

TORBAY FIVE YEAR LAND SUPPLY 2023

A. Major Sites (10+ dwellings) with Detailed Planning Permission									
Site	5 Yr Yield	2023/24	2024/25	2025/26	2026/27	2027/28	Application Number	Date Permitted	Total Units
Devonshire Park, Brixham Road, Paignton	110		10	20	40	40	P/2019/0278	29.06.22	255
Inglewood	200	20	45	45	45	45	P/2022/1119	04.04.23	373
Land South of Yalberton Road (Berry Acres), Paignton	71	48	23				P/2019/0173	20.03.20	192
Former Crossways Shopping Centre, Hyde Road, Paignton	89				13	76	P/2020/0731	05.02.21	89
Land to the North of Totnes Road (Taylor Wimpey)	73			35	38		P/2021/1180	19.12.22	73
White Rock, Paignton	16	16					P/2011/0197	29.04.13	350
Torre Marine, Torquay	72					72	P/2022/0722	04.04.23	72
Stoodley Knowle, Ansteys Cove Road, Torquay	85	9	8	22	22	24	P/2019/1330	17.06.21	90
Former Dairy Crest Site, Parkfield Road, Torquay	55	55					P/2020/0497		55
Roebuck House, Abbey Road, Torquay	49		49				P/2021/0733	16.08.21	49
Palace Hotel, Babbacombe Road, Torquay	38	38					P/2019/0716	07.02.20	38
Brixham Paint Station, Kings Drive, Brixham	22					22	P/2006/1066	30.08.07	35
Former Debenhams, 12-14 The Strand, Torquay	16			16			P/2022/0806		16
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
Former Magistrates Court, Torquay	14			14			P/2022/0969		14
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
Hatfield House, Hatfield Road, Torquay	12	12					P/2021/0705		12
Shelley Court Hotel, 29 Croft Road, Torquay	11			11			P/2019/0337	25.10.19	11
38-40 Palace Avenue, Paignton	11	11					P/2019/1158	04.12.19	11
The Lime Tree, Dartmouth Road, Paignton	11		11				P/2021/1229 & P/2022/0665		11
	709	201	92	112	99	194			

B. Other Major Sites with demonstrated intent shown and a realistic prospect of delivery										
Site	5 Yr Yield	2023/24	2024/25	2025/26	2026/27	2027/28	Allocated?	Outline Permission?	Brownfield Register	Total Units
Land at Preston Down Road, Paignton	101			21	40	40	No	P/2022/0820 pending	No	101
Land North of Totnes Road (Formerly Bloor Homes), Paignton	100		10	30	30	30	Yes	P/2019/0281	No	100
Former Torbay Holiday Motel, Totnes Road, Paignton	39				14	25	Yes	P/2019/0615 pending	Yes	up to 39 (Masterplan)
St Kilda's, 15 Drew Street, Brixham	20				20		Yes	P/2021/0531 pending	Yes	circa 20
Total	260	0	10	51	104	95				

C. Minor Sites (Under 10 dwellings) with Planning Permission										
N/S SITES (SITES OF 6-9)	64									
N/S SITES (SITES OF UNDER 6)	140									
U/C SITES (SITES OF 6-9)	65									
U/C SITES (SITES OF UNDER 6)	119									
Total	388									

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.

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 89 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 445 (89x5). 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	31	
SITES OF UNDER 6	186	
Total	217	

FIVE YEAR REQUIREMENT	3630	Including buffer
AVERAGE ANNUAL REQUIREMENT	726	
FIVE YEAR SUPPLY	1574	
SUPPLY (YEARS)	2.17	

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