

**TORBAY FIVE YEAR LAND SUPPLY 2024**

<b>A. Major Sites (10+ dwellings) with Detailed Planning Permission</b>									
Site	5 Yr Yield	2024/25	2025/26	2026/27	2027/28	2028/29	Application Number	Date Permitted	Total Units
Inglewood	250	50	50	50	50	50	P/2022/1119	04.04.23	373
Devonshire Park, Brixham Road, Paignton	110		10	20	40	40	P/2019/0278	29.06.22	255
Land at Preston Down Road	101				50	51	P/2022/0820	27.02.24	101
Land North of Totnes Road (Cavanna), Paignton	100				50	50	P/2022/0888	03.05.23	100
Former Crossways Shopping Centre, Hyde Road, Paignton	89				13	76	P/2020/0731	05.02.21	89
Stoodley Knowle, Ansteys Cove Road, Torquay	83	33	21	29			P/2019/1330	17.06.21	90
Land to the North of Totnes Road (Taylor Wimpey)	73		35	38			P/2021/1180	19.12.22	73
Torre Marine, Torquay	72				72		P/2022/0722	04.04.23	72
Imperial Hotel, Torquay	51				51		P/2021/0120	16.06.23	51
Roebuck House, Abbey Road, Torquay	49		49				P/2021/0733	16.08.21	49
Former Dairy Crest Site, Parkfield Road, Torquay	48	48					P/2020/0497	05.10.20	55
Palace Hotel, Babbacombe Road, Torquay	38	38					P/2019/0716	07.02.20	38
St Kilda's, 15 Drew Street, Brixham	24		24				P/2021/0531	26.07.23	24
Brixham Paint Station, Kings Drive, Brixham	22					22	P/2006/1066	30.08.07	35
Land South of Yalberton Road (Berry Acres), Paignton	21	21					P/2019/0173	20.03.20	192
Former Debenhams, 12-14 The Strand, Torquay	16			16			P/2022/0806	12.01.23	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	15.12.22	14
Quintaville, Reddenhill Road, Torquay	14		14				P/2023/0327	27.02.24	14
3 Keysfield Road, Paignton	13		13				P/2021/0808 & P/2023/0446	21.09.23	14
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	07.04.22	12
48-50 The Terrace, Torquay	12			12			P/2022/0895	03.07.23	12
Municipal Chambers, Union Street, Torquay	11	11					P/2022/0089 & P/2023/0468 & 0788	14.07.22	12
Shelley Court Hotel, 29 Croft Road, Torquay	11			11			P/2019/0337	25.10.19	11
7-9 The Riviera, Paignton	11	11					P/2023/0028	08.06.23	11
The Lime Tree, Dartmouth Road, Paignton	11	11					P/2021/1229 & P/2022/0665	21.04.22	11
	<b>1308</b>	<b>235</b>	<b>228</b>	<b>204</b>	<b>352</b>	<b>289</b>			

<b>B. Other Major Sites with demonstrated intent shown and a realistic prospect of delivery</b>										
Site	5 Yr Yield	2024/25	2025/26	2026/27	2027/28	2028/29	Allocated?	Outline Permission?	Brownfield Register	Total Units
Former Torbay Holiday Motel, Totnes Road, Paignton	30				15	15	Yes	P/2022/0771	Yes	30
<b>Total</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>				

<b>C. Minor Sites (Under 10 dwellings) with Planning Permission</b>										
Site	5 Yr Yield	2024/25	2025/26	2026/27	2027/28	2028/29	Allocated?	Outline Permission?	Brownfield Register	Total Units
N/S SITES (SITES OF 6-9)	30									
N/S SITES (SITES OF UNDER 6)	129									
U/C SITES (SITES OF 6-9)	76									
U/C SITES (SITES OF UNDER 6)	112									
<b>Total</b>	<b>347</b>									

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.

<b>D. Minor Sites (Under 10 dwellings) without Planning Permission</b>										
Site	5 Yr Yield	2024/25	2025/26	2026/27	2027/28	2028/29	Allocated?	Outline Permission?	Brownfield Register	Total Units
SITES OF 6-9	49									
SITES OF UNDER 6	204									
<b>Total</b>	<b>253</b>									

Figures across boxes C and D are calculated using an average per annum delivery rate over the plan period (31 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 155 (31x5) 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.

FIVE YEAR REQUIREMENT	3612	Including buffer
AVERAGE ANNUAL REQUIREMENT	720	
FIVE YEAR SUPPLY	1938	
<b>SUPPLY (YEARS)</b>	<b>2.69</b>	

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