



Authority Monitoring Report (AMR)

Annual Report 2020/21

Published February 2022

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HEADLINES FROM 2020/2021

Torbay Local Plan

The [Torbay Local Plan 2012-2030](#) (the Local Plan) was adopted in December 2015. The Council [reviewed the Local Plan](#) in November 2020 and resolved to update policies for the supply of housing, with the rest of the Local Plan considered up to date. Work has commenced on updating the evidence, particularly assessing land availability through a Housing and Economic Land Availability Assessment (HELAA).

Neighbourhood Plans

Neighbourhood Plans, for Torquay, Paignton and Brixham Peninsula, were made (adopted) by Full Council on 19th June 2019 and, alongside the Local Plan, form part of the Development Plan.

New Developments

In Torquay: The £32m Torwood Street redevelopment is largely complete, with a Hilton Hotel and two ground floor commercial units having been brought into use. Work is progressing with a number of other hotel developments including a new Premier Inn at the Terrace Car Park site, the former Corbyn Head Hotel, and the former Palace Hotel. Planning permission for 90 dwellings at the former Stoodley Knowle School site has been granted, and a new mental health unit at Torbay Hospital is under construction.

In Paignton: Planning permission has been granted for the redevelopment of the former Crossways Shopping Centre into sheltered and extra care housing with ground floor commercial units. At Collaton St Mary, outline consent has been granted for up to 73 dwellings on land north of Totnes Road. A reserved matters application for 46 apartments at the former South Devon Police Station site has been approved. At White Rock the Linden Homes housing developments are in their advanced stages, while the large retail centre at the corner of Long Road and Brixham Road has been brought into use. Construction of the Barratts housing development at Great Parks is progressing, and Coverdale Phase 2 is underway.

In Brixham Peninsula: Outline consent for up to 373 dwellings, a school and a pub at Inglewood was granted on appeal in April 2021. The housing development at Wall Park is now complete, as is the creation of the jetty at Oxen Cove to facilitate shellfish processing.

Housing applications and completions

In 2020/21 a net total of 260 homes were built, and 19 affordable units were provided¹.

The five year supply position was consulted on, with the final supply figure for 2020/21 of 2.75 years' worth of deliverable sites.

¹ This is the number of affordable homes provided through the planning system only and does not include any 'off the shelf' purchases.

Key issues

Average house prices in Torbay have increased by 8.25% from £199,815 in April 2020 to £216,297 in March 2021 (Land Registry: UK House Price Index, 2021).

Gross weekly pay in 2021 is significantly lower in Torbay (£541) compared to the South West (£577) and the rest of Great Britain (£613) (Office for National Statistics: Annual Survey of Hours and Earnings, 2021).

The percentage of workless households (Jan-Dec 2020) is 18.7% in Torbay compared to 11.8% in the South West and 13.6% in Great Britain (Office for National Statistics: Annual Population Survey).

The percentage of economically active people (April 2020-Mar 2021) is 77.8% in Torbay compared to 81% in the South West and 78.7% in Great Britain (Office for National Statistics: Annual Population Survey).

Torbay is the most deprived upper-tier local authority area in the South West region, having been in this position since 2007. Almost one-in-three of the population live in areas in the 20% most deprived areas in England. Conversely, some areas are amongst the least deprived in England.

1 INTRODUCTION

1.1 Background

- 1.1.1** 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 2020 – 31st March 2021, although some of the data referred to will inevitably date back to previous years (as a result of data collection timescales) and some of the more significant updates will reference the calendar year 2021.
- 1.1.2** 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
 - Any activity relating to the duty to cooperate.
- 1.1.3** The first half of this year's AMR covers the delivery of the sustainable growth and regeneration proposed by the Local Plan and Neighbourhood Plans, development of various policy documents and Development Management performance.
- 1.1.4** The Local Plan and the Neighbourhood Plans together form the Development Plan. Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise (NPPF July 2021 paragraph 2).
- 1.1.5** The NPPF sets out, in paragraphs 11-14, that where a Local Authority cannot demonstrate a five year supply of housing, or the policies of the Development Plan are out of date, the presumption in favour of sustainable development applies. However they also set out that the Development Plan remains the starting point for decision making and it would not normally be acceptable to approve applications that depart from it unless material considerations indicate otherwise.
- 1.1.6** The second half of this AMR is structured around the Local Plan's 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.

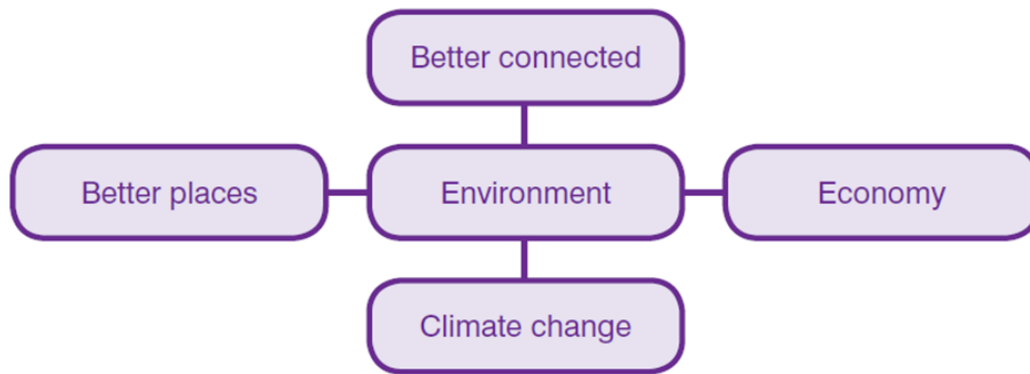


Figure 1: Local Plan aspirations with the environment at the heart

- 1.1.7** Each aspiration and related set of objectives will be delivered through sustainable growth, using the Local Plan policies, Neighbourhood Plan policies, associated masterplans and Development Plan Documents (DPDs); supported by Supplementary Planning Documents (SPDs) and guidance to steer that growth.
- 1.1.8** Delivery of the Plan will be reviewed annually through the AMR, with a full Local Plan Review being undertaken at least every five years. The latest Local Plan Review was carried out in November 2020 resulting in a [resolution](#) to update the Local Plan policies relating to housing supply. The Local Plan Update is ongoing.



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

1.2 Torbay profile

Place and Environment

- Torbay covers an area over 24 square miles and includes the three towns of Torquay, Paignton and Brixham, and smaller villages.
- It has 22 miles of coastline with over 20 beaches.
- Known as the English Riviera, it has been a designated UNESCO Global Geopark since 2007 in recognition of 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 within the South Devon 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

- Torbay has a population of around 136,300 people, making it 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.
- Torbay is ranked (in the Indices of Multiple Deprivation – IMD) as the most deprived **upper-tier** local authority in the South West out of 15 for 2019. Torbay has been in this position since 2007.
- Torbay is ranked as the most deprived **district** out of 30 districts in the South West. Torbay has been in this position for the last two IMDs.

Education

- South Devon College continues to expand, with the Hi-Tech and Digital Centre now open, and has been shortlisted for various awards.
- Torbay is home to a number of leading international language schools.
- The percentage of the working population with NVQ levels 1 and above (Jan-Dec 2020) is lower in Torbay (86.0%) than in the South West (90.3%) and Great Britain (87.7%) (Office for National Statistics: Annual Population Survey).

Economy

- The fishing industry remains strong with Brixham landing the highest value catch in any English port.
- The tourism and hospitality sector remains strong, with major investment in hotels across the Bay by The Franchise Group.
- 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 more visitor attractions than any other seaside resort in the UK.
- In 2021 Torbay had five Blue Flag Award beaches (Breakwater Beach, Broadsands, Preston Sands, Oddicombe Beach and Torre Abbey). This is an increase from two beaches (Meadfoot and Oddicombe Beach) in 2020.
- Torquay's night time economy has Purple Flag status.
- Significant investment in new hotels is currently underway, modernizing the offer.

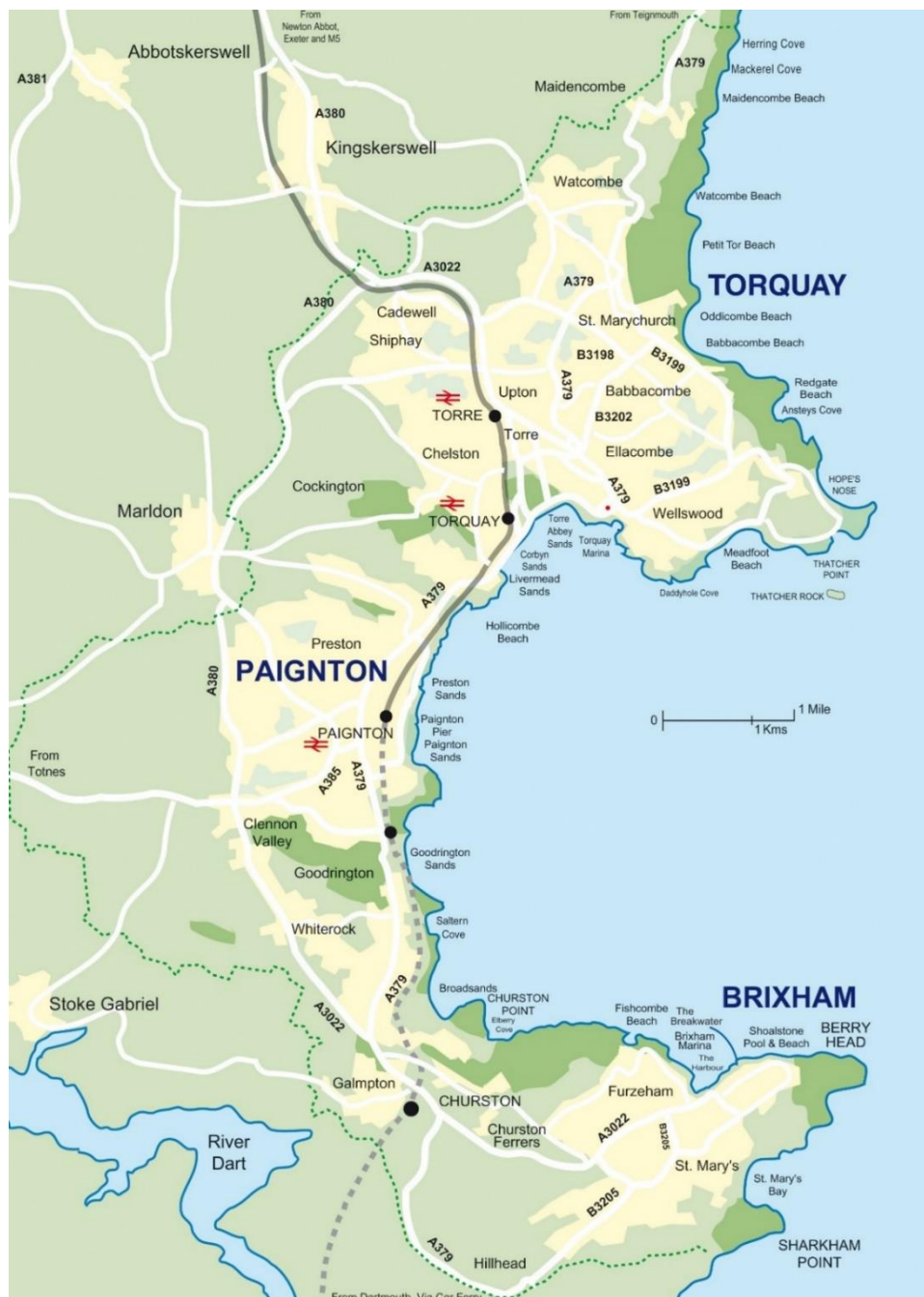


Figure 3: Torbay map

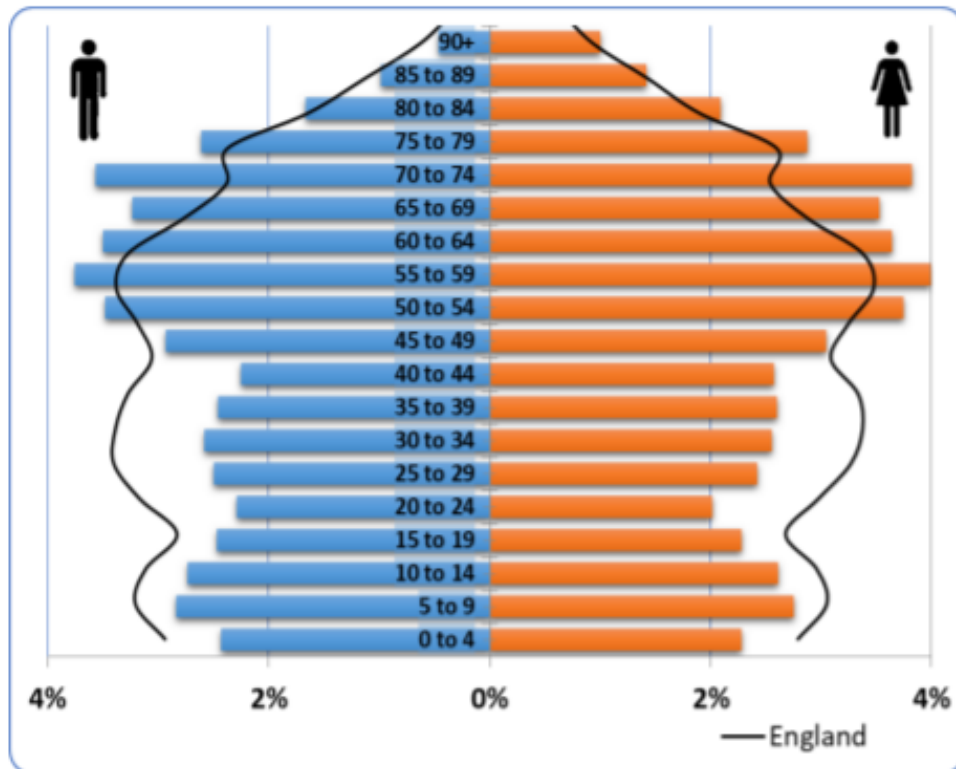


Figure 4: Torbay's population structure compared to England 2020 (ONS)

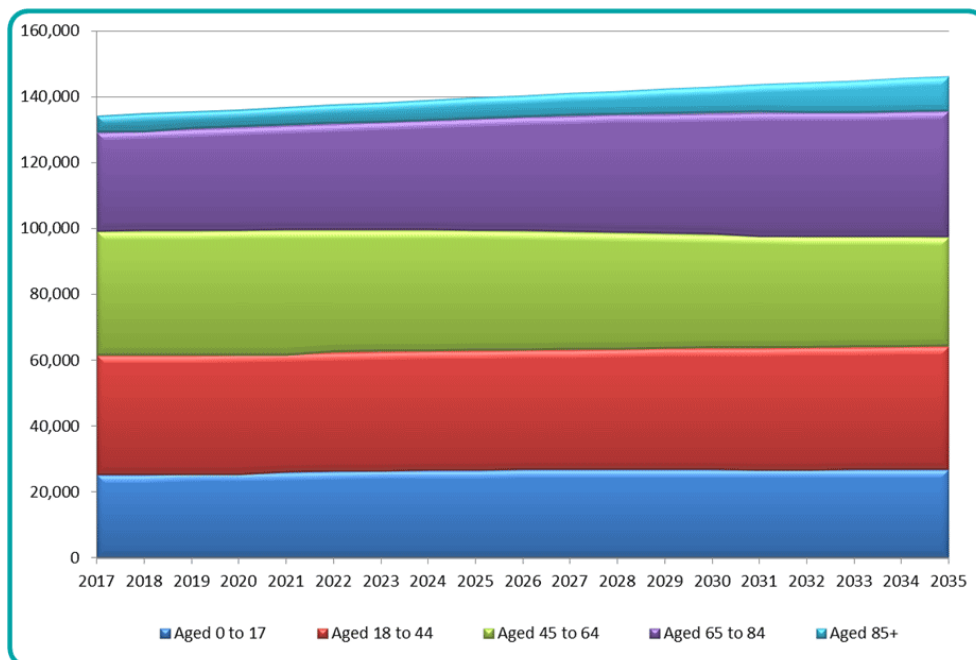


Figure 5: Torbay's estimated future population 2017 to 2035 (ONS)

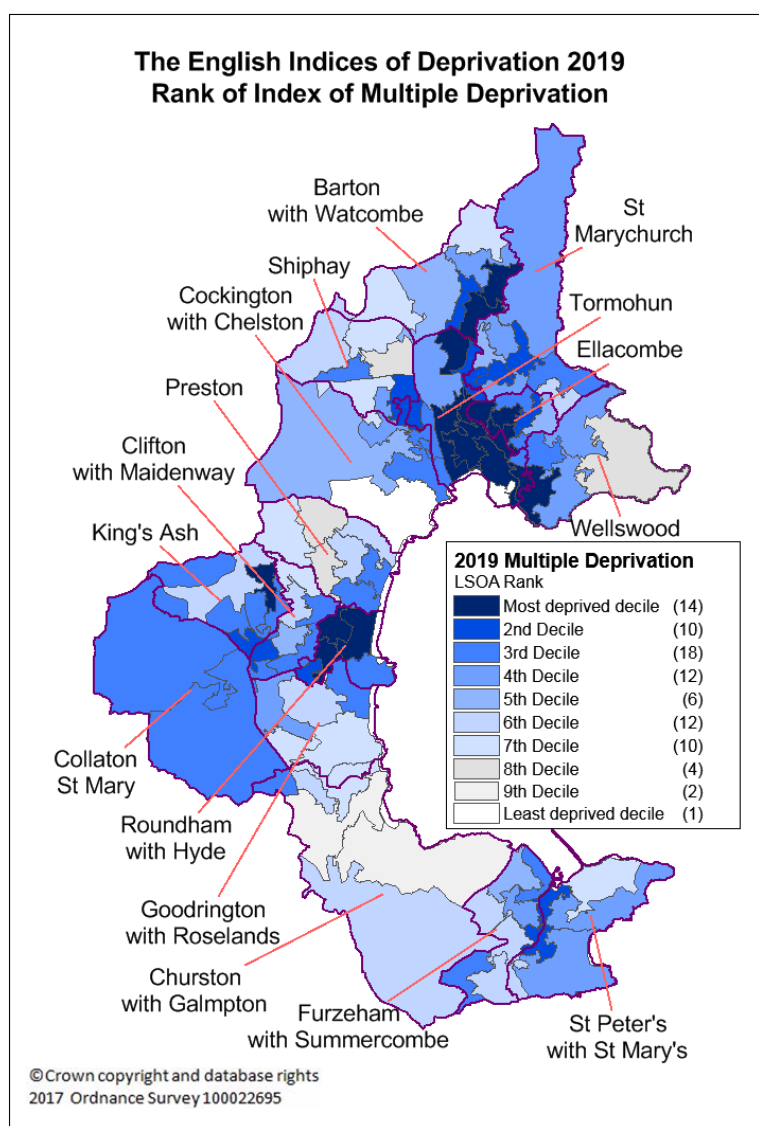


Figure 6: Rank of Indices of Multiple Deprivation

1.3 Torbay Council Community and Corporate Plan

1.3.1 “One Torbay: Working for all Torbay” is the Council’s Community and Corporate Plan 2019-23 which identifies four visions, each with a number of priority areas. The visions are:

- Thriving people
- Thriving economy
- Tackling climate change
- Council fit for the future

1.3.2 In particular, the Plan prioritises improving the delivery, affordability and quality of housing.

1.4 Current Planning Framework

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



Figure 7: Torbay planning framework

1.5 Torbay Local Plan

- 1.5.1 The [Local Plan](#) was adopted in December 2015. The Council [reviewed the Local Plan](#) in November 2020 and [resolved](#) to update policies for the supply of housing, with the rest of the Local Plan being considered up to date.
- 1.5.2 On 18 February 2021 [Cabinet resolved](#) to recognise the Standard Method as the Government's preferred method of calculating housing need (although concerns about this method were noted), and to proceed with a Regulation 18 'Call for Evidence' consultation. In this consultation, held from March to May 2021, we asked local people to submit their views on (i) the suitability of this housing need figure and the method used, (ii) whether there is

sufficient environmental and market capacity to meet this housing need, and (iii) which sites might be suitable for housing or employment.

- 1.5.3** Work to update the evidence base underpinning the Local Plan has been ongoing during 2020/21, most notably through a [Housing and Economic Land Availability Assessment \(HELAA\)](#). The HELAA has included two 'Calls for Sites', as well as a series of three HELAA Panel Sessions held in July 2021 involving developers, agents, the Neighbourhood Forums, planners from Neighbouring Authorities, and other stakeholders.
- 1.5.4** The HELAA and the consultation responses received have informed five housing growth options which are the subject of an additional Regulation 18 consultation being held from January to February 2022. Following consideration of responses received to this consultation, the council will develop a "preferred option" with a Draft Local Plan update that will be made available for comment in a further consultation which will take place later in 2022.

1.6 Neighbourhood Plans

- 1.6.1** The [Torquay Neighbourhood Plan](#), the [Paignton Neighbourhood Plan](#), and the [Brixham Peninsula Neighbourhood Plan](#) were made (adopted) by Full Council in June 2019 after being supported by the community at a referendum in May 2019. The plans have now been through the statutory process and form part of the Development Plan, alongside the Local Plan.
- 1.6.2** The Neighbourhood Plans were prepared by the Neighbourhood Forums² 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.
- 1.6.3** Given that more than two years have passed since the Neighbourhood Plans were made, the additional protection provided by Paragraph 14(a) of the NPPF is no longer applicable. Notwithstanding this, the Neighbourhood Plans remain vitally important as part of the Development Plan. It is understood that the Neighbourhood Forums intend to carry out a review and update of the respective Neighbourhood Plans in the near future.

1.7 Local Development Scheme (LDS)

- 1.7.1** The [LDS](#) was adopted in March 2017, superseding the previous 2014 version. During 2020/21 several drafts of an updated LDS have been prepared. When the Local Plan was reviewed in November 2020, Cabinet resolved that a partial update of the Local Plan's housing figures ("Option 1" of three Local Plan Review options) was necessary. A provisional timeline for the Local Plan Update was drafted for this option at the time of the decision, shown in the Gantt chart below.

² In addition to the Neighbourhood Forums for Torquay, Paignton, and Brixham Peninsula, a new Neighbourhood Area and Forum comprising the villages of Breadsands, Churston and Galmpton and surrounding areas was approved by full Council on 4th November 2021. This also involved an adjustment to the Neighbourhood Area boundaries. Given that this occurred outside of the 2020/21 reporting year which is the focus of this Authority Monitoring Report, this will be reported on in more detail in the AMR for 2021/22.

Option 1 Partial update of policies for the supply of housing only

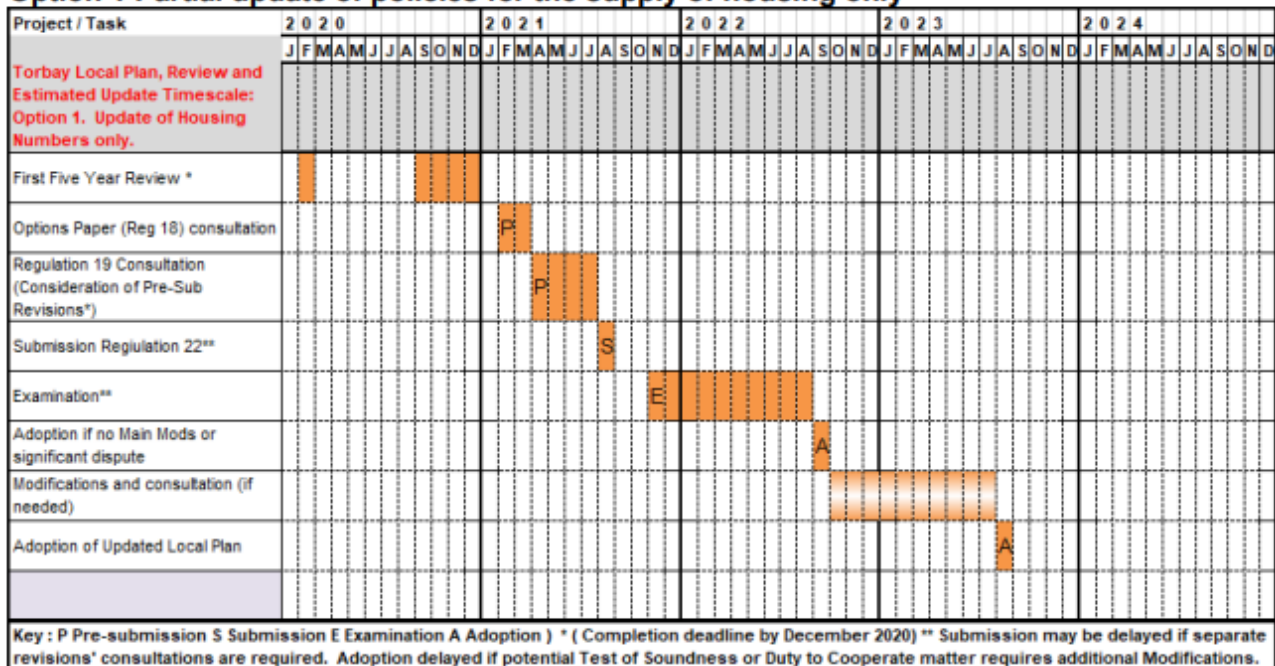


Figure 8: Approximate timeline for the Local Plan update of housing policies

1.7.2 While a Regulation 18 ‘Call for Evidence’ consultation was held from March to May 2021 broadly in accordance with the timeline above, the process for the Local Plan Update has since been revised to include an additional Regulation 18 consultation³. It is anticipated that an updated LDS will be published in the first half of 2022 setting out the remaining timeline leading up to the adoption of the updated Local Plan.

1.8 Adopted Local Development Documents

1.8.1 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) (a revised SCI is anticipated in the first half of 2022);
- LDD6 Planning Contributions and Affordable Housing SPD (Adopted February 2017);
- LDD7 Urban Design Guide (Adopted February 2007);
- LDD8 Greenspace Strategy (Adopted December 2006).

³ This consultation, being carried out in January to February 2022, seeks views on five potential housing growth options for Torbay, informed by a detailed Housing and Economic Land Availability Assessment (HELAA) which has been carried out during 2021. The addition of a second Regulation 18 consultation will allow for more widespread public engagement and input to inform a “Preferred Option” that will be consulted on at Regulation 19 stage.

1.9 Masterplans

1.9.1 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 (Supported by the Development Plan through the Paignton Neighbourhood Plan)
- 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

1.10 Healthy Torbay SPD

1.10.1 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.

1.10.2 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.

1.11 South Hams Special Area of Conservation (SAC) Guidance

1.11.1 The [South Hams SAC Greater Horseshoe Bat Habitat Regulations Assessment Guidance](#) has been 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.

1.11.2 The Guidance 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 Guidance was approved in July 2019 and has since been a useful tool to aid decision making and development proposals. The South Hams SAC steering group are working on a further supplementary advice note on maintaining dark corridors and foraging habitat through the landscape for bats. The advice note should be in place by early 2022 and will be applicable to

all planning applications. The impact of the guidance and advice note will continue to be monitored.

1.12 Planning Contributions and Affordable Housing SPD

- 1.12.1** 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.
- 1.12.2** A new Planning Contributions and Affordable Housing SPD was consulted on in early 2020. Further revisions are proposed, and another consultation will be published in 2022. An update will then be produced to reflect legal changes and other minor necessary changes. 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 update is expected to be produced during 2022 with a whole plan viability study to be undertaken in the first half of the year.
- 1.12.3** Planning Obligations should be considered in conjunction with Community Infrastructure Levy (CIL), as detailed in the section below.

1.13 Community Infrastructure Levy (CIL)

- 1.13.1** Torbay Council resolved at Full Council in February 2017 to adopt its [CIL Charging Schedule](#) and, as Charging Authority, has levied CIL on developments granted permission on or after Thursday 1st June 2017.
- 1.13.2** 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.
- 1.13.3** 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).
- 1.13.4** CIL Regulations require that, where there is a neighbourhood plan, 25% of CIL funding be 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. For developments within the parished area of Brixham, this will be paid directly to Brixham Town Council.
- 1.13.5** Total CIL receipts for 2020/21 amount to £313,028.

- 1.13.6** Local authorities are required to produce an Infrastructure Funding Statement (IFS) which provides a summary of both financial and non-financial developer contributions relating to Section 106 (s106) Agreements and the Community Infrastructure Levy (CIL). The IFS replaces the previous requirement for CIL Reports. Torbay's [2019/20 Infrastructure Funding Statement](#) was published in December 2020. The IFS is updated on an annual basis and is available at: <https://www.torbay.gov.uk/cil/>

1.14 Brownfield Register and Permission in Principle (PiP)

- 1.14.1** Torbay participated in the pilot brownfield register project in 2016, working with other local authorities and DCLG to shape and develop policy with regard 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).
- 1.14.2** 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, neighbourhood plans, 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.
- 1.14.3** The [Brownfield Register](#) is published on the Council's website as a tool to promote and enable suitable development sites.

1.15 Sustainability Appraisal and Habitats Regulations Assessment

- 1.15.1** 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 (SA) report.
- 1.15.2** The Sustainability Appraisal Monitoring Report 2019 concluded that the SA environment objectives show positive trends, which indicates mitigation measures proposed are performing as expected. The SA natural environment resources objectives are mostly positive with the

exception of the waste indicators. The SA economic and social objectives have shown some adverse effects with regard to employment, deprivation and affordable housing, and therefore the Local Plan Update will need to consider and respond to the negative effects identified.

- 1.15.3** Each phase of the Local Plan Update has been subject to sustainability appraisal, with a 'Scoping Report' in January 2021, a 'Reasonable Alternatives' report in March 2021 focusing on housing need options, and a 'Reasonable Alternatives' report in January 2022 focusing on growth options. The SA reports are available to view at the [Local Plan Update webpage](#).
- 1.15.4** 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.
- 1.15.5** 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 apply to all of the plans being prepared as part of the Torbay Development Plan, as set out in the Local Development Scheme.

1.16 Local Development Orders (LDO)

- 1.16.1** 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. The College has seen construction of a Sports Centre and Hi-Tech and Digital Centre since the LDO came into force.
- 1.16.2** No other Local Development Orders are currently proposed.

1.17 Local Transport Plan (LTP)

- 1.17.1** The LTP Strategy 2011-26 (Devon and Torbay) remains valid and current with regard to its aims and objectives. Following consultation in February-March 2021, the [Local Transport Action Plan 2021-2026](#) was adopted on 20 April 2021. The Action Plan forms the third and final implementation plan for the LTP Strategy 2011-2026 and sets out upcoming investments in transport to deliver against the Strategy.

1.18 AONB Management Plan

- 1.18.1** The updated [South Devon AONB Management Plan 2019 to 2024](#) has been adopted by Torbay Council. This plan is prepared on our behalf by the AONB partnership which is jointly funded by Local Authorities across the AONB. The partnership also delivers against that management plan.

2 LOCAL PLAN PERFORMANCE MONITORING

2.1 Introduction

2.1.1 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.

2.1.2 Each aspiration contains a range of objectives. A review of these is set out below:

Aspiration 1: Secure economic recovery and success

2.1.3 Stimulating economic growth in Torbay remains an important aspiration. While the tourism sector and hi-tech industries are well-positioned to contribute to economic recovery and success, labour productivity as a whole remains relatively low. According to the 'Gross Value Added per hour worked' index published by the ONS, labour productivity in Torbay was 69.4% of the UK average in 2019, down from 75.7% in 2018 and 74.8% in 2017. This placed Torbay 7th lowest out of 374 local authorities in the UK in 2019.

2.1.4 Figure 9 below shows job density (the ratio of jobs to working age population) in Torbay, the South West, and Great Britain over the plan period. While there was some initial improvement in job density in Torbay from a low of 0.7 in 2010, this measure has since remained steady at or around 0.75 during which time the availability of jobs has shown steady improvement elsewhere in the South West and Great Britain.

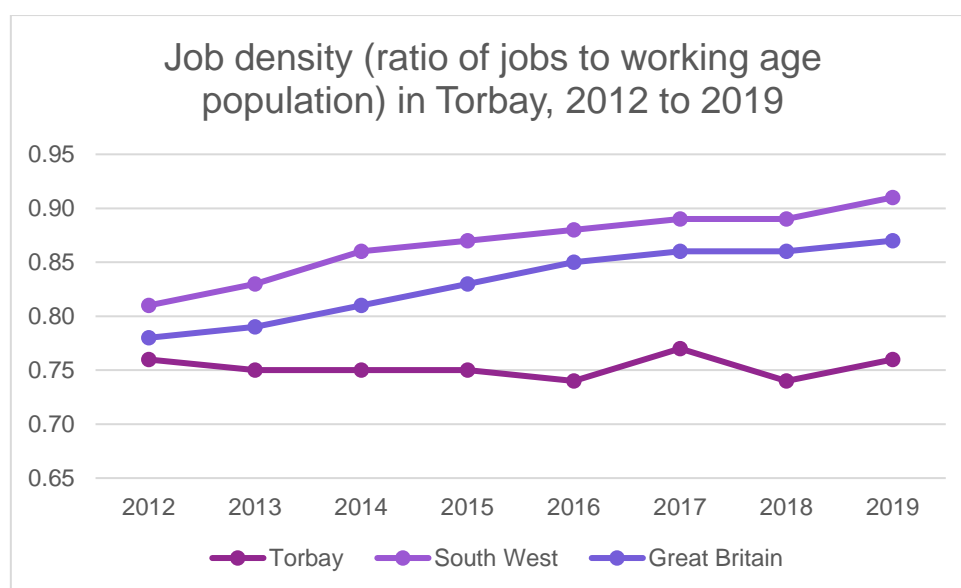


Figure 9: Job density (ratio of jobs to working age population) in Torbay, 2012 to 2019 (ONS)

- 2.1.5** There are reasons for optimism with respect to Torbay's economic prospects, with considerable investment across photonics, life science, manufacturing, tourism and leisure sectors by both UK and foreign owned companies. Further re-investment in our Photonics sector by II-VI Lasers, Oclaro/Lumentum and EFFECT Photonics show real commitment to our growing hi-tech employers.
- 2.1.6** These investments are further complemented by our dedicated Electronics and Photonics Innovation Centre (EPIC), an £8m project which opened in May 2019. It is a bespoke space for existing and new investing companies. South Devon College Hi-Tech & Digital Skills Centre has also opened, creating the future workforce required by our hi-tech companies.
- 2.1.7** Life sciences, medical and healthcare expertise are visible across Torbay with 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.
- 2.1.8** 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.
- 2.1.9** 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, and these are currently being redeveloped into new hotels to enhance the tourist offer. Within Torquay's harbour area a new Hilton Hotel is complete and has begun operating, and construction of a second Premier Inn is progressing.
- 2.1.10** 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. Planning permission for the redevelopment of the Crossways site in Paignton has been granted, while redevelopment at Victoria Square is also planned. Merlin Cinemas are preparing to relocate to the former BHS site in Union Street, Torquay, to provide an enhanced offer in the town, in a more prominent, central location.

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

- 2.1.11** In line with Policy SS6 'Strategic transport improvements', Torbay is investing in improvements to the strategic transport system to enhance the connections between the three towns and 'open up' development sites to encourage inward investment.
- 2.1.12** Torbay has greatly benefitted from the opening of the South Devon Highway in December 2015, reducing journey times and encouraging further investment in Torbay. 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.

- 2.1.13** Other improvements to major routes in Torbay have included road widening works on the main route into Paignton (Kings Ash) and to accommodate new development within Future Growth Areas off Brixham Road. All of this work was completed by the end of 2019.
- 2.1.14** The Torquay Gateway scheme was on site in early 2021 for the final phase with works at Gallows Gate, Scott's Bridge, and an active travel route from Torbay Hospital to Avenue Road all completed previously.
- 2.1.15** The site for a new railway station at Edginswell in Torquay was granted planning permission and has since been successful in a funding bid. The project is currently going through Network Rail approval processes and is expected to be operational in 2024.
- 2.1.16** Pedestrian improvements at Torre station were completed as part of Great Western Railway's (GWR) Customer and Communities improvement Fund (CCIF). It included improvements to the station entrance, with an improved pedestrian walkway and replacement signage.
- 2.1.17** Transport in Torbay over the 2020/21 reporting year has been heavily impacted upon by restrictions relating to the Covid-19 pandemic, as seen throughout the United Kingdom. As shown in Figure 10 below, rail station usage decreased considerably across all stations in 2020/21 with the onset of Covid-19 restrictions. The 60.4% decrease in the usage of Torbay stations was slightly less than the 74.9% decrease in the South West and the 77.1% decrease in Great Britain.

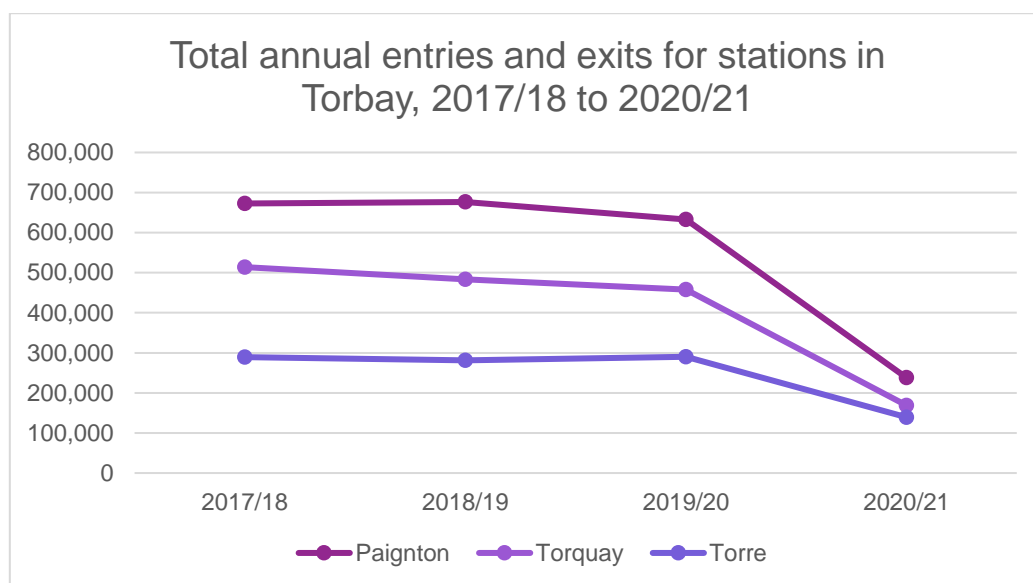


Figure 10: Estimated rail station usage, 2017/18 to 2020/21 (Office of Rail and Road, 2021)

- 2.1.18** Figures 11-13 below provide a measure of road usage by different modes of transport in Torbay over the plan period to date. The table sets out averages of traffic counts taken at 28 locations on the road network and provides an indication of trends over time for the different modes of transport. Whereas all motorised modes of transport decreased notably in 2020 due to Covid-19 restrictions, it is interesting to note that cycling actually increased over the same time period, continuing an ongoing increasing trend since 2017.

	2013	2014	2015	2016	2017	2018	2019	2020
Cycles	85	83	80	82	81	83	96	104
Motorcycles	267	264	261	249	240	224	213	151
Cars and taxis	13,594	13,723	13,654	14,022	14,220	14,135	14,179	10,882
Buses and coaches	237	288	323	294	226	186	174	102
Light goods vehicles	2,069	2,179	2,260	2,471	2,520	2,495	2,374	2,158
All heavy goods vehicles	326	297	302	300	294	291	285	250
All motor vehicles	16,492	16,751	16,800	17,338	17,500	17,331	17,225	13,543

Figure 11: Average traffic counts by mode of transport over the plan period (Department for Transport, 2021)

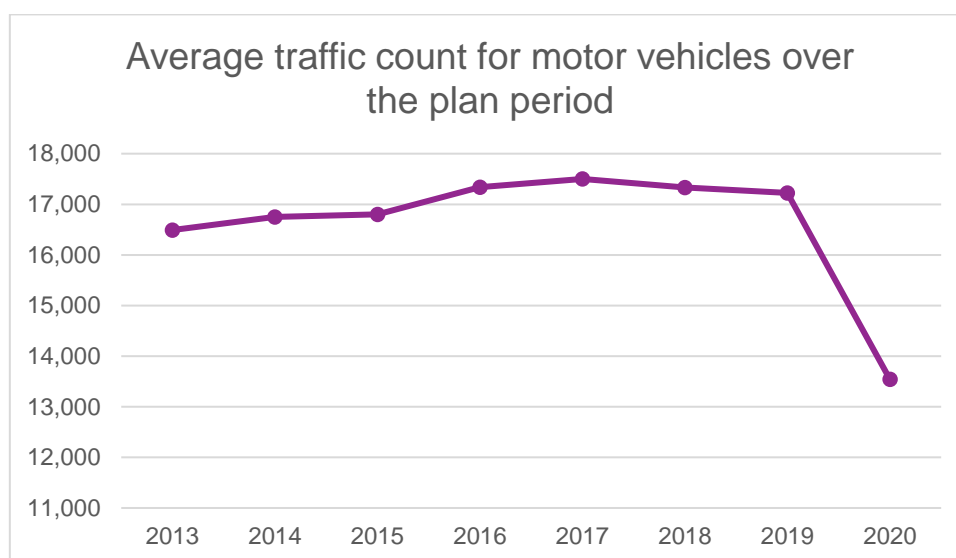


Figure 12: Average traffic count for motor vehicles over the plan period (Department for Transport, 2021)

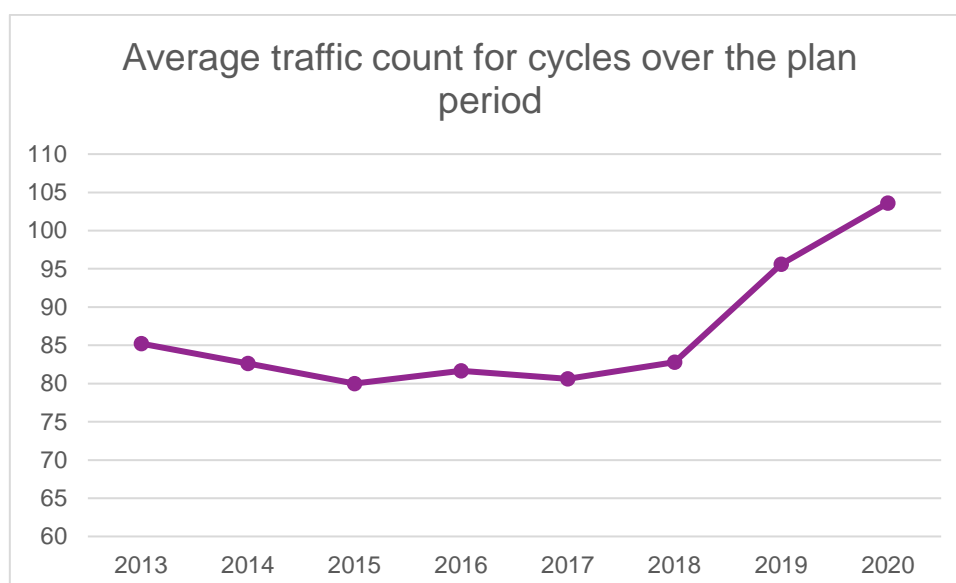


Figure 13: Average traffic count for cycles over the plan period (Department for Transport, 2021)

2.1.19 Figure 14 below shows estimated annual traffic for all motor vehicles in terms of the total number of vehicle miles each year. Over the plan period up to 2018 there was a slight increase in traffic by this measure year on year, which then plateaued in 2019, and then fell dramatically in 2020 with the onset of Covid-19 restrictions. The 20.5% decrease in total vehicle miles from 2019 to 2020 in Torbay is broadly similar to the decrease that has occurred in the South West (23.0%) and in Great Britain (21.3%).

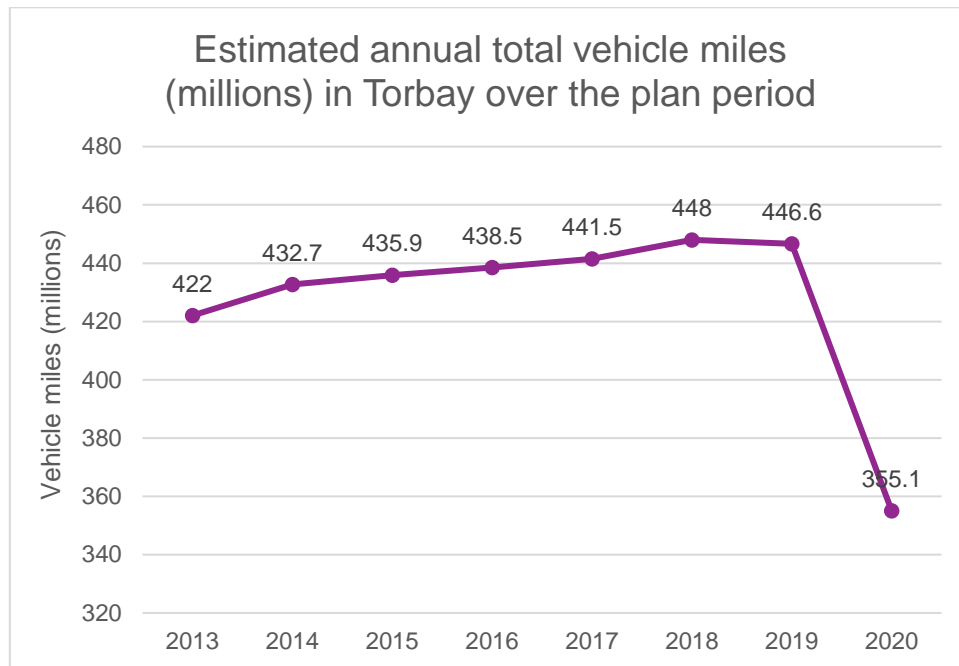


Figure 14: Estimated annual total vehicle miles (millions) in Torbay over the plan period (Department for Transport, 2021)

2.1.20 Bus passenger journeys within Torbay decreased by 63% from 7,277,056 in 2019/20 to 2,690,217 in 2020/21. A very similar level of decrease occurred in the South West (64.7%) and in England excluding London (64%), as residents reduced travel in accordance with Covid-19 restrictions. This reduction in travel was particularly evident amongst older residents, as reflected in the significant reduction in concessionary fares.

	2019/20	2020/21	Annual change
Concessionary fares	3,165,104	955,558	-69.8%
Non concessionary fares	4,111,952	1,734,659	-57.8%
Total passenger journeys	7,277,056	2,690,217	-63.0%

Figure 15: Bus patronage (DfT Bus Statistics, tables BUS0109a and BUS0113)

2.1.21 While Torbay's Community Transport Fare Car Service was curtailed for much of 2020/21 due to Covid-19, a weekly service ran from September 2020 to March 2021 with a total of 77 journeys being made. With this service used by elderly and disabled residents, the significant decrease from 635 journeys in 2019/20 illustrates the impacts of Covid-19 on local travel for vulnerable residents.

- 2.1.22** The [Local Cycling and Walking Infrastructure Plan](#) (LCWIP) was adopted on 20 April 2021. The LCWIP provides a long-term and evidence-led approach to investing in local cycling and walking networks in Torbay.
- 2.1.23** The Council are part of on-going discussions with Sustrans, South Devon AONB and South West Coast Path Association (SWCP) to improve the walking and cycling network in and around the Bay. The SWCP is a valuable tourism, recreation, health and wellbeing asset.
- 2.1.24** 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 continued on walking and cycling improvement schemes on Babbacombe Road in Torquay, Totnes Road, Goodrington to Broadsands and Clennon Valley in Paignton, and Americas Lane in Brixham.
- 2.1.25** A better connected Torbay must also include widespread access to high capacity broadband. The table below shows the percentage of residential and business premises for which ultrafast (at least 300Mbit/s) and superfast (at least 30Mbit/s) broadband is available. Access to broadband in Torbay is broadly consistent with national averages.

Area	Ultrafast broadband availability (% premises)	Superfast broadband availability (% premises)
Torbay	61%	94%
United Kingdom	58%	95%

Figure 16: Broadband availability (Ofcom, 2020)

Aspiration 3: Protect and enhance a superb environment

- 2.1.26** 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.

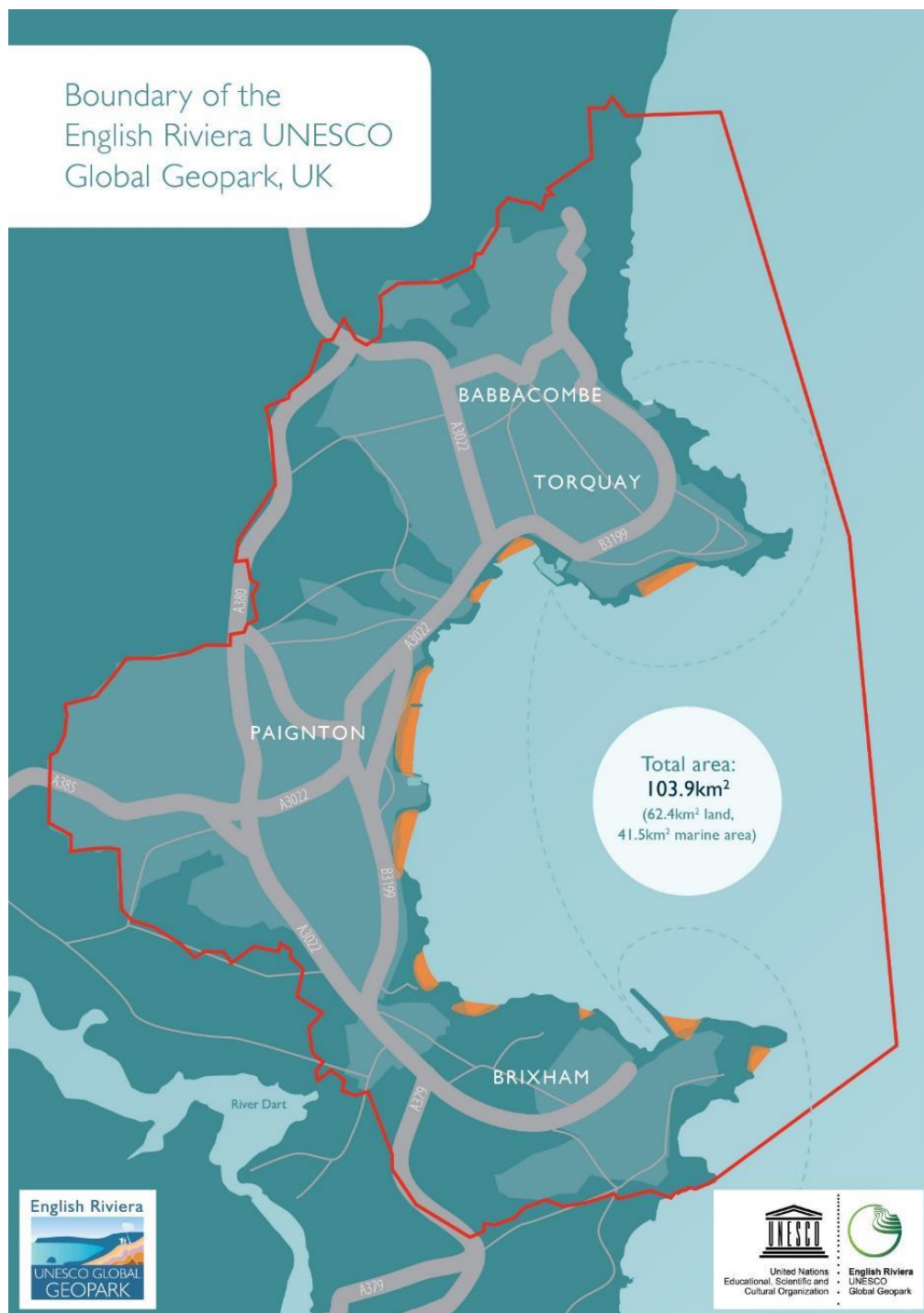


Figure 17: Boundary of the English Riviera UNESCO Global Geopark

2.1.27 SWISCo (a company wholly owned by Torbay Council) was set up in April 2020 and the Council's Natural Environment Services department was moved to operate under this company. The planning department have worked alongside SWISCo officers to progress the production of a new Open Spaces Strategy which will provide direction in terms the Council's general aspirations for open spaces. Alongside these general aspirations will be an overall action plan. A consultation on this was undertaken in the summer of 2021 to ensure the emerging strategy reflects the priorities and aspirations of a broad cross section of residents and groups across Torbay. Work on the new strategy is expected to progress over 2022.

- 2.1.28** SWISCo facilitated the planting of a number of Giant Redwood Trees along Rivera Way. Some of this new planting formed part of the mitigation for a planning application to construct a new mental health unit at Torbay Hospital which required the removal of a pine tree. Planning contributions were sought and were put towards the planting of these redwood trees.
- 2.1.29** In line with the requirements of the Environment Bill, which became law in November 2021, the planning department have been striving to ensure that all major planning applications provide a 10% biodiversity net gain through the use of the national biodiversity metric. A Devon-wide Biodiversity Net Gain guidance document is being produced and is expected to be in place by early 2022.
- 2.1.30** In 2021 Torbay Council became a member of the Devon Local Nature Partnership and has contributed towards work to develop a Devon Wide Nature Recovery Network map. The Nature Recovery Network map will show priorities for protecting and restoring our natural capital to get the best gains for wildlife, people and the climate. This will be used to help target funding from sources such as net gain, carbon offsetting, and flood mitigation. The map should be finalised in early 2022.
- 2.1.31** Planning permission was approved in August 2020 for Clennon Valley – Green Link, a walking and cycling route between the Torbay leisure centre, the velopark around Clennon Lakes to Roselands school. The Local Plan makes specific reference to a landscape and green infrastructure-led design approach to ensure the conservation of a strategic green corridor linking Goodrington’s beaches with the top of the valley. It goes on to say that an east-west link should be promoted between South Devon College and Goodrington Sands. Delivery of the project should start in 2022 and will include wider improvements to our walking and cycling network.
- 2.1.32** A second active travel scheme is in development to create a similar ‘Green Link’ connecting Churston Manor with Brixham Battery Gardens via Americas Lane. Consultation took place during 2020 as well as extensive ecological and landscape assessment.
- 2.1.33** Torbay has a rich urban heritage and contains 6 Grade I Listed Buildings, 29 Grade II* Listed Buildings and 24 designated Conservation Areas. Historic England updated the national Heritage at risk register in September 2020. Torbay has ten sites and buildings included in the register. Crucially, Brixham Town Conservation Area has been removed and has remained off the list. The decision was made by Historic England following the adoption of the Heritage Strategy and the adoption of the Brixham Peninsula Neighbourhood Plan, which includes a town centre design statement and improvements to the area. Walls Hill field system has been included due to localised issues around tourism erosion.
- 2.1.34** In November 2020 Cabinet Members adopted a new [Heritage Strategy](#) for Torbay. At the beginning of 2020, we joined in partnership with Torbay Culture and TDA commissioned an independent heritage consultancy, Heritage Arts and People (HAP), to update the local area’s heritage strategy. The Heritage Strategy was “Highly Commended” by the RTPi at the RTPi South West Awards for Planning Excellence 2021.
- 2.1.35** 2021 has seen the first phase of the implementation of the Heritage Strategy, enabled by funding from the Culture Recovery Fund for Heritage to Torbay Culture. This has included the preparation of a [Heritage Interpretation Framework](#) and a series of site-specific reports by HAP Consultants. The first phase of renovation of the Paignton Picture House has been

completed, and listed building consent has recently been granted for repairs to the Torquay Pavilion. Further work to implement the Heritage Strategy will continue in 2022 including through the establishment of a heritage forum, and continued dialogue with national agencies including Historic England and the National Lottery Heritage Fund.

2.1.36 In March 2017 Torbay Culture received £1.2 million from the Arts Council and Heritage Lottery Fund's Great Place Scheme. Torbay's Great Place Scheme aims to grow and celebrate the local area as a great place to live, work and visit. Torbay Culture ran a series of projects during 2020 as part of its work to put arts and heritage at the heart of the Bay's bright future. They involved local residents, businesses, cultural organisations and creative practitioners from Torbay and around the world. They have partners across the public, private and voluntary sectors. The work is focused on four themes: shaping place, changing lives, engaging audiences, and building resilience across the cultural sector. As part of the shaping place theme, artists and creative practitioners have been involved with The Strand public realm, Paignton Town Square public realm, Paignton and Preston flood defence scheme, Westerland Valley and more recently as part of the successful Town Deal bid.

2.1.37 There are two declared Air Quality Management Areas (AQMAs) in Torbay – Hele Road in Torquay and New Road in Brixham, declared in 2005 and 2006 respectively. Works are ongoing to alleviate emissions in these areas and there are clear signs of improvement. Torbay Council's Environmental Health department published an [Air Quality Management Annual Status Report](#) in June 2021.

2.1.38 Torbay's coastline offers an array of beaches and coves which are popular amongst residents and visitors. Five beaches (Breakwater Beach, Broadsands, Preston Sands, Oddicombe Beach and Torre Abbey) were awarded Blue Flag status in 2021; an increase from two beaches (Meadfoot and Oddicombe Beach) in 2020. The table below shows bathing water quality at fifteen Torbay beaches from 2016 to 2019 as reported by the Environment Agency. Classifications were not made for the 2020 season due to the impact of the Covid-19 pandemic on the sampling programme.

Beach	2016	2017	2018	2019
Maidencombe	Excellent	Excellent	Excellent	Excellent
Watcombe	Excellent	Excellent	Excellent	Excellent
Oddicombe	Excellent	Excellent	Excellent	Excellent
Babbacombe	Excellent	Excellent	Excellent	Excellent
Anstey's Cove	Excellent	Excellent	Excellent	Excellent
Meadfoot	Excellent	Excellent	Excellent	Excellent
Beacon Cove	Excellent	Excellent	Excellent	Excellent
Torre Abbey	Good	Good	Excellent	Excellent
Hollicombe	Excellent	Good	Good	Good
Preston Sands	Good	Good	Excellent	Excellent
Paignton Sands	Sufficient	Good	Good	Good
Goodrington	Good	Sufficient	Sufficient	Sufficient
Broadsands	Good	Good	Excellent	Excellent
Breakwater Beach	Excellent	Excellent	Excellent	Excellent
St Mary's Bay	Excellent	Excellent	Excellent	Excellent

Figure 18: Water quality at Torbay beaches, 2016 to 2019 (Environment Agency)

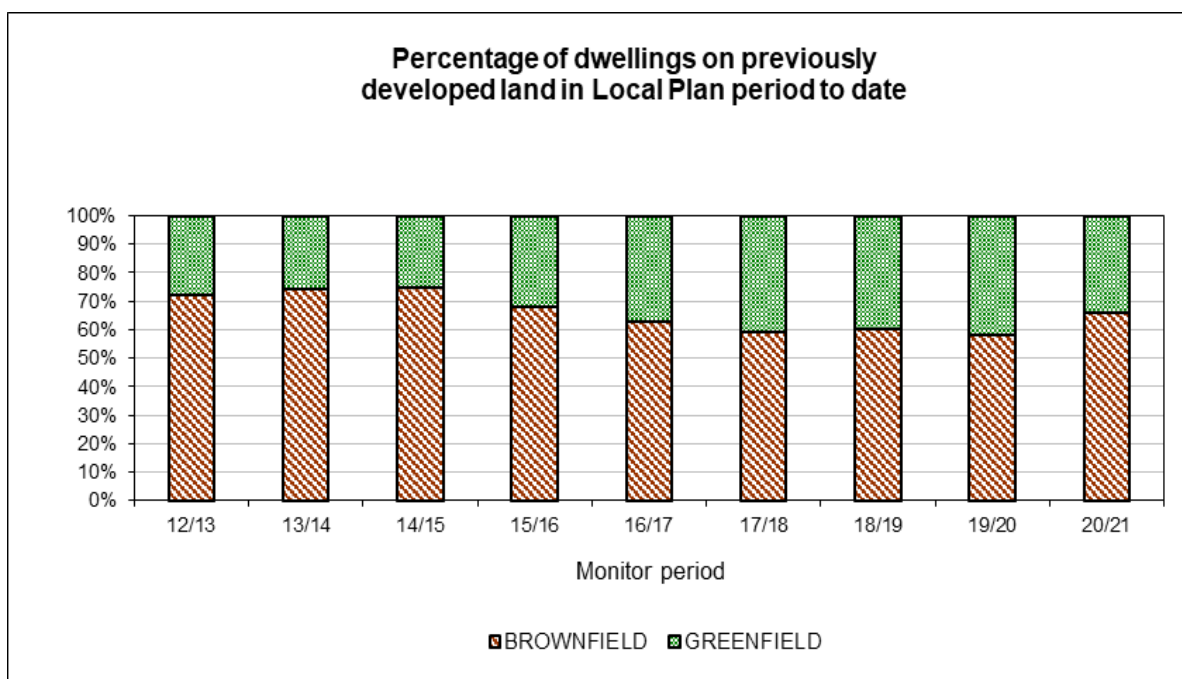


Figure 19: Percentage of dwellings on previously developed land in the Local Plan period to date

2.1.39 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 neighbourhood plans.

2.1.40 In the monitoring year 2020/21, 66% of the total units built were on brownfield land. This is higher than 58% in the previous year, due to the completion of numerous ‘major’ (i.e. 10 units plus) brownfield sites in Torquay in particular. The average over the plan period is 66% on brownfield land.

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

2.1.42 Torbay’s [Self and custom build register](#) has played a part in housing delivery within the Bay. The number of people registered has slowly increased since its introduction.

Self build register period	Number of entries (per year)
Base Period 1 (up to 30.10.16)	7
Base Period 2 (31.10.16 – 30.10.17)	7
Base Period 3 (31.10.17 – 30.10.18)	4
Base Period 4 (31.10.18 – 30.10.19)	11
Base Period 5 (31.10.19 – 30.10.20)	10
Base Period 6 (31.10.20 – 30.10.21)	10
Total (as at October 2021)	49

Figure 20: Self build register

2.1.43 The following table shows planning performance during 2020/21:

	Total	Granted		Refused		Decided in time (incl. EOT)	
Major	15	14	93.3%	1	6.7%	13	86.7%
Minor	181	139	76.8%	42	23.2%	143	79.0%
Other	582	489	84.0%	93	16.0%	449	77.2%
Listed building consent (incl. in Other)	38	38	100.0%	0	0.0%	27	71.1%
Conservation Area consent (incl. in Other)	0	N/A		N/A		N/A	

Figure 21: Planning performance 1st April 2020 – 31st March 2021

2.1.44 There has been a slight reduction in the overall number of applications determined in 2020/21 compared to 2019/20. The percentage of applications decided in time has improved for major and minor applications and for listed building consents but has declined slightly for applications in the 'other' category.

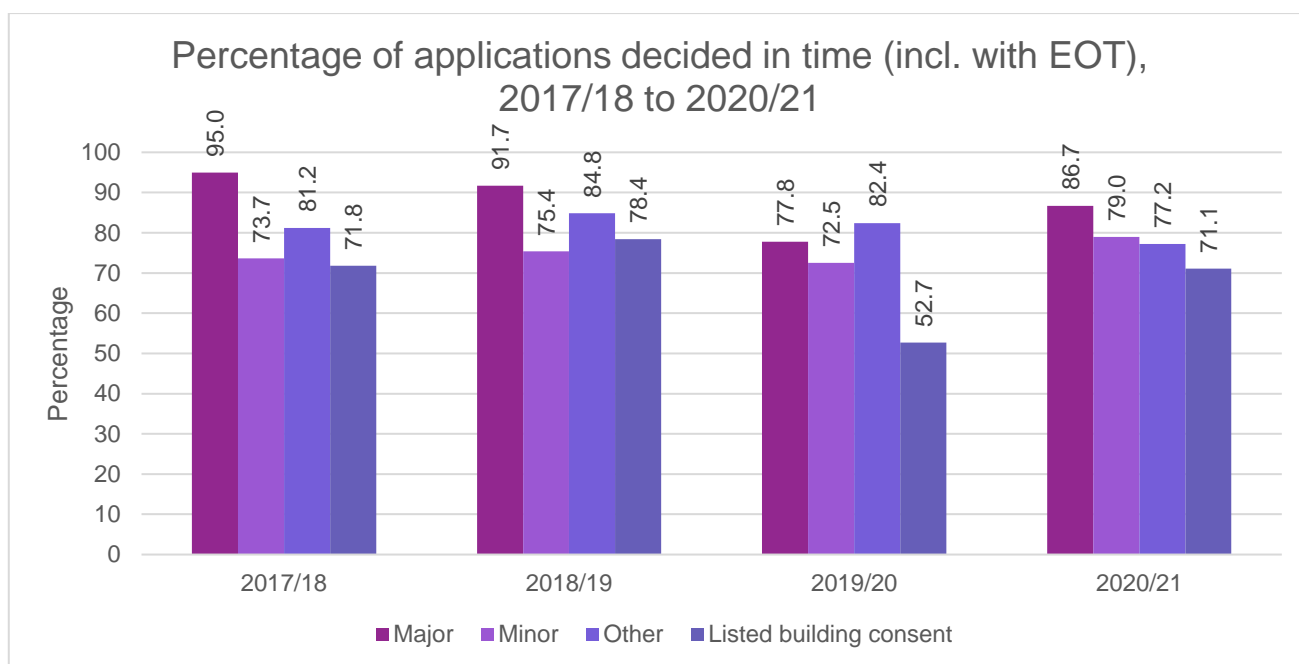


Figure 22: Percentage of applications decided in time (incl. with EOT), 2017/18 to 2020/21

2.1.45 Figure 23 below shows the outcomes of planning applications⁴ that went to appeal over the last four years. 37.8% of the 45 appeals decided in 2020/21 were allowed by the Planning Inspectorate, with this being broadly similar to (albeit slightly higher than) the percentage for 2017/18 (31.0%) and for 2018/19 (31.7%). 2019/20 was an unusual year with a larger number

⁴ The appeal statistics include householders, planning applications, lawful development certificates, listed build consents and advertisement consents, but exclude enforcement notices.

of appeals received and a somewhat lower percentage of appeals being allowed. Nationally, around 28% of appeals over the last five years were allowed (Planning Inspectorate, 2021).

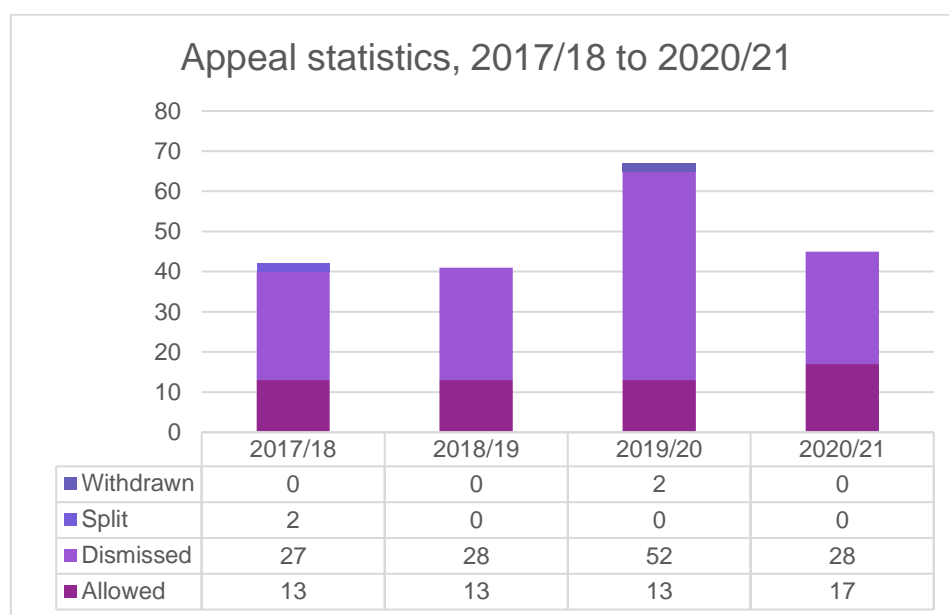


Figure 23: Appeal Statistics, 2017/18 to 2020/21

Aspiration 4: Create more sustainable communities and better places

- 2.1.46** 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.
- 2.1.47** Housing is the catalyst to unlocking sites and providing communities in which people want to live. Average house prices in Torbay have increased by 8.25% over the 20/21 monitoring period, from £199,815 in April 2020 to £216,297 in March 2021 ([Land Registry: UK House Price Index](#)). This continues a consistent trend of increasing average house prices in Torbay over the plan period:

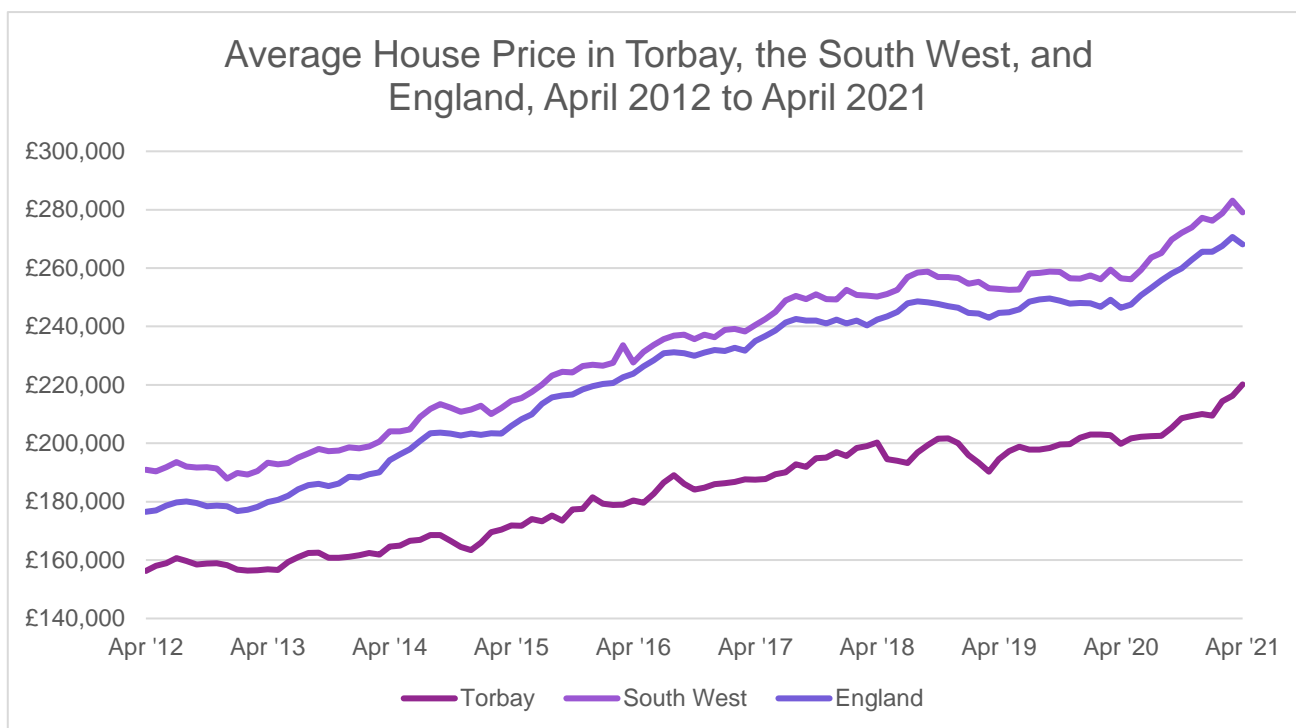


Figure 24: Average house price in Torbay, the South West and England over the plan period (Land Registry)

2.1.48 Housing affordability remains a significant challenge in Torbay. The median house price to median earnings ratio was 7.23 in 2020. While this has decreased from a high of 8.84 in 2018 and is lower than the respective affordability ratios for the South West (8.8) and for England (7.84), it remains far higher than the typical bank mortgage lending ‘rule-of-thumb’ of 4.5 times annual income, reflecting the barriers to entry into homeownership.

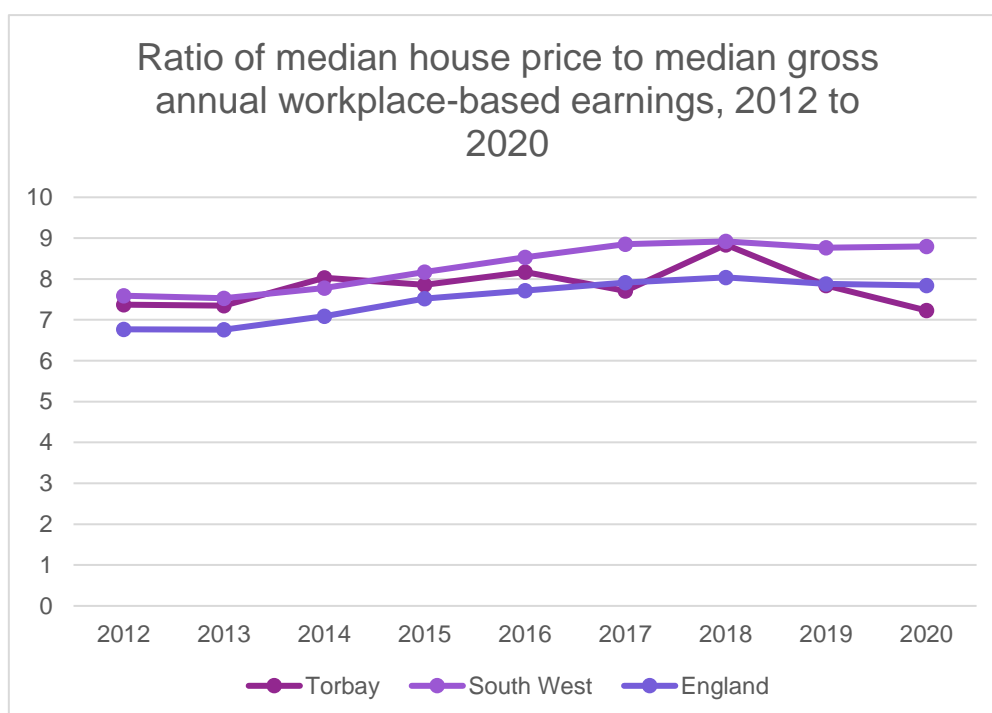


Figure 25: Housing affordability ratio in Torbay, the South West and England over the plan period (ONS, 2021)

2.1.49 Figure 26 below shows the fluctuations in the number of households on the Devon Home Choice register in Torbay since 2015. While the number of households on the register remains far below the peak in recent years which was in 2016, there has been a steady increase in the number of households seeking affordable housing since 2019. The total number of households on the register in Torbay increased by 6.4% from 1,281 on 1st April 2020 to 1,363 on 1st April 2021. This compares to an increase of 10.6% for all of Devon over the same time period.

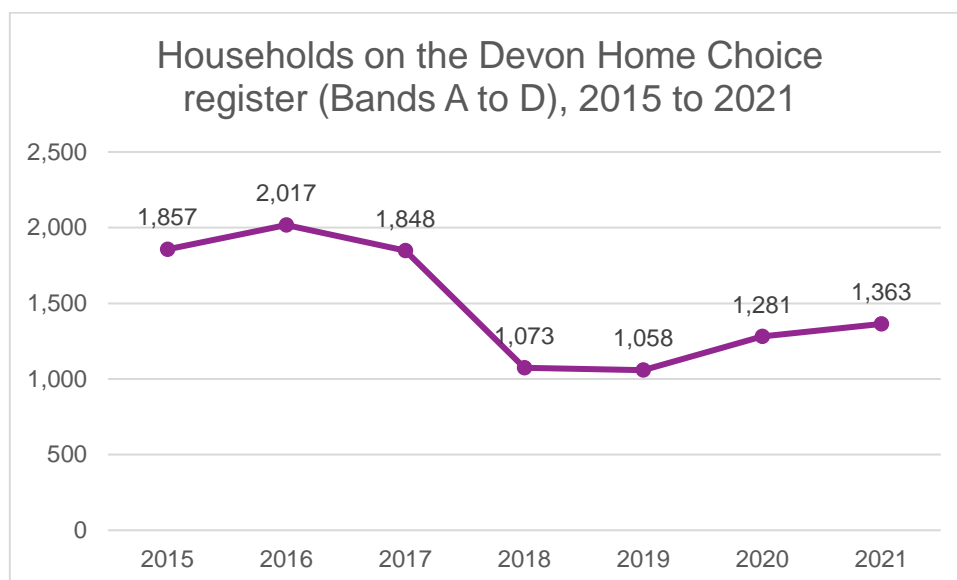


Figure 26: Households on the Devon Home Choice register (Bands A to D), 2015 to 2021 (Devon Home Choice, 2021)

2.1.50 The majority of households on the register fall within Band D (see Figure 27), and the greatest need is for one bedroom properties (see Figures 28 and 29). When comparing housing need in Torbay with the rest of Devon the distribution is very similar, although the proportion of households on the register that fall within Bands A, B and C (i.e. more severe need) is marginally higher, as is the proportion of households needing properties with two or more bedrooms.

	Band A		Band B		Band C		Band D		Total
	No.	%	No.	%	No.	%	No.	%	
Torbay	5	0.4	262	19.2	402	29.5	694	50.9	1,363
Devon	37	0.2	2,934	17.1	4,935	28.7	9,263	54.0	17,169

Figure 27: Number of households in housing need (Bands A to D) as at 1st April 2021 (Devon Home Choice, 2021)

	1 Bed		2 Bed		3 Bed		4 Bed		Total
	No.	%	No.	%	No.	%	No.	%	
Torbay	707	51.87	335	24.58	213	15.63	108	7.92	1,363
Devon	9,755	56.82	3,765	21.93	2,468	14.37	1,181	6.88	17,169

Figure 28: Bedroom need of applicants in housing need (Bands A to D) as at 1st April 2021 (Devon Home Choice, 2021)

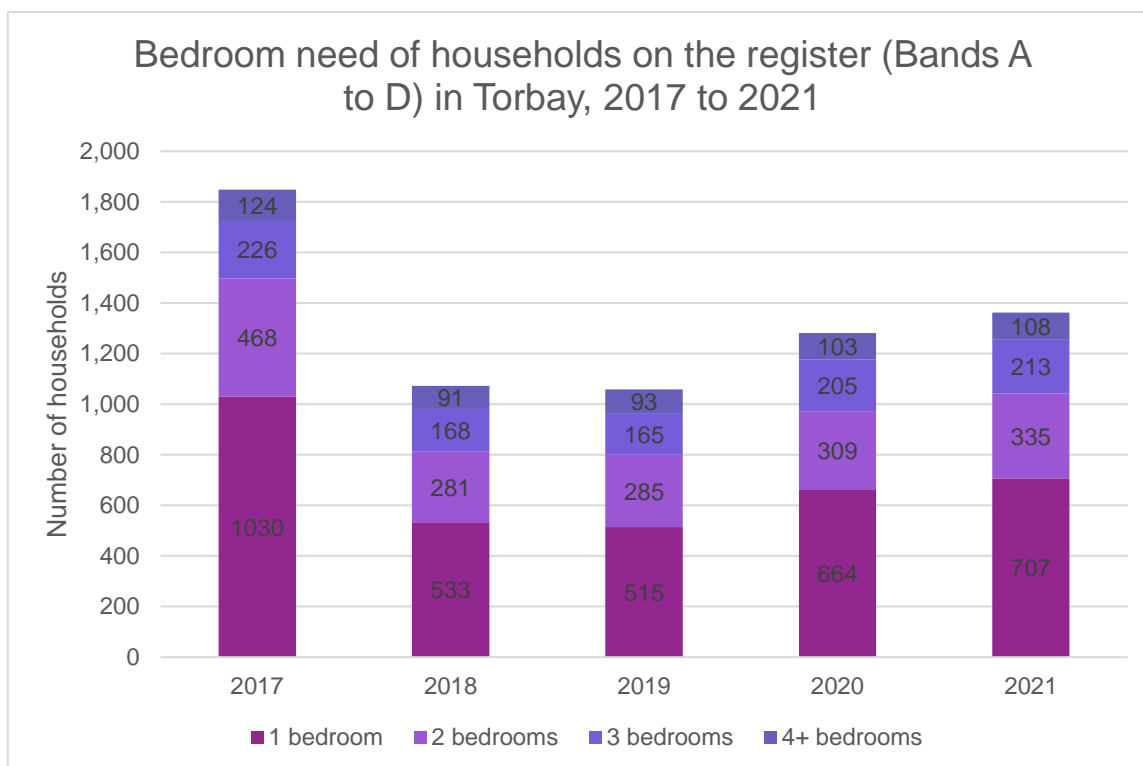


Figure 29: Bedroom need of applicants in housing need (Bands A to D), 2017 to 2021 (Devon Home Choice, 2021)

2.1.51 The number of affordable housing completions in Torbay was significantly lower in 2020/21 (19 units) than in 2019/20 (45 units). Policy H2 'Affordable housing' refers. It seeks affordable housing on a sliding scale, up to 30% of dwellings on qualifying sites, with a strong preference for on-site delivery for developments comprising of 15 dwellings or more.

2.1.52 The TDA has established a registered housing provider, TorVista homes, to assist the Council in maximising the supply of affordable housing in Torbay. This is in addition to working with wider registered provider partners and adds another delivery option which will help meet the Bay's wider strategic housing needs.

2.1.53 Local Plan Policies SS12 'Housing' and SS13 'Five year land supply' set 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

2.1.54 Over the plan period to date (2012/13 – 2020/21), 3167 units have been completed. This is an undersupply of 813 units against the nine-year target of 3980. This undersupply has increased significantly both last year and this year due to the low number of completions (188 and 260 units respectively). Annual completions are shown in Figure 30 below.

2.1.55 Since December 2020, which was the 5th anniversary of the Local Plan's adoption, the five year supply figure has been based upon the Standard Method calculation (559 dwellings a

year in 2021). The 2020 housing delivery test dictates an additional 20% buffer. This makes the annual housing requirement $559 \times 120\% = 671$ dwellings a year.

- 2.1.56** At 2021, the five year housing land supply detailed 1842 units against a target of 3355 units, which equates to 2.75 years' worth of deliverable sites.

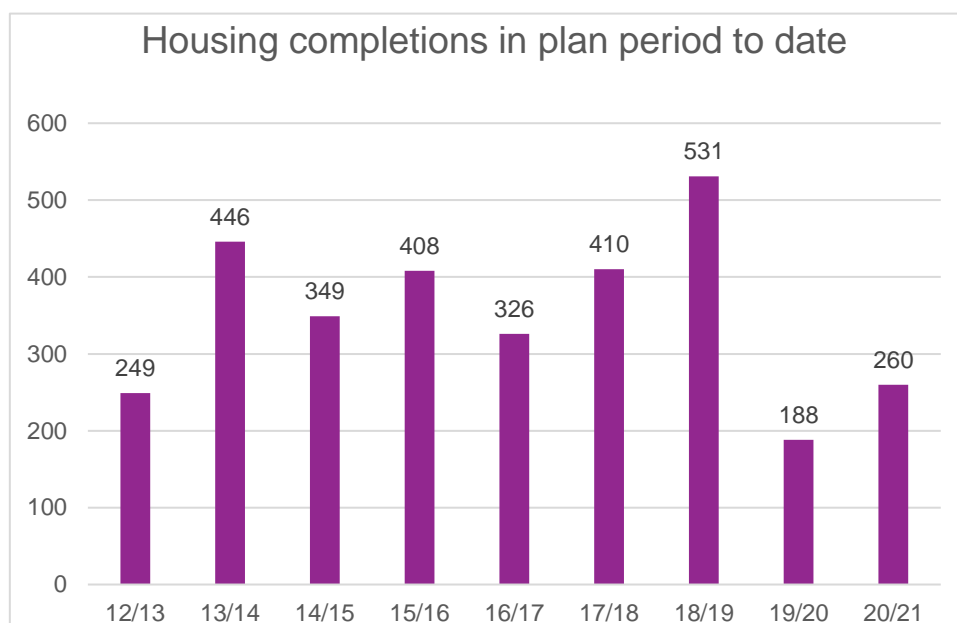


Figure 30: Housing completions in the plan period to date

Aspiration 5: Respond to climate change

- 2.1.57** 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), low carbon development (policy SS14), local food production (policy SC4), an enhanced eco-tourism offer and wise use of water in new development (policy ER2).
- 2.1.58** The local climate is changing, and the South West is predicted to experience warmer, wetter winters and hotter, drier summers. Carbon dioxide emissions in Torbay have decreased since measurements began in 2005 (see Figure 31 below), but it is important to note that overseas emissions attributable to consumption of goods and services have increased at a faster rate.
- 2.1.59** The greatest amount of carbon emissions in Torbay arises as a result of the transport and domestic sectors (Figure 32). The Council will focus on accelerating a reduction in emissions from these sectors when developing a new Carbon Neutral Torbay Action Plan in 2022.

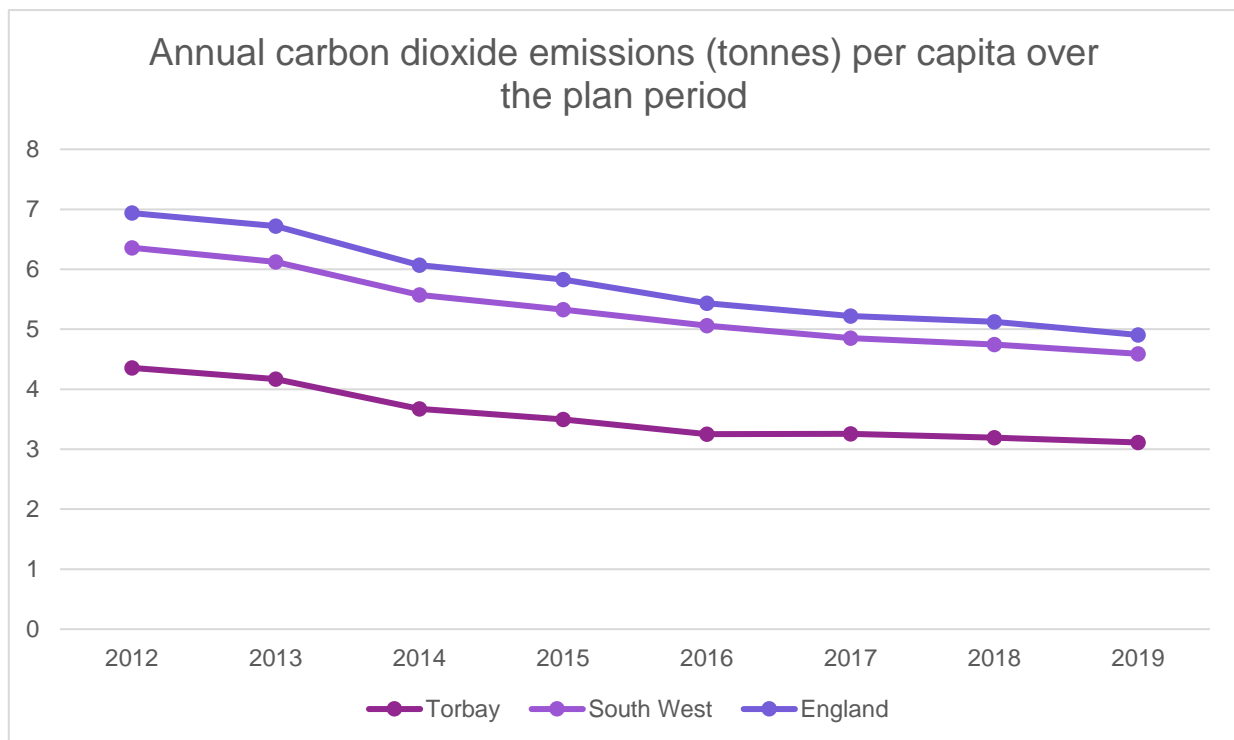


Figure 31: Annual carbon dioxide emissions per capita over the plan period
(Department for Business, Energy and Industrial Strategy, 2021)

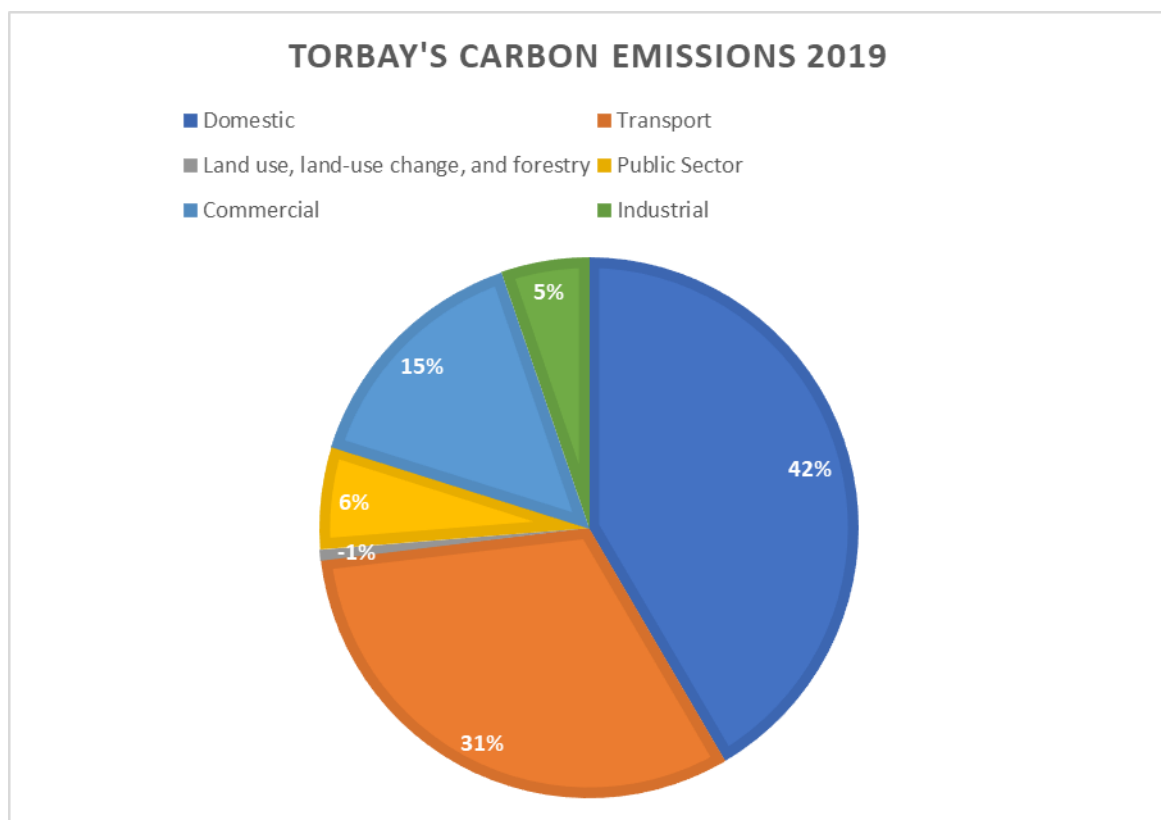


Figure 32: Proportion of Torbay's carbon emissions arising from each sector

2.1.60 The Council is monitoring and taking action to reduce the environmental impact of service delivery and operations. On 24 June 2019, we declared a 'Climate Emergency' and in December 2020 the Council appointed a Climate Emergency Officer to help create a carbon neutral Council and Torbay by 2030.

2.1.61 This year the Council has taken the following actions to respond to climate change:

- Set up a new cross directorate Carbon Neutral Council Officers' Group to accelerate and coordinate action across the Council.
- Committed to developing a Carbon Neutral Council Action Plan by April 2022. The Officers' Group above have started to develop ideas around decarbonising our estate, how we travel for work purposes and how we decarbonise our fleet vehicles.
- Committed to creating a new Carbon Neutral Policy by April 2022 to help staff understand what they can do to help the council achieve carbon neutrality.
- Adopted an initial 1 year plan to accelerate action across Torbay. This initial Carbon Neutral Action Plan includes actions to generate renewable, clean energy, schemes to increase walking and cycling, installations of electric vehicle charging points and schemes to improve the energy efficiency of our homes and Torbay Leisure Centre. The full set of actions can be seen [here](#).
- Committed to establishing a new Torbay Climate Partnership to accelerate Torbay-wide climate actions and to refresh the Energy and Climate Change Strategy (2014- 2019) and co-design with our communities a new Carbon Neutral Torbay Action Plan in 2022.
- Continue to work with the Devon Climate Emergency Partnership on the development of the Devon Carbon Plan. A citizens climate assembly is planned for the summer of 2021. The final Plan will go out for consultation in 2022.

2.1.62 Protecting Torbay's communities, businesses and infrastructure from flooding is a precondition for sustainable growth. An assessment of the Bay's coastal defences and assets to consider the implications of future sea level rise is planned.

2.1.63 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.

2.1.64 The Council has been working with the Environment Agency to rapidly reduce properties at risk from flooding. This includes consulting on the design of new sea walls along Paignton and Preston sea fronts.

2.1.65 In April 2020, SWISCo took on the running of services that TOR2 previously provided including waste collection, recycling, highway and street scene services. There have been significant pressures on the waste and recycling service due to the pandemic and the national driver shortage. The amount and composition of recycling and waste has also changed as a result of the pandemic (for example, cardboard has increased due to an increase in online shopping).

- 2.1.66** Torbay's recycling rate at year end 2020/21 was 35.6%. This is a reduction of 4.6% compared to the previous year which was 40.2%. This reduction has been attributed to Covid-19 and a period of closure at the Recycling Centre, as well as an uplift in residual waste, as more people spent time at home. Torbay Council continued to achieve Zero waste to Landfill over this reporting period.
- 2.1.67** The Resource and Waste Management Strategy for Torbay 2020-2023 was [approved in February 2020](#). This strategy seeks to support a path towards carbon neutrality and increase the recycling rate. The focus of this strategy is on increasing the performance of the household recycling and food waste collection service and will contribute towards meeting the national targets of 55% recycling by 2025 and 60% by 2030.

3 DUTY TO CO-OPERATE

- 3.1.1** 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. 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.
- 3.1.2** In previous rounds of Plan making, it has been accepted that Torbay largely forms a separate housing market area (HMA) and Functional Economic Market Area (FEMA) from the Greater Exeter and Plymouth Joint Local Plan areas. The Greater Exeter HMA comprises Teignbridge, Exeter City, East Devon and Mid Devon; whilst the Plymouth Joint Local Plan Area comprises Plymouth City Council, West Devon and South Hams. Torbay is in contact with these authorities about a range of matters including likely housing numbers, climate emergency and transport. There is currently no formalised system of larger than local planning, however Torbay is working with its neighbours under the "Duty to Cooperate" to discuss the need for and location of future development, and to ensure that evidence is prepared in such a way that findings are comparable and compatible.

4 APPENDICES

Figures

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- 30 Housing completions in the plan period to date
- 31 Annual carbon dioxide emissions per capita over the plan period
- 32 Proportion of Torbay's carbon emissions arising from each sector

Sources of data

NOMIS:

<https://www.nomisweb.co.uk/reports/lmp/la/1946157356/printable.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/>

Land Registry (UK House Price Index):

<https://landregistry.data.gov.uk/app/ukhpi/>

Devon Home Choice:

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English Riviera Destination Management Plan:

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

Torbay Culture:

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Transport Statistics:

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