/20	2020/21	2021/22	2022/23	2023/24	Notes
A. Major Sites (10+ dwellings) with Detailed Planning Permission							
White Rock, Paignton	130	48	42	40			P/2013/1229 permitted 17.04.14 - 310 units. 180 units complete@2019. Proposed completion rate of circa 40 per year.
Land off Luscombe Road	68		30	38			P/2018/0522 P/2014/0938/MOA P/2019/0291/MRM. Site preparation work underway.
Former Paignton Police Station, Southfield Road	46		46				P/2017/1117/OA & P/2018/0881/RM permitted 04.03.19. Site cleared.
Roebuck House, Abbey Road	43	43					P/2018/0468 - prior approval. 43 units. On site. Units being marketed for occupation Autumn 2019.
Yannons Farm, Brixham Rd	24	24					Various Applications. Apps still to be implemented/completed; P/2014/0983/MOA 192 units, most recent RM P/2016/0610 140 units. Total 211 units. 187 units Comp, 24 units U/C @ 2019.
Wall Park, Wall Park Road	21	21					P/2013/0785 permitted 05.06.15 - 165 units total PLUS P/2016/0057 additional 8 units. On site. 152 units complete @ 2019.
South Devon Hotel, St Margarets Road	20	20					P/2017/0888. On site. 10 Complete.
8-18 Tor Hill Road	19	19					P/2017/0290 permitted 28.04.17. On site
Former B&Q, 41 Tor Hill Road	15	2	13				P/2016/0730 permitted 15.03.17 P/2019/0131 MVC Reduces units to 15. Currently on site.
Land R/O 107 Teignmouth Road	12	12					P/2016/0599 permitted 31.05.17. On site
Queensway, Torquay	12	6		6			Part under construction P/2007/2095 permitted 20.05.08
Suite Dreams Hotel, Steep Hill, Maidencombe	10		10				P/2018/1216 permitted 15.02.19. Site vacant and fenced off.
18 Babbacombe Road	10	10					P/2017/0178 permitted 05.05.17 & P/2017/0729 permitted 23.08.17. On site
Land R/O Broadway, Dartmouth Road	10		5	5			P/2015/0097/OA P/2018/0332/RM permitted 20.08.18
Land R/O 16-26 Castor Road	10		5	5			P/2018/0852/RM permitted 23.01.19
							P/2016/0947 allowed at appeal 03.08.17
	450	205	151	94	0	0	

B. Major Sites with Planning Permission approved or submitted and demonstrated intent shown							
Land South of Yalberton Road (Berry Acres)	150		20	40	45	45	Allocated in Local Plan as part of Future Growth Area. P/2014/0983/MOA for 192 units permitted 07.09.18. P/2019/0173/MRM pending consideration.
Devonshire Park, off Brixham Road	150		20	40	45	45	Allocated in Local Plan as part of Future Growth Area. P/2014/0947 255 units in total permitted 22.03.16. 150 units only shown in 5 yr supply - proposed completion rate 40 per year. Difficult previously developed site, but enabling retail development under construction. P/2019/0278/MRM pending consideration for up to 255 residential units.
Dairy Crest Site, Parkfield Road	43				43		TNP allocated site. P/2019/0283 outline application approved at committee for up to 43 units. Developer has proven track record of delivery. Site investigation works have taken place.
Palace Hotel, Babbacombe Road	38					38	TNP allocated site. P/2019/0716/MPA submitted. Community consultation undertaken.
Total	381	0	40	80	133	128	

C. Minor Sites (Under 10 dwellings) Planning Permission							
N/S SITES (SITES OF 6-9)	49						Sites with no 'activity' within the last 10 yrs (this could be a partial completion or where the site has remained stagnant, with a permission which is at least 10 yrs old) are not included in box 'C' above.
N/S SITES (SITES OF UNDER 6)	120						
U/C SITES (SITES OF 6-9)	41						
U/C SITES (SITES OF UNDER 6)	109						
Total	319						

D. Minor Sites (Under 10 dwellings) without Planning Permission							
SITES OF 6-9	84						Figures in box 'D' are calculated based on an average delivery rate over the plan period
SITES OF UNDER 6	270						
Total	354						

FIVE YEAR REQUIREMENT	3009
AVERAGE ANNUAL REQUIREMENT	602
FIVE YEAR SUPPLY	1504
SUPPLY (YEARS)	2.50