

TORBAY FIVE YEAR LAND SUPPLY

A. Major Sites (10+ dwellings) with Detailed Planning Permission									
Site	5 Yr Yield	2020/21	2021/22	2022/23	2023/24	2024/25	Application Number	Date Permitted	Total Units
Land South of Yalberton Road (Berry Acres)	160		40	40	40	40	P/2019/0173	20.03.20	187
White Rock, Paignton	81	31	25	25			P/2013/1229	17.04.14	310
Torre Marine, Torquay	75			75			P/2016/1047	17.11.17	75
Land off Luscombe Road	68	22	23	23			P/2019/0291	12.06.19	68
Former Paignton Police Station, Southfield Road	36				36		P/2018/0881	04.03.19	36
Roebuck House, Abbey Road	43		43				P/2018/0468	02.07.18	43
Palace Hotel, Babbacombe Road	38			10	10	18	P/2019/0716	07.02.20	38
Brixham Paint Station, Kings Drive	22			12	10		P/2006/1066	30.08.07	35
South Devon Hotel, St Margarets Road	9	9					P/2017/0888	13.02.18	30
213 St Marychurch Road	17	17					P/2018/0962	01.08.19	17
Former B&Q, 41 Tor Hill Road	14	14					P/2019/0131	15.04.19	14
Land R/O 107 Teignmouth Road	12	12					P/2016/0599	31.05.17	12
Exmouth View Hotel, St Albans Road	12		12				P/2018/1283	20.06.19	12
15 Esplanade Road	12	12					P/2019/1018	21.04.20	12
Queensway, Torquay	5	5					P/2007/2095	20.05.08	12
Shelley Court Hotel, 29 Croft Road	11		11				P/2019/0337	25.10.19	11
21 Old Mill Road	11			7	4		P/2019/0919	04.02.20	11
38-40 Palace Avenue	11			11			P/2019/1158	04.12.19	11
Suite Dreams Hotel, Steep Hill, Maidencombe	10	10					P/2018/1216	15.02.19	10
18 Babbacombe Road	10	10					P/2017/0178 & P/2017/0729	05.05.17 & 23.08.17	10
Land R/O Broadway, Dartmouth Road	10		5	5			P/2018/0332 & P/2019/0420	20.08.18	10
Land R/O 16-26 Castor Road	10		5	5			P/2016/0947	03.08.17	10
	677	142	164	213	100	58			

B. Other Major Sites with demonstrated intent shown and a realistic prospect of delivery										
Site	5 Yr Yield	2020/21	2021/22	2022/23	2023/24	2024/25	Allocated?	Outline Permission?	Brownfield Register	Total Units
Devonshire Park, off Brixham Road	100			20	40	40	Yes	P/2014/0947	Yes	up to 255
Collaton St Mary (Little Blagdon)	75				35	40	Yes	P/2019/0478 (Access in accordance with Masterplan)	No	circa 180 (Masterplan)
Land to the North of Totnes Road (Taylor Wimpey)	40				20	20	Yes	P/2019/0604 - Appeal pending P/2020/0405 - pending	No	circa 40 (Masterplan) Application was for 73
Edginswell Gateway	75			15	25	35	Yes	No - signed Planning Performance Agreement in place	No	circa 550 (Masterplan)
Stoodley Knowle	69			22	25	22	No	P/2019/1330	No	90
Dairy Crest Site, Parkfield Road	43					43	Yes	P/2019/0283	Yes	43
Land North of Totnes Road (Bloor Homes)	80			15	30	35	Yes	P/2019/0281 pending	No	circa 70 (Masterplan) Application for up to 100
Former Torbay Holiday Motel, Totnes Road	39				14	25	Yes	P/2019/0615 pending	Yes	up to 39 (Masterplan)
Preston Down Road North	50				25	25	No	No	No	circa 50 units (Local & Neighbourhood Plan)
Preston Down Road South	50				25	25	No	No	No	circa 50 units (Local & Neighbourhood Plan)
St Kildas	20			20			Yes	No - pre-application pending	Yes	circa 20
14-16 Midvale Road	10			10			No	P/2020/0128	No	10
Victoria Car Park	85					85	No	No - P/2020/0327 for demolition pending, design brief online	Yes	circa 85 (Masterplan)
Total	736	0	0	102	239	395				

C. Minor Sites (Under 10 dwellings) with Planning Permission									
N/S SITES (SITES OF 6-9)	45	Where there is clear evidence that sites will not be delivered within 5 years e.g. because they are no longer viable, there is no longer demand for the type of unit, there has been no activity on site within the last 10 years, these are not included in the figures to the left.							
N/S SITES (SITES OF UNDER 6)	142								
U/C SITES (SITES OF 6-9)	51								
U/C SITES (SITES OF UNDER 6)	152								
Total	390								

D. Minor Sites (Under 10 dwellings) without Planning Permission									
SITES OF 6-9	64	Figures across boxes C and D are calculated using an average per annum delivery rate over the plan period (32 for 6-9 and 93 for under 6) to provide evidence of a reliable source of windfall sites in accordance with NPPF para 70. Using these averages, over the 5yrs the figure for sites of 6-9 units is to equal 160 (32x5) and under 6 units is equal to 465 (93x5). Figures in Box C (known permissions) are deducted from these totals with difference providing the figures for Box D as additional windfalls with a realistic prospect.							
SITES OF UNDER 6	171								
Total	235								

FIVE YEAR REQUIREMENT	3395
AVERAGE ANNUAL REQUIREMENT	679
FIVE YEAR SUPPLY	2038
SUPPLY (YEARS)	3.00

DEFINITIONS
N/S = Not Started
U/C = Under Construction