



Authority Monitoring Report (AMR) Annual Report 2017/18

March 2019

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1 HEADLINES FROM 2017/2018

Torbay Local Plan

The Local Plan is in the early stages of being reviewed. Considerable evidence gathering will be required during 2019 to inform the review.

Neighbourhood Plans

Extensive progress was made during the monitoring period. The Plans were taken from consultation stage in November 2017 to Full Council in December 2018. The three plans are due to go to referendum in May 2019, where, if supported by the community, they will be made/adopted.

Developments in 2017/18

In Torquay: Eden Vauxhall in Edginswell was opened. Scotts Meadow is making significant progress.

In Paignton: The Arboretum, Blagdon Road saw 50 holiday apartments with facilities opened. Yannons Farm, Whiterock and Alfriston Road residential schemes all made progress. The construction commenced on EPIC (Electronic Photonics Innovation Centre).

In Brixham: Wall Park is making progress.

Housing applications and completions

In 2017/18 we approved applications for 365 homes within Torbay (although it should be noted that some of these may be resubmissions of previous applications).

In 2017/18 a total of 410 net homes were built, of which 26 were affordable.

At 2017, the five year housing land supply was 2,362 units against a target of 2,822 units, which equates to 4.19 years' worth of deliverable sites.

Key issues

Average house prices in Torbay are slowly increasing, from £185,961 in December 2016 to £198,535 in February 2018.

Gross weekly pay in 2018 is significantly lower in Torbay (£472) compared to the South West (£537) and the rest of Great Britain (£571).

The percentage of workless households are 16% in Torbay compared to 11.3% in the South West.

The percentage of economically active people are 80% in Torbay compared to 81.1% in the South West.

Torbay is the most deprived local authority area in the South West region. Around one-in-three of the population live in areas in the top 20% most deprived in England. Conversely, some areas are amongst the least deprived in England.

2 INTRODUCTION

2.1 Background

- 2.1.1** The [Authority Monitoring Report \(AMR\)](#) provides an opportunity to monitor the progress of development plan preparation and the effectiveness of planning policies against a strong evidence base. It is a statutory document required to be produced on at least an annual basis. This AMR covers the period 1st April 2017 – 31st March 2018, although some of the data referred to will inevitably date back to previous years (as a result of data collection timescales) and some updates will reference the calendar year 2018.
- 2.1.2** The AMR sets out:
- The implementation of the local development scheme;
 - The extent to which the policies set out in local development documents are being achieved; and
 - Reports any activity relating to the duty to cooperate.
- 2.1.3** The first half of this year’s AMR covers the delivery of the sustainable growth and regeneration proposed by the Local Plan, progress with the Neighbourhood Plans, development of various policy documents and Development Management performance.
- 2.1.4** The Local Plan, along with neighbourhood plans when (‘made’) adopted, form the development plan. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise (NPPF February 2019 paragraph 2).
- 2.1.5** The second half of this AMR is structured around the Local Plans five aspirations for the Bay:
- 1: Secure economic recovery and success;
 - 2: Achieve a better connected, accessible Torbay and essential infrastructure;
 - 3: Protect and enhance a superb environment;
 - 4: Create more sustainable communities and better places;
 - 5: Respond to climate change.

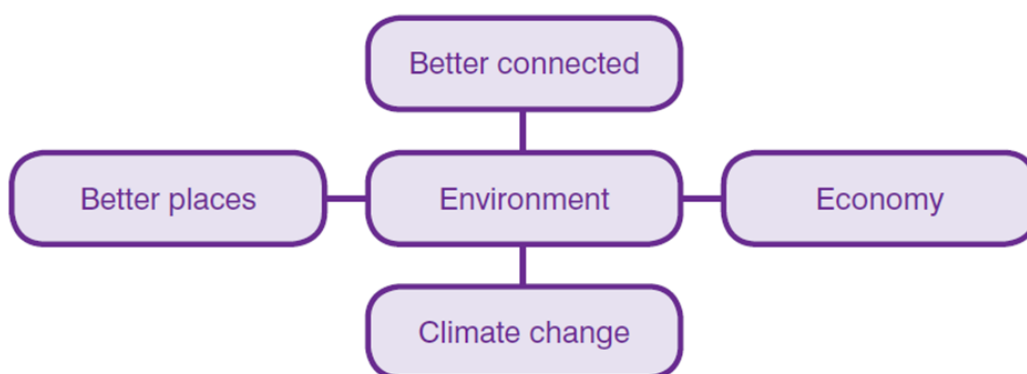


Figure 1: Local Plan aspirations with the environment at the heart

- 2.1.6** Each aspiration and related set of objectives will be delivered through sustainable growth, using the Local Plan policies, Neighbourhood Plan policies (once ‘made’), associated

masterplans and Development Plan Documents (DPDs); supported by Supplementary Planning Documents (SPDs) and guidance to steer that growth.

2.1.7 Delivery of the Plan will be reviewed through the AMR and a major review will be undertaken every 5 years (due in 2020).



Figure 2: Relationship between the Local Plan, AMR and planning framework

2.2 Torbay profile

Place and Environment

- Torbay covers an area over 24 square miles and includes the three towns of Torquay, Paignton and Brixham.
- It has over 20 beaches along its 22 miles of coastline.
- It is known as the English Riviera. It has also been a designated UNESCO Global Geopark since 2007, recognizing its rich geological, historical and cultural heritage.
- 48% of the land area is countryside or has a landscape designation. Berry Head has international designation as a Special Area of Conservation (SAC). Part of Brixham is also designated as an Area of Outstanding Natural Beauty (AONB). There are also twelve Sites of Special Scientific Interest (SSSI) in Torbay.
- The South Devon Highway opened in December 2015, significantly improving connectivity to the Bay.

People and Community

- It has a population of around 134,500 people which is the second largest urban area within the Heart of the South West region.
- 27.5% of Torbay's population are over 65, compared to 18.1% across England.
- Compared to England, Torbay is ranked amongst the 20% most deprived district local authorities (46th of 326 in 2015). The main domains which contribute the most to Torbay's overall multiple deprivation are: income, employment and health/disability.

Education

- South Devon College continues to expand and work towards university status.
- Torbay is home to a number of leading international language schools.
- The percentage of the working population with NVQ levels 2 and 3 are above the regional and national averages.

Economy

- The fishing industry remains strong with Brixham landing the highest value catch in any English port.
- The tourism and hospitality sector remains strong.
- It is also home to multi-national blue chip companies specializing in photonics and electronics.

Tourism

- 4.6m tourism visits in total with 3.5m for the day and 1.1m staying overnight.
- £430m is spent in the Bay through tourism and there is an 87% repeat visitor rate.
- 11,625 people are employed in tourism in the Bay.
- It has the most visitor attractions than any other seaside resort in the UK.
- Achieved and maintained Purple Flag status for the destination's night time economy and Blue Flag and Beach Awards status.



Figure 3: Torbay map

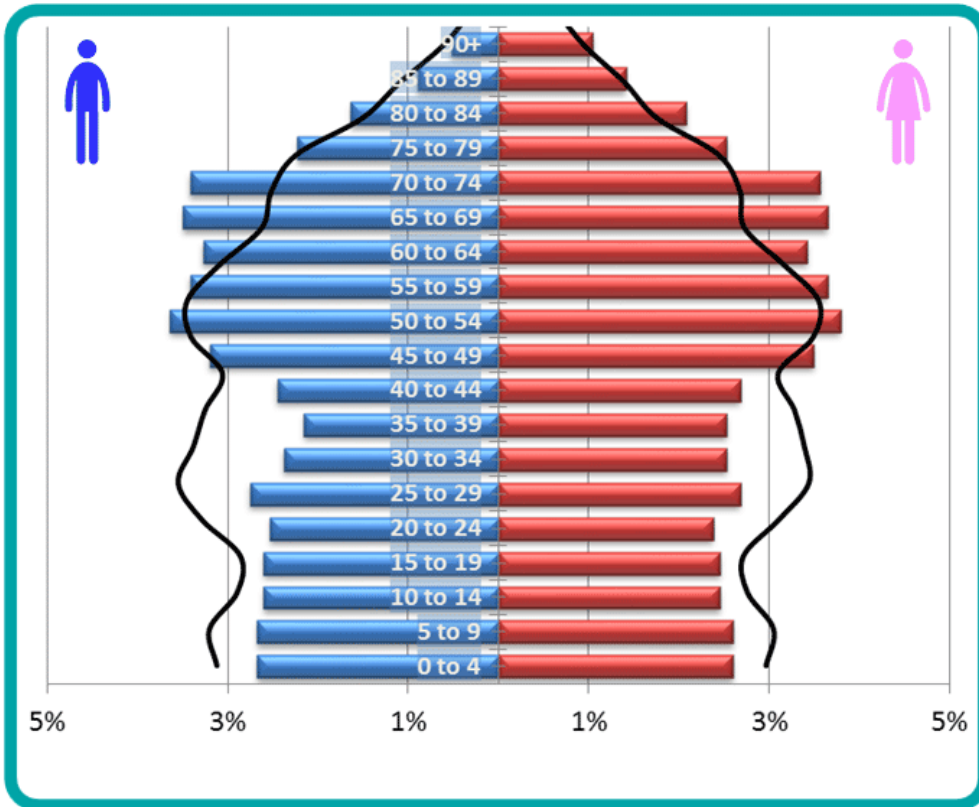


Figure 4: 2017 Torbay population structure compared to England (ONS)

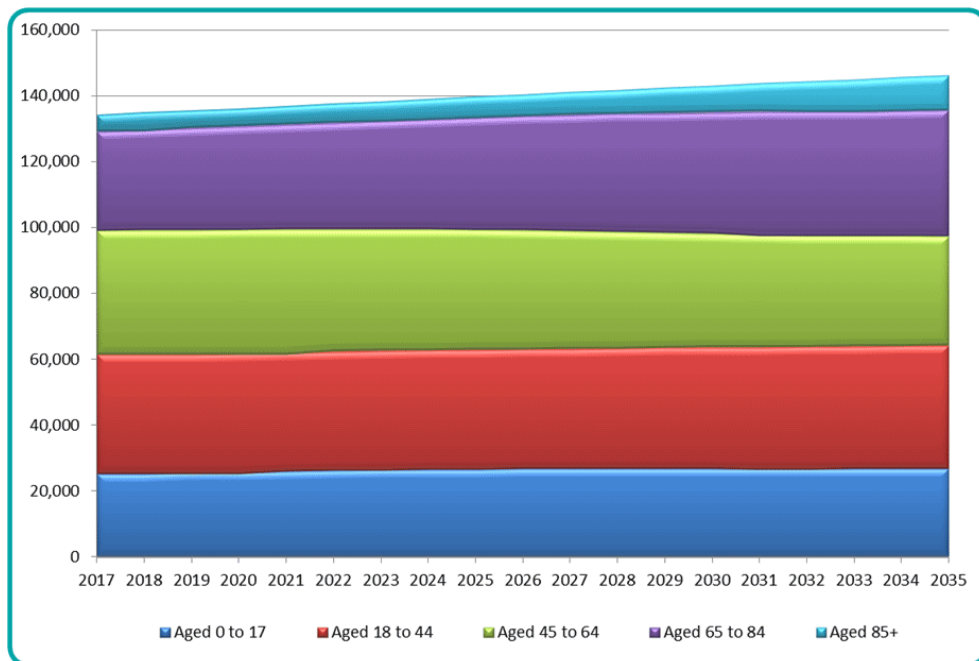
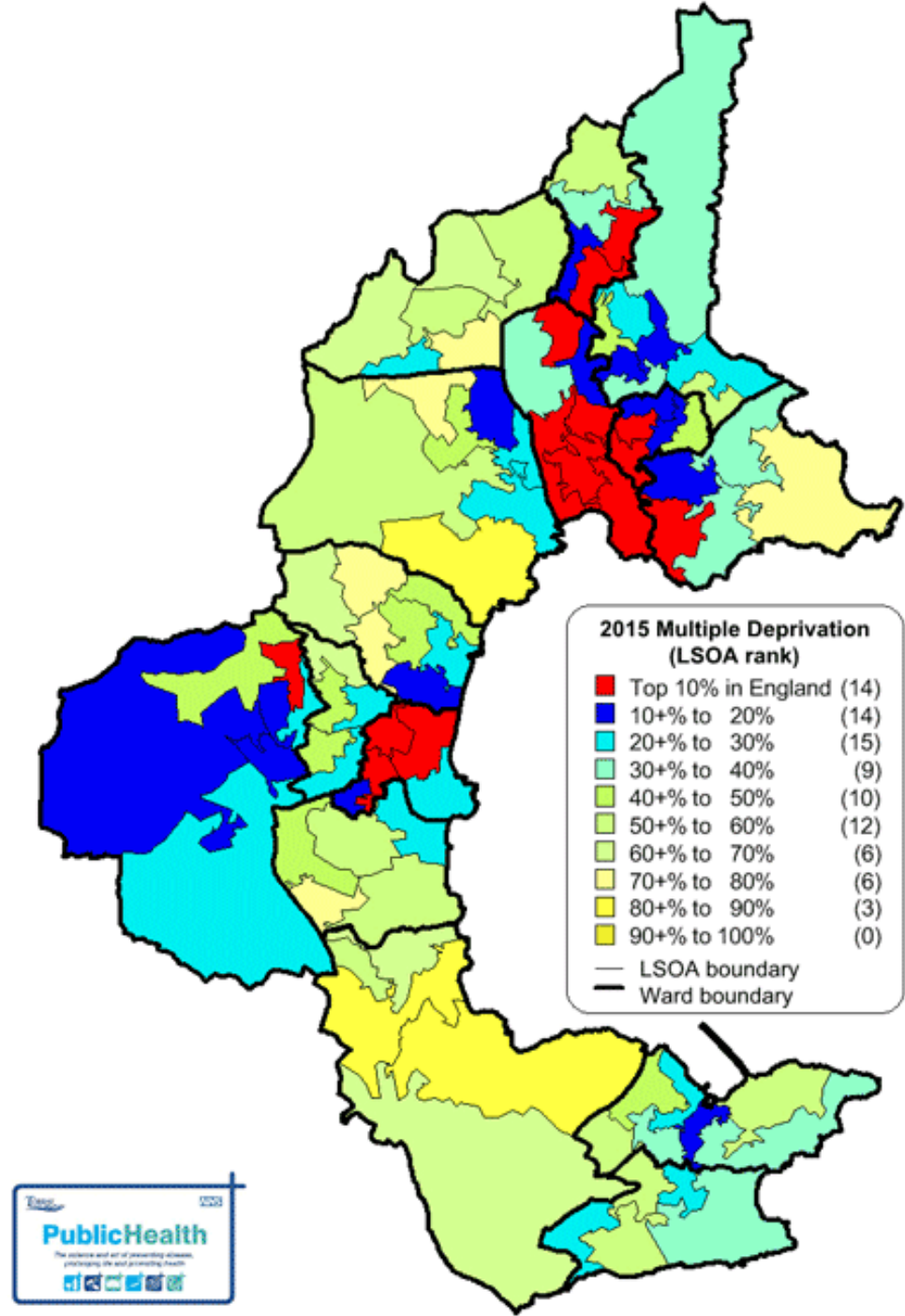


Figure 5: Torbay's estimated future population 2017 to 2035 (ONS)

**THE ENGLISH INDICES OF DEPRIVATION 2015
RANK OF INDEX OF MULTIPLE DEPRIVATION**



Source: UK Department for Communities and Local Government, 2015
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Figure 6: Rank of Index of Multiple Deprivation

2.3 Torbay Council Corporate Plan

2.3.1 The AMR forms part of the Council's wider policy framework alongside others (see figure 7 below). The Council's key actions are:

- Protecting all children and giving them the best start in life.
- Working towards a more prosperous Torbay.
- Promoting healthy lifestyles across Torbay.
- Ensuring Torbay remains an attractive and safe place to live, visit and work.
- Protecting and supporting vulnerable adults.

2.3.2 Two key responsibilities identified within the Plan include:

- Produce the Planning and Health SPD to ensure planning decisions benefit community health and wellbeing.
- Deliver capital schemes to improve the transport network and seek new funding.

2.4 Current Planning Framework

2.4.1 The planning framework for Torbay is shown in the diagram below:



Figure 7: Torbay planning framework

2.5 Torbay Local Plan

2.5.1 The [Local Plan](#) was adopted in December 2015 and its five year review is required by December 2020. This is likely to be a review rather than a totally new Plan, as the Plan is relatively recent and its underlying strategy is still considered to be sound. Work will commence on updating the evidence in April 2019, particularly assessing land availability through a Strategic Housing and Employment Land Availability Assessment (HELAA). It is proposed to consult on Issues and Options in autumn 2019 with a pre-submission consultation in early 2020. It will be submitted to the Secretary of State in summer 2020.

2.6 Neighbourhood Plans

- 2.6.1 The three Forums have prepared [Neighbourhood Plans](#) through their steering groups and topic groups, in the context of the adopted Torbay Local Plan and in order to meet the requirements of Local Plan Policy SS1.
- 2.6.2 All three Forums carried out pre-submission consultations, and submitted their plans to Torbay Council in August (Paignton and Brixham Peninsula) and October (Torquay) 2017. The Council published these for consultation in November 2017, ending in December 2017. Examinations of the three plans then took place in April 2018.
- 2.6.3 Three Council Reports for the Neighbourhood Plans were considered by Full Council in November 2018. It resolved all three Decision Statements shall be adopted and published and that the Plans, as modified to meet the legal basic conditions are submitted to a Referendum.
- 2.6.4 The Council must have regard, when dealing with an application, to a post examination draft neighbourhood plan. All three Neighbourhood Plans have reached the stage when this legal duty is triggered, although the degree of weight is a matter for the decision taker. The Neighbourhood Plans cannot be accorded full weight of an adopted/made development plan, until they have passed Referendum. The Referendum will be held alongside the local elections on 2 May 2019.

Project / Task	2 0 1 6				2 0 1 7				2 0 1 8				2 0 1 9				2 0 2 0																			
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
TLP ADOPTION & RELATED POLICY DELIVERY																																				
Torbay Local Plan (adopted Dec 2015)																																				
Publication																																				
Publicity and launch																																				
Annual review of delivery																																				
First 5 year review																																				
Neighbourhood Plans																																				
Torquay Neighbourhood Plan > 'making' of NP																																				
Paignton Neighbourhood Plan > 'making' of NP																																				
Brixham Neighbourhood Plan > 'making' of NP																																				

Key: P Pre-submission S Submission E Examination A Adoption M Made (adopted) * (ongoing, for completion by December 2020)

Figure 8: Neighbourhood Plans timescales

2.7 Local Development Scheme (LDS)

2.7.1 The [LDS](#) was adopted in March 2017, superseding the previous 2014 version. It is due to be updated by Spring 2019.

2.8 Adopted Local Development Documents

2.8.1 The following [Local Development Documents](#) have been adopted by Torbay Council and are a formal part of the Torbay Local Development Plan (formerly the Local Development Framework):

- LDD1 Statement of Community Involvement DPD (Adopted 2014);
- LDD6 Planning Contributions and Affordable Housing SPD (Adopted February 2017);
- LDD7 Urban Design Guide (Adopted February 2007);
- LDD8 Greenspace Strategy (Adopted December 2006).

2.9 Masterplans

2.9.1 The Council has adopted a number of [Masterplans](#) as SPDs to guide the development of areas identified in the Local Plan. These are listed chronologically below:

- Great Parks, Paignton - Planning Guidance, November 2013
- Torquay Town Centre - adopted as SPD, June 2015
- Paignton Town Centre - adopted as SPD, June 2015
- Torquay Gateway (Edginswell) - adopted as SPD, December 2015
- Collaton St Mary - adopted as SPD, February 2016

2.10 Healthy Torbay SPD

2.10.1 The [Healthy Torbay SPD](#) adds additional guidance to the key related policies in the Local Plan (in particular, Policy SC1 Healthy Bay and SS11 Sustainable Communities) which are fundamental to supporting the objective for new development to create a 'Healthy Torbay'. The issues that this document covers include Health Impact Assessment, healthy food environments, and the role of planning in tackling deprivation and reducing health inequalities. This will help developers to better understand how they can meet the Council's Local Plan requirements and provides development management planning officers with further guidance to aid effective decision-making based on local evidence and need.

2.10.2 The SPD was adopted in April 2017 and has since been used to inform the development and decision-making regarding a number of development proposals at a variety of different scales, including perhaps most significantly in terms of Health Impact Assessment. The impact of the guidance will continue to be monitored. As part of the Local Plan review evidence on effectiveness of the SPD will be used to inform a review of how the new Local Plan might best shape health and wellbeing in Torbay.

2.11 South Hams Special Area of Conservation (SAC) SPD

2.11.1 The [South Hams SAC SPD](#) is being prepared to provide guidance on the implementation of policies relating to the South Hams SAC, specifically on the population of Greater Horseshoe Bats for which the site is (in part) designated. It covers five Local Planning Authority areas, Torbay Council, Dartmoor National Park Authority, Devon County Council, South Hams District Council and Teignbridge District Council.

2.11.2 The SPD updates and replaces the South Hams Special Area of Conservation Greater Horseshoe Bat Consultation Zone Planning Guidance published by Natural England in 2010. It is aimed at those preparing to submit and those determining and commenting upon planning applications across the five Local Planning Authorities including: land owners, developers, planning agents, ecological consultants, Council Members and other organisations. The SPD will be adopted in the summer 2019.

2.12 Planning Contributions and Affordable Housing SPD

2.12.1 The [Planning Contributions and Affordable Housing SPD](#) sets out the Council's approach to planning obligations. It provides additional detail to deliver the Local Plan as set out in Policy SS7 (infrastructure, phasing and delivery) and paragraph 4.3.35-36 of the Plan and Policy H2 (Affordable Housing). The most recent version was adopted in February 2017.

2.12.2 A new Planning Contributions and Affordable Housing SPD will be consulted on and published following completion of the Local Plan review. An interim update will be produced to reflect legal changes expected when the Community Infrastructure Levy (Amendment) (England) Regulations 2019 are published. These affect the relationship between Section 106 Obligations and CIL and legal requirements governing their use, so it is important that the SPD is updated to reflect the Regulations. The update will also address changes to government policy introduced in the February 2019 NPPF. The interim update is expected to be produced in summer 2019.

2.12.3 Planning Obligations should be considered in conjunction with Community Infrastructure Levy (CIL), as detailed in the section below.

2.13 Community Infrastructure Levy (CIL)

2.13.1 Torbay Council resolved at Full Council in February 2017 to adopt its [CIL Charging Schedule](#) and, as Charging Authority, levied CIL on developments granted permission on or after Thursday 1st June 2017.

2.13.2 CIL is a non-negotiable charge on certain types of development. It is charged at different rates dependent on the proposal and its location within Torbay. The Council has charged CIL for the following development:

- Open market residential dwellings, and
- Retail development.

2.13.3 CIL is payable on qualifying developments whether they require planning permission or are permitted under the General Permitted Development Order (GDPO) (as amended), Prior Approval or Local Development Orders (LDOs).

2.13.4 CIL Regulations require that 15% of CIL revenues received by the council (or 25% where there is a neighbourhood plan) are retained as neighbourhood funding to be spent on local infrastructure projects or anything else that is concerned with addressing the demands that development places on an area. This will be paid directly to Brixham Town Council where receipts relate to development within the parished area.

2.13.5 The Council have yet to determine a mechanism for allocating the neighbourhood portion and will be working with the Neighbourhood Forums (Torquay, Paignton and Brixham Town Council) to consider the opportunities.

2.13.6 Total CIL receipts for 2017/18 amount to £180.

2.13.7 The next CIL report is due on 31st December 2019. The current CIL report is available here: <https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/cil/>.

2.14 Brownfield Register and Permission in Principle (PiP)

2.14.1 Torbay participated in the pilot brownfield register project in 2016, working with other local authorities and DCLG to shape and develop policy with regards to brownfield registers, which became mandatory for all councils as part of the Housing and Planning Act 2016. Brownfield Registers will be kept up-to-date and made publicly available to help provide certainty for developers and communities and encourage investment in local areas. They should be reviewed at least annually (by 31 December).

2.14.2 The Government has pledged to ensure that 90% of suitable brownfield sites have planning permission for housing by 2020. Other measures in the Housing and Planning Act enable 'permission in principle' to be granted for suitable housing-led development sites listed on part 2 of the new brownfield registers, or housing-led sites allocated in a development plan (not retrospectively), therefore providing certainty on 'in principle issues' of land use, location and the amount of development.

2.14.3 The Brownfield Register does not affect the status of sites that already have planning permission. The inclusion of other sites on the Brownfield Register (Part 1) does not give them any formal status, or grant permission in principle. Planning applications on these sites will be considered on their merits in accordance with the local plan, national policy and any other material considerations. To be considered suitable for housing, sites must meet the definition of brownfield land and be:

- Available (willing landowner);
- In a suitable location for housing (in accordance with policies in the adopted Torbay Local Plan 2012-2030 and the NPPF) and free from constraints that cannot be mitigated;
- Viable and capable of being delivered within 5 years or developed later on (e.g. between 6 and 10 years);
- Capable of supporting five or more dwellings or more than 0.25 hectares.

2.14.4 The [Brownfield Register](#) is published on the Council's website as a tool to promote and enable suitable development sites.

2.15 Sustainability Appraisal and Habitats Regulations Assessment

2.15.1 There is a legal requirement to consider whether new planning policy documents are likely to have a significant effect on European sites of nature conservation importance, prior to

the Plan being given effect. Habitats Regulations Assessment (HRA) will be produced for DPDs.

- 2.15.2** The Planning and Compulsory Purchase Act 2004 requires local development documents to be prepared with a view to contributing to the achievement of sustainable development (Section 39). There is a parallel requirement for the Council to comply with the European Union Directive 2001/42/EC which stipulates the need for formal strategic environmental assessment of certain plans and programmes impacting on the environment. Under Section 19(5) (b) of the 2004 Act, the Council is required to produce a sustainability appraisal report.
- 2.15.3** In addition, the Council is required to comply with the EU Habitats Directive by carrying out Appropriate Assessment under the Habitats Regulations Assessment. These requirements will all apply to all of the plans being prepared as part of the Torbay Development Plan, as set out in the Local Development Scheme. Currently, the NPPF sets out a presumption in favour of sustainable development (paragraph 13).
- 2.15.4** The Sustainability Appraisal (SA) monitoring framework is currently being updated, and will be reported on in the next AMR.

2.16 Local Development Orders (LDO)

- 2.16.1** The [LDO at South Devon College](#) was adopted in August 2016 and provides a positive framework for growth and change on the site over the following 15 years. It will simplify the planning process over the college site in order to help deliver flexibility and confidence for the College to implement an expansion program and to develop and adapt its facilities, helping to unlock the educational and employment benefits that will come from expansion.
- 2.16.2** No Local Development Orders are currently proposed.

2.17 Local Transport Plan (LTP)

- 2.17.1** The Strategy and Project Delivery team has responsibility for strategic transport matters. This includes the [LTP Implementation Plan](#) which sets out the approach the Council will take to delivering transport projects and investment over the period 2016/17 – 2020/21. This Implementation Plan for Torbay acts as a delivery mechanism for a wider Local Transport Plan (LTP) Strategy 2011 – 2026 which Torbay Council shares jointly with Devon County Council.
- 2.17.2** The team also oversee the management of a number of key transport projects including the delivery of a new train station at Edginswell, town centre management, Section 106 projects and large scale transport schemes. The team is also currently responsible for providing transport comments on major and commercial planning applications.

3 LOCAL PLAN PERFORMANCE MONITORING

3.1 Introduction

- 3.1.1** The Local Plan has five aspirations for the Bay:
- 1: Secure economic recovery and success;
 - 2: Achieve a better connected, accessible Torbay and essential infrastructure;
 - 3: Protect and enhance a superb environment;
 - 4: Create more sustainable communities and better places;
 - 5: Respond to climate change.
- 3.1.2** Each aspiration contains a range of objectives, a review of these is set out below:

Aspiration 1: Secure economic recovery and success

- 3.1.3** Since the end of the previous AMR monitor period, Torbay has seen considerable investment across photonics, life science, manufacturing and tourism and leisure sectors by both UK and foreign owned companies. Further re-investment in our Photonics sector by II-VI Lasers, Oclaro Inc. and EFFECT Photonics show real commitment to our growing hi-tech employers.
- 3.1.4** These investments are further complemented by our dedicated Electronics and Photonics Innovation Centre (EPIC) an £8m project currently under construction. It will open in May 2019, creating bespoke space for existing and new investing companies. South Devon College Hi-Tech & Digital Skills Centre is also due to open in September 2019 creating the future workforce required by our hi-tech companies.
- 3.1.5** Life sciences, medical and healthcare expertise is visible across Torbay and includes world leading facilities such as the Brixham Marine Laboratory, the Horizon Centre at Torbay Hospital, specialist NHS manufacturer Torbay Pharmaceuticals and Scymaris who provide analytical services to the global agrochemical, pharmaceutical and chemical industries.
- 3.1.6** Manufacturing and exporting businesses such as Japanese owned Graphic Controls are attracted to Torbay. These businesses continue to be attracted by investment opportunities, strong links with R&D at Exeter and Plymouth Universities, high-calibre employees of degree level or above and new development schemes providing fit for purpose space to support business growth.
- 3.1.7** The Torbay hotels sector continues to attract high levels of investment. The Fragrance Group of Singapore have invested over £100m in the purchase of The Palace, The Park and Lighthouse, and Corbyn Head Hotels. Both the Duchy Hotels Group and the Imperial Hotel in Torquay were sold in 2017-2018. New investment is currently underway on a number of hotel schemes.

3.1.8 As part of the town centres regeneration programme, the Council is also looking to directly deliver an estimated £130m of projects in the programme’s first phase which aims to further boost investor and developer confidence.

Aspiration 2: Achieve a better connected, accessible Torbay and essential infrastructure

3.1.9 In line with Policy SS6 ‘Strategic transport improvements’, Torbay is investing in improvements to the strategic transport system that enhance the connections between the three towns and ‘open up’ development sites to encourage inward investment.

3.1.10 Torbay has greatly benefitted from the opening of the South Devon Highway in December 2015, reducing journey times and opening up Torbay further to investors. 2017 saw a new Eden Vauxhall motor dealership built and opened at Edginswell Business Park, conveniently located at the Torbay end of the South Devon Highway.

3.1.11 Other improvements to major routes in Torbay include road widening works on the main route into Paignton (Kings Ash) and to accommodate new development within Future Growth Areas off Brixham Road. There are five critical phases to the scheme:

- Brixham Road – Long Road to Roselands Drive/Wilkins Drive (completed December 2015);
- Brixham Road – Clayland Cross to Yannons Farm (due to be completed in June 2019);
- Tweenaway Cross to Waterleat Road (completed 2017);
- Kings Ash Road – Churscombe Cross to Luscombe Lane (completed 2017);
- Windy Corner (due to be completed by July 2019).

3.1.12 Work was completed in 2018 on the third and final phase of the highway improvements as part of the regeneration of Fleet Street, Torquay. The Town Centre Access project was also completed.

3.1.13 A year-round frequent ferry service set up in December 2014, to provide an alternative route between Brixham and Torquay for both commuters and pleasure users eventually closed in October 2017.

3.1.14 The site for a new railway station at Edginswell, Torquay was granted planning permission, but was unsuccessful in a funding bid. Although partial funding has been secured, the project is currently going through Network Rail approval processes in preparation for the next round of funding bids.

3.1.15 Rail station usage continued to slowly rise in Paignton, Torquay and Torre until 2017/18 when there was a light decline:

Rank 2017/18	Rank 2016/17	Station Name	Entries and exits
739	728	Paignton	672,366
873	883	Torquay	513,834
1,202	1,173	Torre	289,444
		Total	1,475,644

Figure 9: Rail station usage

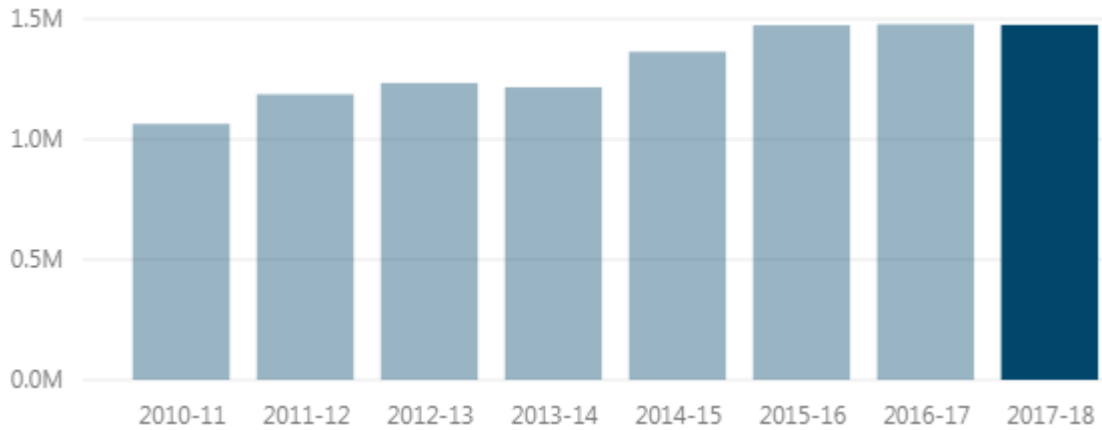


Figure 10: Total numbers of Torbay entries and exits by financial year

3.1.16 Transport statistics over the last five years show fluctuations in the various modes. Cycles and cars have increased, while buses, coaches and HGVs have dramatically reduced.

Year	2013	2014	2015	2016	2017
Count points	29	29	29	29	29
Cycles	821	795	761	784	825
Motorcycles	2,593	2,573	2,579	2,428	2,286
Cars	139,560	140,665	139,977	143,617	143,947
Buses and coaches	2,633	3,182	3,594	3,301	2,106
Light Goods Vehicles	21,340	22,460	23,283	25,178	24,609
All HGVs	3,391	3,091	3,144	3,086	2,775
All motor vehicles	169,518	171,971	172,577	177,609	175,724

Figure 11: Transport statistics

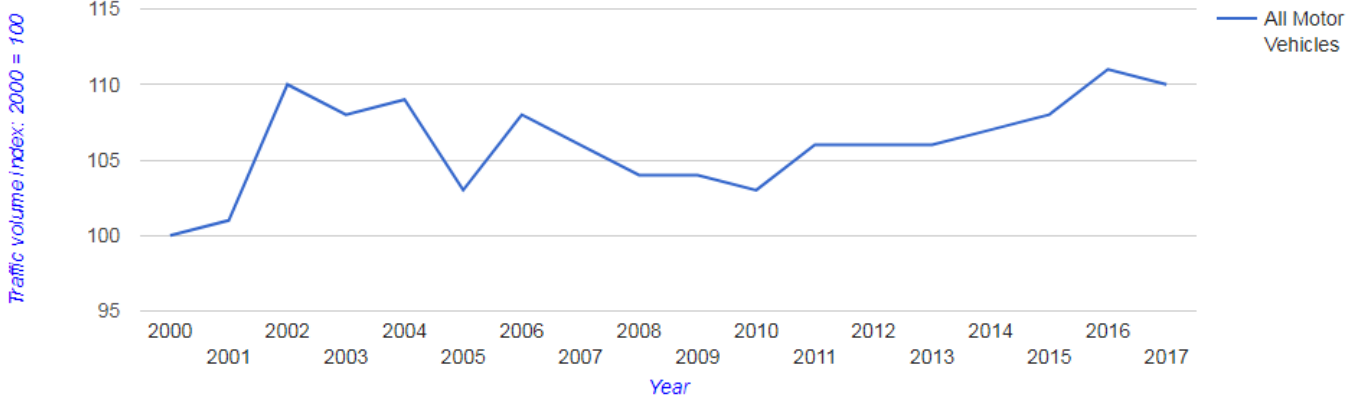


Figure 12: All motor vehicle traffic on major roads 2000 to 2017

3.1.17 In November 2017 Torbay Council funded the TCDT (Torbay Community Development Trust) to operate up to three bus services securing the future of two Paignton to Torquay routes which were at risk. In November 2017 Stagecoach South West invested £5m in new double decker buses for Torbay. There were 22 vehicles in total, 17 of which were dedicated to the Hop12 route serving Brixham, Paignton, Torquay and Newton Abbot up to every 10 minutes, seven days a week.

Concessionary Fares	3,508,429 passenger journeys within Torbay
Non Concessionary Fares	4,090,500 passenger journeys within Torbay
Total passenger journeys	7,598,929

Figure 13: Bus patronage

3.1.18 There were 1,340 residents who travelled on Torbay’s Community Transport Fare Car Service.

3.1.19 There were significant changes during 2017/18 with the withdrawal of Local Link’s bus route network. As a result of reducing budget for bus subsidies a number of services were cut. This had a major impact on the bus network within Torbay with the majority of users being made up of concessionary bus passengers.

3.1.20 The Council are part of on-going discussions with Sustrans, Love to Ride Devon, South Devon AONB and South West Coast Path Association (SWCP) to improve walking and cycling network in and around the Bay. Both the National Cycle Network and SWCP are valuable tourism, recreation, health and wellbeing assets.

3.1.21 Torbay is committed to facilitating the use of various modes of sustainable transport, which will prove attractive to both residents and visitors alike. Within the monitoring period projects commenced on walking and cycling improvement schemes on Lymington Road, Babbacombe Road in Torquay, and Totnes Road, Goodrington to Broadsands and Clennon Valley in Paignton.

Aspiration 3: Protect and enhance a superb environment

3.1.22 Torbay has a natural environment of international importance in terms of its biodiversity, geodiversity and landscape beauty. It has a high concentration of designated conservation sites, including two European Special Areas of Conservation, a National Nature Reserve and twelve Sites of Special Scientific Interest (SSSI). The English Riviera is the only urban Global Geopark designated by UNESCO, recognizing Torbay's varied and internationally significant geology across a range of geological periods.



Figure 14: Boundary of the English Riviera UNESCO Global Geopark

3.1.23 Torbay's Natural Environment Services have undertaken several environment projects that have had a positive impact on the environment and local community:

- **Torre Marine Park:** Through Section 106, partnership working and community engagement a new park and play area has been opened up for residents at Torre Marine. Equipped with a new green space, facilities for children and places to sit and enjoy the environment have made a positive impact in this once building site.
- **i-tree trail:** Torbay Council have encouraged local tree and walking enthusiasts to walk a route taking in some important local tree specimens. The initiative was aimed at getting people out in the environment along with the health benefits.
- **Princess Gardens – Fountain Restoration:** Torbay Council have carried out the restoration of the Fountain in this grade II listed park. A scheme where inward investment has been secured to restore this once beloved feature. Income generated from other facilities in Princess Gardens has made this possible. This project has seen support from the local community and Natural England.

3.1.24 Torbay has a rich urban heritage and contains 6 Grade I Listed Buildings, 29 Grade II* Listed Buildings and 24 designated Conservation Areas. There are currently 10 entries on Historic England's [Heritage at Risk Register 2018](#).

3.1.25 In March 2017 Torbay Culture received £1.2 million from the Arts Council and Heritage Lottery Fund's Great Place Scheme. The English Riviera BID Company also secured an addition £100,000 for the Seafood Coast Project.

3.1.26 There are two declared Air Quality Management Areas (AQMAs) in Torbay – Hele Road, Torquay and New Road in Brixham, declared in 2005 and 2006 respectively. Works are ongoing to alleviate emissions in these areas.

3.1.27 Appropriate and most effective use of land is important in Torbay because of the limited amount of land available for development, due to environmental constraints. Historically, Torbay has been good at re-using brownfield land. This will continue as land is (re)developed as part of the town centre regeneration programmes/masterplans and site allocations in emerging neighbourhood plans.

3.1.28 In the monitoring year 17/18, 59% of the total units built were on brownfield land. This is the lowest percentage since the beginning of the current plan period, although this was expected as allocated greenfield sites get underway. The average over the past 5 years is 69% on brownfield land.

3.1.29 The Council has published its [Brownfield Register](#) in accordance with legislation.

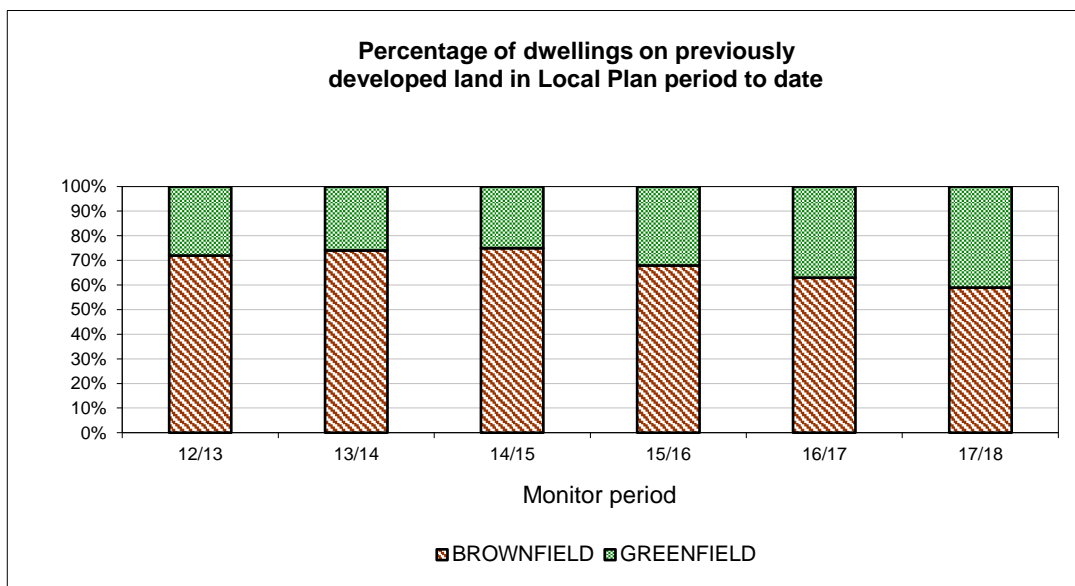


Figure 15: Percentage of dwellings on previously developed land in the Local Plan to date

3.1.30 This proportion is still relatively high considering a number of greenfield sites to the west of Paignton, and Scotts Meadow (also known as Primrose Hill) in Torquay are currently under construction.

3.1.31 Torbay's [self and custom build register](#) has played a small part in housing delivery within the Bay. The number of people registered has slowly increased over the monitoring period.

Self build register (as of January 2019)	Number of people
Local connection	3
Without local connection	2
No details	14
Total	19

Figure 16: Self build register

3.1.32 The following table shows planning performance:

	Total	Granted		Refused		Decided in time (inc. EOT)	
Major	20	18	90.00%	2	10.00%	19	95.00%
Minor	205	175	85.37%	30	14.63%	151	73.66%
Other	590	532	90.17%	58	9.83%	479	81.19%
Listed building consent (inc. in other)	39	35	89.74%	4	10.26%	28	71.79%
Conservation consent (inc.in other)	1	1	100.00%	0	0.00%	0	0.00%

Figure 17: Planning performance 31st March 2017 – 1st April 2018

3.1.33 The number of appeals lodged in 2017/18 was 41, as shown in Figure 18 below. The time taken to determine applications (table above) and the number of appeals allowed is an indicator of Local Authority performance monitored by Government.

Allowed	12	29.27%
Dismissed	27	65.85%
Split	2	4.88%
	41	

Figure 18: Appeals

	Total	Granted	Refused	Refused with alternative	Granted with replanting
Tree Preservation Order (TPO)	84	36	13	16	19
Conservation Area (CA)	71	3	0	0	0
Both TPO and CA	72	29	5	23	15
	227				

Figure 19: Tree Preservation Orders and Conservation Areas

Aspiration 4: Create more sustainable communities and better places

3.1.34 Alongside policies in the Local Plan, policies within the three Neighbourhood Plans ultimately aim to create sustainable communities and better places. In order to achieve this, regeneration and development is key. The Local Plan is a strategy for growth and this is evidenced through the targets and aspirations contained within it.

3.1.35 Housing is the catalyst to unlocking sites and providing communities in which people want to live. Average house prices in Torbay are slowly increasing, at £198,535 in February 2018, compared to £185,961 in December 2016 ([UK House Price Index](#)).

3.1.36 As at April 2018, there were 1,074 households on the [Devon Home Choice](#) register (see Figure 20 below) in housing need (bands A to E), with the majority of those being in band D (499) and requiring a one bedroom property (533). Affordable housing completions in Torbay in 2016/17 were 42 units, compared to 46 units in 2015/16. Policy H2 'Affordable housing' refers. It seeks affordable housing on a sliding scale, up to 30% of dwellings on qualifying sites, with a strong presumption in favour of on-site delivery for sites of 15 or more.

Bedroom Need	Band A	Band B	Band C	Band D	Band E	Grand Total
1	1	132	62	338		533
2	1	67	93	120	1	282
3	1	16	116	35		168
4		18	48	5		71
5		8	10	1		19
6		1				1
Total	3	242	329	499	1	1074

Figure 20: Households on the Devon Home Choice Register

3.1.37 Local Plan Policies SS12 'Housing' and Policy SS13 'Five year land supply' refer. SS13 sets out a housing trajectory of 8,900 dwellings over the Plan period 2012-2030 (including an allowance for windfall sites) as set out below;

- 400 dwellings per year for the period 2012/13 – 2016/17
- 495 dwellings per year for the period 2017/18 – 2021/22
- 555 dwellings per year for the period 2022/23 – 2029/30

3.1.38 During the first five years of the plan period (2012/13 - 2016/17), 1778 units were completed. This is an undersupply of 222 units on the five-year target of 2,000. This undersupply is only 11% on the five-year target. Annual completions are shown in Figure 20.

3.1.39 From year 6 of the plan period (the next monitoring year), as identified above, the target increases to 495 dwellings per year for the subsequent five year period. When a 5% buffer is applied (in accordance with NPPF para 47), this becomes 520 units per year. Once the undersupply of 222 units is then added, a five year supply requirement of 2,822 units (564 per year annualised over the next five years) is reached. At 2017, the five year housing land supply is 2362 units against a target of 2,822 units, which equates to 4.19 years' worth of deliverable sites.

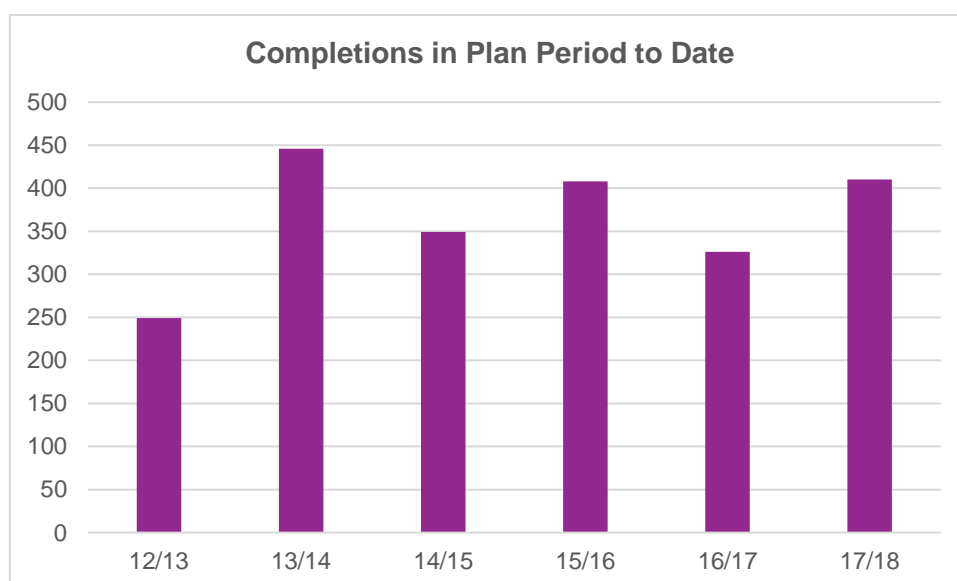


Figure 21: Completions in the plan period to date

Torbay Completions 2012-18						
Year	1	2	3	4	5	6
	12/13	13/14	14/15	15/16	16/17	17/18
Local Plan requirement	400	400	400	400	400	495
Cumulative Target	400	800	1200	1600	2000	2495
Completions	249	446	349	408	326	410
Cumulative Completions	249	695	1044	1452	1778	2188
Undersupply (oversupply) (@ that year)	151	+46	51	+8	74	85
Cumulative Undersupply	151	105	156	148	222	307

Figure 22: Completions 2012-2018

Five Year Supply Requirement						
Local Plan Year	7	8	9	10	11	
Year	18/19	19/20	20/21	21/22	22/23	
Local Plan Requirement	495	495	495	495	555	
Requirement +5%	520	520	520	520	583	
Target + Undersupply (annualised over 5yrs +61 per year)	581	581	581	581	644	
Five year supply requirement						2968

Figure 23: Five year supply requirement

3.1.40 The [five year supply](#) assessment was challenged and therefore published as a draft for a technical consultation. The figure above is the final, post-consultation figure having taken into account responses to the consultation.

Aspiration 5: Respond to climate change

3.1.41 Tackling climate change is central to achieving sustainable development. The Local Plan recognises the opportunity for mitigating and adapting to climate change locally through opportunities including renewable energy provision (policy ES2), local food production (policy SC4), an enhanced eco-tourism offer and wise use of water in new development (policy ER2).

- 3.1.42** The local climate is changing and the South West is predicted to experience warmer, wetter winters and drier, hotter summers. Carbon dioxide emissions in Torbay have decreased since measurements began in 2005, but overseas emissions attributable to consumption of goods and services have increased at a faster rate.
- 3.1.43** The Council are monitoring, and taking action to reduce the environmental impact of service delivery and operations. To support this the Council have developed a suite of [environmental plans, policies and reports](#) including a Waste Management Strategy, Greenhouse Gas Emissions Report and Contaminated Land Strategy.
- 3.1.44** [Climate Change Strategy](#) was adopted in July 2014 and is due to expire in 2019.
- 3.1.45** The main uses of energy and fuel we have are for heating and powering council buildings and schools, lighting 30,000 streetlights across Torbay, fueling council owned vehicles and travel whilst at work.
- 3.1.46** Protecting Torbay's communities, businesses and infrastructure from flooding is a precondition for sustainable growth. It is planning to undertake an assessment of the Bays coastal defences and assets to consider the implications of future sea level rise.
- 3.1.47** 5,100 residential properties in Torbay are at risk from surface flooding more than 0.3 metres deep from a 1 in 200 year rainfall event. It is anticipated that this figure will increase without remedial action due to climate change. Torbay experienced nine significant flood events attributable to surface water, ordinary water courses or groundwater since 1991.
- 3.1.48** Local authority collected waste reduced by 11% between 2008/09 and 2014/15.
- 3.1.49** Recycling rates in Torbay have increased substantially to 42.5%. Slight reductions between 2011/12 and 2014/15 are attributed to reduced budgets for householder education, and a significant reduction in paper waste as a consequence of digital media.

4 DUTY TO CO-OPERATE

4.1 Introduction

- 4.1.1** In economic, social and environmental terms, Torbay functions as part of a much wider area. Inevitably, this involves tackling issues that don't always conform to administrative boundaries – geographic markets for new homes and jobs, for example. In addition, looking after the needs of the Bay's unique landscape and wildlife requires a 'cross-border' approach and there are examples of strategic infrastructure that cannot be delivered locally. Retail centres also depend on wider than local expenditure. Where spatial planning has influences beyond Torbay, there is a need to work with adjoining and nearby local authorities, statutory bodies and other relevant organisations.
- 4.1.2** Whilst there is no actual requirement for neighbouring Council's to agree, Torbay, Teignbridge and South Hams have agreed on a range of key issues, including provision of new homes. There is agreement that Torbay forms a separate housing market area from the Exeter and South Devon Housing Market Area, which includes most of Teignbridge. On the important issue of new homes, Torbay and Teignbridge Councils have identified sufficient and deliverable land to meet demand for new homes until at least 2030. The Councils have agreed to a coordinated and positive review of Local Plan delivery, including new homes, every five years. This review will consider the need for and location of further development, and sites to satisfy that demand, across South Devon, taking account of jointly prepared evidence, in order to inform future reviews of Local Plans.

5 APPENDICES

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- 5 Torbay's estimated future population 2017 to 2035 (ONS)
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Sources of data

NOMIS:

<https://www.nomisweb.co.uk/reports/lmp/la/contents.aspx>

Torbay Local Plan:

<https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/local-plan/>

Evidence base and monitoring:

www.torbay.gov.uk/evidence-base-and-monitoring

Brownfield Register:

www.torbay.gov.uk/brownfield-register

LDS:

<https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/local-development-scheme/>

SPDs:

<https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/>

House prices:

[UK House Price Index](http://www.ukhousepriceindex.co.uk/)

Devon Home Choice:

[Devon Home Choice](http://www.devonhomechoice.co.uk/)

English Riviera Destination Management Plan:

<http://www.torbay.gov.uk/council/consultations/closed-consultations/english-riviera-destination-management-consultation/>

Torbay Culture:

<https://www.torbayculture.org/knowledge-share/>

State of the Environment Devon and Torbay Summary Document:

<https://devoncc.sharepoint.com/sites/PublicDocs/Environment/Environment/Forms/AllItems.aspx?id=%2Fsites%2FPublicDocs%2FEnvironment%2FEnvironment%2FLNP%2FState%20of%20the%20Environment%20Summary%20Document%20%2D%202017%2Epdf&parent=%2Fsites%2FPublicDocs%2FEnvironment%2FEnvironment%2FLNP&p=true&CID=3df4b8ca-5eaa-4699-a8c6-eeac25a6b2ab>

Climate Change Strategy:

<https://www.torbay.gov.uk/media/8773/climatechangestrat2014-19.pdf>

Station usage:

<http://orr.gov.uk/statistics/published-stats/station-usage-estimates>

Transport Statistics:

<https://www.dft.gov.uk/traffic-counts/area.php?region=South+West&la=Torbay>