

TORBAY FIVE YEAR LAND SUPPLY

A. Major Sites (10+ dwellings) with Detailed Planning Permission									
Site	5 Yr Yield	2021/22	2022/23	2023/24	2024/25	2025/26	Application Number	Date Permitted	Total Units Permitted
Land South of Yalberton Road (Berry Acres)	187	37	40	40	40	30	P/2019/0173	20.03.20	187
Former Crossways Shopping Centre, Hyde Road, Paignton	89				76	13	P/2020/0731	05.02.21	89
White Rock, Paignton	94	40	40	14			P/2011/0197	29.04.13	350
Torre Marine, Torquay	75			75			P/2016/1047	17.11.17	75
Stoodley Knowle, Ansteys Cove Road, Torquay	90		22	25	22	21	P/2019/1330	17.06.21	90
Former Paignton Police Station, Southfield Road	46		46				P/2019/1181	11.06.20	46
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
Land off Luscombe Road	22	22					P/2019/0291	12.06.19	68
Brixham Paint Station, Kings Drive	22			12	10		P/2006/1066	30.08.07	35
213 St Marychurch Road	17	17					P/2018/0962	01.08.19	17
Watcombe Hall, Watcombe Beach Road, Torquay	12		12				P/2020/0627	12.11.20	12
Exmouth View Hotel, St Albans Road	12	12					P/2018/1283	20.06.19	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
Rutland Hotel, Daddyhole Road, Torquay	10	10					P/2017/0751	14.02.18	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
Total	820	165	217	198	158	82			

B. Other Major Sites with demonstrated intent shown and a realistic prospect of delivery										
Site	5 Yr Yield	2021/22	2022/23	2023/24	2024/25	2025/26	Allocated?	Outline Permission?	Brownfield Register	Total Units
Devonshire Park, off Brixham Road	110		10	20	40	40	Yes	P/2014/0947	Yes	up to 255
Inglewood	80				40	40	No	P/2017/1133	No	up to 373
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	No	100
Former Torbay Holiday Motel, Totnes Road	39				14	25	Yes	P/2019/0615 pending	Yes	up to 39 (Masterplan)
Land to the North of Totnes Road (Taylor Wimpey)	35					35	Yes	P/2019/0604 & P/2020/0405	No	73
St Kildas	20				20		Yes	No - pre-application pending	Yes	circa 20
Total	407	0	10	35	144	218				

C. Minor Sites (Under 10 dwellings) with Planning Permission										
Site	5 Yr Yield	2021/22	2022/23	2023/24	2024/25	2025/26	Allocated?	Outline Permission?	Brownfield Register	Total Units
N/S SITES (SITES OF 6-9)	77									
N/S SITES (SITES OF UNDER 6)	163									
U/C SITES (SITES OF 6-9)	36									
U/C SITES (SITES OF UNDER 6)	122									
Total	398									

D. Minor Sites (Under 10 dwellings) without Planning Permission		Figures across boxes C and D are calculated using an average per annum delivery rate over the plan period (32 for 6-9 and 91 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 455 (91x5). 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 6-9	47	
SITES OF UNDER 6	170	
Total	217	

FIVE YEAR REQUIREMENT	3355
AVERAGE ANNUAL REQUIREMENT	671
FIVE YEAR SUPPLY	1842
SUPPLY (YEARS)	2.75

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