

**TORBAY FIVE YEAR LAND SUPPLY 2022**

<b>A. Major Sites (10+ dwellings) with Detailed Planning Permission</b>										
Site	5 Yr Yield	2022/23	2023/24	2024/25	2025/26	2026/27	Application Number	Date Permitted	Total Units	
Land South of Yalberton Road (Berry Acres), Paignton	137	50	52	35			P/2019/0173	20.03.20	192	
Former Crossways Shopping Centre, Hyde Road, Paignton	89				76	13	P/2020/0731	05.02.21	89	
White Rock, Paignton	52	19	33				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	12	25	22	21	10	P/2019/1330	17.06.21	90	
Roebuck House, Abbey Road, Torquay	49				49		P/2021/0733	16.08.21	49	
Palace Hotel, Babbacombe Road, Torquay	38			10	10	18	P/2019/0716	07.02.20	38	
Brixham Paint Station, Kings Drive, Brixham	22			12	10		P/2006/1066	30.08.07	35	
Conway Court Hotel, Warren Road, Torquay	14				14		P/2020/0925	14.04.21	14	
Brampton Court Hotel, St Lukes Road, Torquay	14				14		P/2021/0749	07.01.22	14	
Watcombe Hall, Watcombe Beach Road, Torquay	12	12					P/2020/0627	12.11.20	12	
Exmouth View Hotel, St Albans Road, Torquay	12	12					P/2018/1283	20.06.19	12	
30-34 The Terrace, Torquay	12			12			P/2020/0999	12.03.21	12	
Seabury Hotel, 11 Manor Road, Torquay	12				12		P/2021/0520	18.03.22	12	
Shelley Court Hotel, 29 Croft Road, Torquay	11			11			P/2019/0337	25.10.19	11	
21 Old Mill Road, Torquay	11	11					P/2019/0919	04.02.20	11	
38-40 Palace Avenue, Paignton	11			11			P/2019/1158	04.12.19	11	
18 Babbacombe Road, Torquay	10	10					P/2017/0178 & P/2017/0729	05.05.17 & 23.08.17	10	
	<b>671</b>	<b>126</b>	<b>110</b>	<b>113</b>	<b>206</b>	<b>116</b>				

<b>B. Other Major Sites with demonstrated intent shown and a realistic prospect of delivery</b>										
Site	5 Yr Yield	2022/23	2023/24	2024/25	2025/26	2026/27	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
Land at Preston Down Road, Torquay	101			21	40	40	No	P/2022/0820 pending	No	101
Inglewood	90			10	40	40	No	P/2017/1133	No	up to 373
Dairy Crest Site, Parkfield Road	55	7	48				Yes	P/2019/0283/MOA Detailed application P/2020/0497 pending subject to s106	Yes	55
Land North of Totnes Road (Formerly 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 - application pending	Yes	circa 20
<b>Total</b>	<b>530</b>	<b>7</b>	<b>58</b>	<b>66</b>	<b>184</b>	<b>215</b>				

<b>C. Minor Sites (Under 10 dwellings) with Planning Permission</b>										
N/S SITES (SITES OF 6-9)	62	Where there is clear evidence that sites will not be delivered within 5 years e.g. because they are no longer viable, there is no longer demand for the type of unit, there has been no activity on site within the last 10 years, these are not included in the figures to the left.								
N/S SITES (SITES OF UNDER 6)	144									
U/C SITES (SITES OF 6-9)	57									
U/C SITES (SITES OF UNDER 6)	125									
<b>Total</b>	<b>388</b>									

<b>D. Minor Sites (Under 10 dwellings) without Planning Permission</b>										
SITES OF 6-9	46	Figures across boxes C and D are calculated using an average per annum delivery rate over the plan period (33 for 6-9 and 90 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 165 (33x5) and under 6 units is equal to 450 (90x5). Figures in Box C (known permissions) are deducted from these totals with difference providing the figures for Box D as additional windfalls with a realistic prospect.								
SITES OF UNDER 6	181									
<b>Total</b>	<b>227</b>									

FIVE YEAR REQUIREMENT	3600	Including buffer
AVERAGE ANNUAL REQUIREMENT	720	
FIVE YEAR SUPPLY	1816	
<b>SUPPLY (YEARS)</b>	<b>2.52</b>	

<b>DEFINITIONS</b>
N/S = Not Started
U/C = Under Construction