



# Torbay Local Development Scheme 2017

## The Torbay Local Development Scheme (LDS) is available...

on the Torbay Council Website:

<http://www.torbay.gov.uk/council/policies/planning-policies>

and at Torbay Council's Spatial Planning Office at:

2<sup>nd</sup> Floor, Electric House, Castle Circus, Torquay TQ1 3DR

If you would like any further information about this document or any aspect of the Torbay Local Plan please use the contact details below:

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Other links that will provide more detailed background information on the spatial planning system include:

National Planning Policy Framework : [www.gov.uk](http://www.gov.uk)

The Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)) is the Government's online service for planning which includes advice and information on the plan-led system

To request this document in an alternative format or language, please contact the Future Planning Team on (01803) 208804.

# EXECUTIVE SUMMARY

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The Local Development Scheme (LDS) is the roadmap to deliver Torbay's Local Plan. The LDS explains what documents we will be preparing and when, in order to deliver a more prosperous and healthy Torbay.

The key component of the LDS is the Local Plan, but this LDS also includes, for information, details of how and when the above Supplementary Planning Documents (SPDs), alongside other related documents will be produced. Those documents include the Authority Monitoring Report, the three Neighbourhood Plans (for Torquay, Paignton and the Brixham Peninsula) and the Community Infrastructure Levy Charging Schedule.

The Torbay Local Plan 2012-2030 – 'A landscape for success' was adopted by the Council on 10<sup>th</sup> December 2015. It sets a strategy for the sustainable growth of Torbay and a framework for more detailed delivery documents including:

- Masterplans for the regeneration of town centres and delivery of sustainable communities;
- SPDs which set out more detailed advice on planning obligations, design, health and wellbeing.

This LDS takes effect from 2 March 2017, superseding the previous LDS from 2014, and is available on the Torbay Council planning policy web pages via <http://www.torbay.gov.uk/council/policies/planning-policies/local-plan/local-development-scheme/>

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# 1 INTRODUCTION

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## 1.1 Background

- 1.1.1** Torbay Council's Core Values as an organisation are; committed to being forward thinking, people orientated and adaptable - always with integrity. These values will be considered, where possible, in the planning process.
- 1.1.2** The Council's Efficiency Plan (October 2016) sets out to transform the way the Council delivers services to 2020 and beyond. The Council will base everything it does on three main principles; use reducing resources to best effect; reduce demand through prevention and innovation; take an integrated and joined up approach (Section 7 outlines recourses).
- 1.1.3** The LDS is the project management document for an authority's Development Plan, setting out the range of documents that will be prepared and the timescales for their production.
- 1.1.4** The emphasis of this refreshed LDS is to deliver the sustainable growth and regeneration proposed by the Torbay Local Plan 2012-2030 - 'A landscape for success'.
- 1.1.5** The Council must prepare and maintain an up to date LDS and the following document sets out:
- Documents which are to be 'Development Plan Documents' (i.e. Local Plan policies);
  - What and where the documents relate to;
  - Which (if any) are to be prepared jointly with one or more other Local Planning Authorities;
  - Any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee;
  - The timetable for the preparation and revision of the documents; and
  - Other general matters as required by legislation.

# 2 TORBAY LOCAL DEVELOPMENT SCHEME

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## 2.1 The Local Development Scheme (LDS)

- 2.1.1** The requirement to produce an LDS was introduced by the Planning and Compulsory Purchase Act 2004<sup>1</sup>.
- 2.1.2** The Act sets out what the LDS should contain as summarised in paragraph 1.1.15 above. Up-to-date information showing the state of the Council's compliance should be made publicly available. This LDS takes effect from 2 March 2017, superseding the previous LDS from 2014<sup>2</sup>.
- 2.1.3** The preparation or revision of a Local Plan document must be "in accordance with" the LDS. Sections 3 and 4 of this LDS includes for information, details of a key range of documents produced by the Spatial Planning Team that support the delivery of the Local Plan.
- 2.1.4** A number of Local Development Documents (LDDs) which formed part of the former Local Development Framework (LDF) have been adopted (and 'saved') and as a consequence, some have been removed from the LDS work programme. Details of these and their replacements, where relevant, are identified in Section 3.
- 2.1.5** For information, the LDS also includes details of the Authority Monitoring Report (AMR), since this remains a key Spatial Planning monitoring document.
- 2.1.6** The LDS has taken into account the following factors, each of which has a bearing on the identification, content and timing of the Council's development plan documents and its overall direction:
- Changes in relevant government legislation including the Planning and Housing Act 2016 and the requirements on LPAs in forthcoming Regulations, as well as further extension of permitted development rights to allow for changes of use without planning permission and the introduction of Self Build and Custom Build Act 2015;
  - Regional and sub-regional policy context including Duty to Co-operate with neighbouring authorities and engagement with the Heart of the South West (HotSW) LEP and the Joint proposals for Devolution and a Combined Authority in 2018<sup>3</sup>;
  - Adequacy of evidence base and impact of related strategies;
  - Torbay's corporate governance agenda particularly the Corporate Plan 2016-20;
  - Local democracy and neighbourhood planning;
  - Resources;
  - Previous LDF/Local Plan programme management experience.

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<sup>1</sup> Planning and Compulsory Purchase Act 2004 (as amended)

<sup>2</sup> (and previous LDSs from 2010, 2008 and 2005)

<sup>3</sup> The HotSW, Devon and Somerset (17) Local Authorities all three Clinical Commissioning Groups.

## 2.2 Aims and Objectives of the LDS:

**2.2.1** The LDS objectives are to:

- reflect an understanding of ongoing resource requirements;
- ensure effective and timely input from all key partners;
- create certainty for the Authority and key partners;
- balance the desirability for speed with the requirement for soundness and quality spatial planning documents.

**2.2.2** The aim of this LDS is to prioritise and facilitate the delivery of the Local Plan and provide an effective framework to support the projects and proposals identified in the Plan in accordance with realistic timescales.

**2.2.3** The LDS also supports the development of 'compatible' Neighbourhood Plans (Section 3.4) or alternative measures to ensure that there is a framework for regeneration and delivery of housing and jobs in the Strategic Policy and Delivery Areas defined in the Local Plan (SD policies).

## 2.3 LDS timing and process

**2.3.1** A key change put forward in this LDS relates to the timing of Development Plan Document (DPD) and SPD production, which will deliver the strategy set out in the adopted Local Plan.

**2.3.2** The AMR is produced by the Council to assess the manner in which the Council's LDS has been implemented and also to review the extent to which the policies set out in the Development Plan are being achieved (Section 3.8).

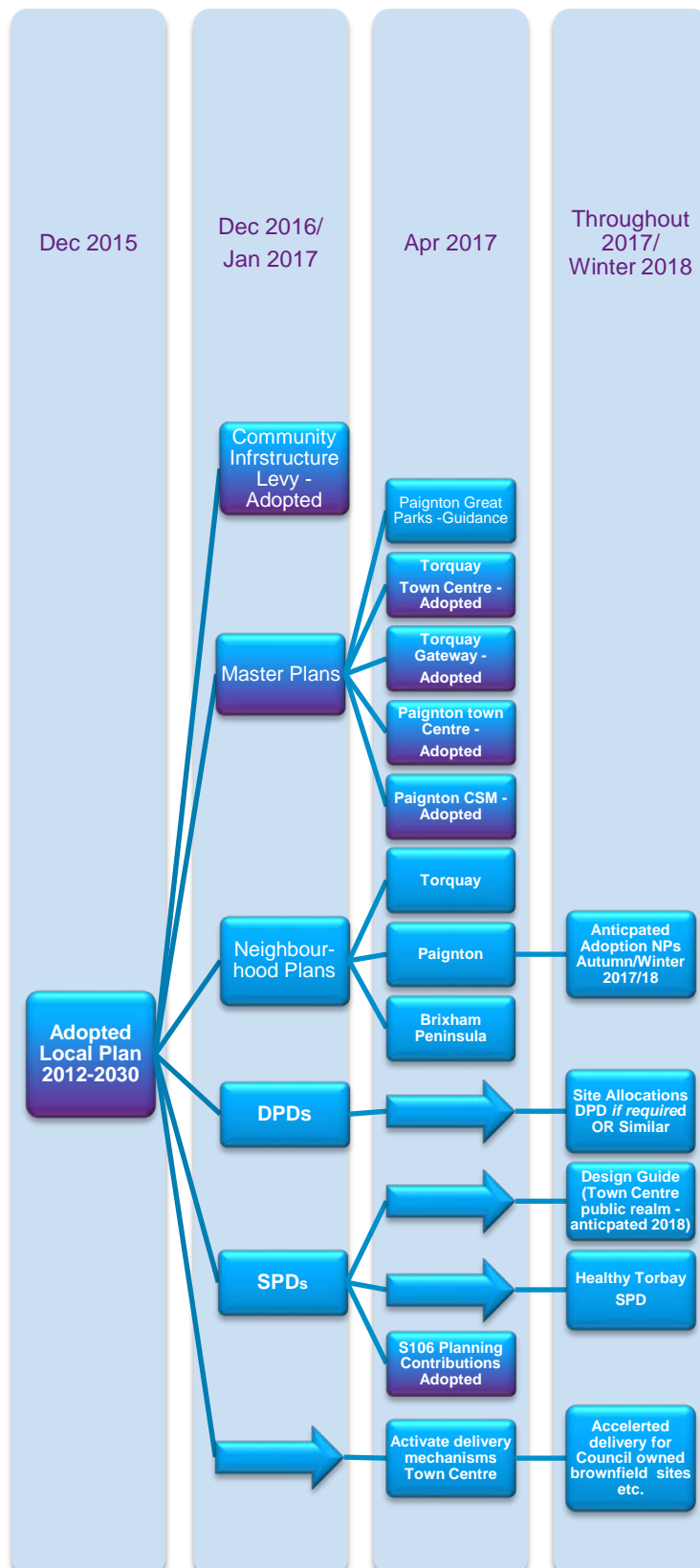
**2.3.3** The content and timescales for the LDS reflect a detailed assessment of current and anticipated spatial planning policy issues, carried out in the context of prevailing internal and external policy influences. A broad risk assessment (Section 8) has been undertaken for the key issues referred to above to ensure that, as far as is practicable, the most relevant likely impacts have been addressed and subsequently reflected in the allocated timescales.

**2.3.4** Consultation with the Planning Inspectorate (PINs) plays a key part in this process, against a background of informal bench marking. Particular emphasis has been placed on the need to ensure the delivery of key documents through a manageable workload and within realistic timescales, and with a reducing resource.

# 3 PROFILES OF THE LOCAL PLAN AND SUPPORTING DOCUMENTS

## 3.1 Torbay Local Plan 2012-2030 - 'A landscape for success'

- 3.1.1** The Local Plan contains policies and proposals that provide a relevant policy framework and a sound basis for decision making.
- 3.1.2** The Local Plan can be found on the Council's Spatial Planning web page via the link: [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan). A summary of the recent stages is shown in the table below. A full list of all the Local Plan stages are available in Appendix A.
- 3.1.3** The production of the Local Plan has been a high corporate priority and assists in the delivery of the Corporate Plan's objectives of a healthy and prosperous Torbay.
- 3.1.4** This document, along with neighbourhood plans when adopted ('made'), form the Development Plan. Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise (see NPPF paragraph 2). The Local Plan provides the framework for development in Torbay and includes waste and minerals policies.
- 3.1.5** The Plan sets out what is needed – spatially – over 20+ years. In the first five years, the Plan includes and prioritises economic growth and new jobs, the delivery of new employment space and support for business growth.





It states 5 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 changes.

Each aspiration and related set of objectives will be delivered through sustainable growth, using the Local Plan policies, associated masterplans and any DPDs; supported by SPDs and Guidance to steer that growth (see Diagram above).

- 3.1.6** Delivery of the Plan will be reviewed through the AMR and a major review will be undertaken, with other Local Authority partners, at least every 5 years. An indicative timetable for reviewing the Local Plan is provided in LDS chart at the end of Section 5.
- 3.1.7** The purpose of the Local Plan is to be locally distinctive, conserving and enhancing Torbay's 'unique selling points', as well as meeting its 'under-sold potential'. It therefore plans for success and plays to the strengths of the Bay to achieve that success.
- 3.1.8** The Plan sets out the preferred approach to change and growth in the Bay, which is through a Constrained Balanced Strategy for the period up to 2030.
- 3.1.9** The document contains broad quantified development provision and targets for development within Torbay, including housing and employment provision, and identifies Strategic Delivery Areas and Future Growth Areas. As a unitary authority, the Plan also includes policies on minerals and waste.
- 3.1.10** The Local Plan has developed a Constrained Balanced Strategy for development in Torbay by setting out a series of broad strategic delivery policies, a suite of place-making policies for the three towns and more detailed criteria-based development management policies relating to specific topics for the period up to 2030. These policies in turn provide a context for more detailed site specific policies and proposals that are likely to be brought forward by the three Neighbourhood Plans for Torquay, Paignton and Brixham Peninsula. The Neighbourhood Plans must be in general conformity with the Local Plan.

Adopted Torbay Local Plan 2012-2030				
<b>Status:</b>	<b>Evidence base:</b>	<b>Geographic coverage:</b>	<b>Conformity:</b>	<b>Outline timetable/ key stages (see Project Plan diagram for further details)</b>
Adopted 10/12/15	See Section 6 – a full range of existing and proposed evidence base	Whole of Torbay Unitary Authority area	National Planning Policy Framework (NPPF)	<p><i>Recent stages:</i>  <b>Local Plan</b> (2012 Local Planning Regs):  November 2011 – August 2012 drafting, internal consultation and approval of Draft Regulation 18 Torbay Local Plan ‘A Landscape for Success – The plan for Torbay to 2032 and beyond’.  September 2012 – November 2012*</p> <p><b>Public participation</b> on Regulation 18 Consultation Draft Torbay Local Plan - February 2014*</p> <p><b>Publication and public participation</b> on the Proposed Submission Plan  <b>Examination</b> November 2014*  <b>Modifications</b> in 2015*  <b>Revised Modifications</b> in 2015*  <b>Adoption</b> 10<sup>th</sup> December 2015*  (*actual dates)</p>

## 3.2 Links with other Corporate Plans

**3.2.1** There are several other ‘business plans’ that set out a commitment to deliver a much improved and more prosperous Torbay. A key objective of the planning system is to help deliver the objectives of the Torbay Community Plan 2011. The Local Plan also takes account of other strategies including Torbay Council’s Corporate Plan, Economic Strategy, Tourism Strategy, Local Transport Plan, Climate Change Strategy, Marine Action Plan, Tor Bay Harbour Authority Ports Masterplan, Green Infrastructure Delivery Plan and emerging Neighbourhood Plans.

## 3.3 Issues and challenges over the next 5 years

**3.3.1** There are some big issues facing the Bay, which the Local Plan seeks to deal with, including overall economic performance. Torbay’s key sectors can, with support, grow and create around 5,000–5,500 net new jobs over the next 20 years or so. The area’s economic challenges create a compelling argument for the Local Plan to prioritise the creation of high quality jobs (Local Plan Aspiration 1). Progress towards creating jobs and improving the local economy will be assessed as part of the Local Plan review.

**3.3.2** IT and transport connectivity has a significant role in addressing the development challenges we face now and in the future. The Plan supports and promotes strategic transport improvements (Policy SS6) to improve movement within the Bay.

## 3.4 Neighbourhood Plans

- 3.4.1** The Localism Act 2011 provided a new statutory regime for neighbourhood planning. Neighbourhood Plans form a new tier of planning in Torbay at a local level, produced by the community to shape local neighbourhoods. Such Plans must be positive about change and growth, ensuring that this happens in the right place, at the right time and with community support. Once completed, they will be part of the statutory planning framework and will have a big influence over decisions on planning applications.
- 3.4.1** The Council considers it appropriate and helpful to include details on the community's intentions for the production of Neighbourhood Plans as they will form part of the Torbay Development Plan once adopted.
- 3.4.2** Neighbourhood Plans will also allocate the housing sites for years 6-10 of the Plan period (i.e. 2017-22) and the LDS therefore sets out broad timelines for the key stages of their production.
- 3.4.3** The progression and timing of these documents is largely in the hands of third parties. The LDS therefore needs to identify measures to ensure a rolling supply of development land should neighbourhood plans not deliver. The decision was taken by Community Partnerships and Torbay Council that communities will prepare separate Neighbourhood Plans for Torquay, Paignton and Brixham (including Brixham Town Council, Broadsands, Galmpton and Churston). The Plans will collectively have complete coverage of the local authority area and are being prepared by specially constituted Neighbourhood Planning Forums, supported by officers from Torbay Council's Spatial Planning Team.
- 3.4.4** Under 'The Neighbourhood Planning (General) Regulations 2012 (as amended)', applications for the designation of neighbourhood areas and the designation of neighbourhood forums were received by Torbay Council. These were approved by the Council at its meeting in December 2012.
- 3.4.5** The three Forums are currently preparing their draft Neighbourhood Plans through their steering groups and topic groups, in the context of the adopted Torbay Local Plan (SDT, SDP and SDB Policies) and in order to meet the requirements of Local Plan Policy SS1 *Growth Strategy for a prosperous Torbay*.
- 3.4.6** Torquay Neighbourhood Forum carried out initial consultation in early 2016 and begun a formal (six week) pre-submission consultation in August 2016. Brixham Peninsula Neighbourhood Forum also began a pre-submission consultation in January 2017. All three Forums are expected to carry out pre-submission consultations and submit their plans to Torbay Council in 2017.
- 3.4.7** Following submission to the Council, a formal six week consultation will take place followed by examination by an Independent Examiner. If the Independent Examiner considers that Neighbourhood Plans have met their required basic conditions, he or she will recommend that it can proceed to referendum. If successful at referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority.

## Neighbourhood Plans: Torquay, Paignton and Brixham Peninsula

Note: The production of NPs is the responsibility of the Neighbourhood Forums. The indicative outline timetable/key stages reflect advice from Neighbourhood Forums

<b>Status:</b>	<b>Evidence base:</b>	<b>Geographic coverage:</b>	<b>Conformity:</b>	<b>Outline timetable/key stages to meet the requirements of Policy SS1, SS12, SS13</b>
Area and Forums Designated (6 <sup>th</sup> December 2012) <sup>4</sup>	Local Plan Evidence Base plus bespoke evidence and Community Consultation prepared by respective Neighbourhood Forums	Whole of Torbay Unitary Authority area divided into: <ul style="list-style-type: none"> <li>• Torquay NP (LP Policy SDT1)</li> <li>• Paignton NP (Policy SDP1)</li> <li>• Brixham Peninsula NP (Policy SDB1)</li> </ul>	NPPF Neighbourhood Planning Regulations 2012 (as amended) and 2014. General Conformity with Strategic Policies of Local Plan. EU Habitats Regs. and Human Rights	<p><b>Pre-submission Consultation:</b> (6 weeks) TNP: April – October 2016* PNP: March 2017 BPNP: January 2017*</p> <p><b>Submission to LPA :</b>(6 weeks) (TNP) May/June 2017 (PNP) Spring/Summer 2017 (BPNP) Spring/Summer 2017</p> <p><b>Independent Examination(s):</b> Autumn/Winter 2017</p> <p><b>Referendum(s):</b> Autumn/Winter 2017/2018</p> <p><b>Adoption by LPA:</b> Winter/Spring 2017/2018</p> <p>(* actual dates)</p>

## 3.5 Site Allocations Development Plan Document (provisional)

**3.5.1** Anticipated housing provision will be monitored through the AMR.

**3.5.2** Where there appears to be a lack of deliverable housing sites to provide for the 5 year requirement, the Council will seek to bring forward additional housing sites through a number of mechanisms, including:

- Accelerated delivery of sites within urban extensions as indicated in the Local Plan;
- Accelerated delivery of Council owned greenfield sites as identified in the Local Plan;
- Accelerated delivery of sites in the town centre, under the umbrella of town centre regeneration, including Council owned sites not previously identified in the Local Plan;
- Accelerated delivery of other brownfield sites, through proactive promotion of the brownfield register and through proactive encouragement for planning allocations for key sites using Permission in Principle (PiP) where/when appropriate (Section 4.1.2);

<sup>4</sup> The Neighbourhood Forum designation expires after five years.

- Promotion of outline planning applications, or a Local Development Order, for the land south of White Rock, as per Policy SS1 (Growth strategy for a prosperous Torbay), paragraph 4.1.41 and the Local Plan Inspector’s Report.

**3.5.3** If these measures do not result in at least a 5 year supply of housing land, or if the Neighbourhood Forums are unable to allocate sufficient housing land, the Council will produce a Site Allocations DPD allocating additional sites (in the context of Policies SS1 - Appendix C, SS12 and SS13).

**3.5.4** If required, the DPD will primarily include sites already identified which have not yet been completed from the pool of sites identified (for information) in Policy SS1 and Appendix C and shown on the adopted Local Plan Policies Map 2012-2030. There may be minor variations including sites which have subsequently received planning permission, have been implemented or where more preferable alternatives have subsequently come forward.

<b>Site Allocations DPD (provisional)</b>				
<b>Status:</b>	<b>Evidence base:</b>	<b>Geographic coverage:</b>	<b>Conformity:</b>	<b>Outline timetable/ key stages (see Project Plan diagram for further details)</b>
Emerging DPD (provisional)	Local Plan Evidence Base including SHLAA. Additional evidence base from NFs where appropriate.	Whole of Torbay Unitary Authority area	NPPF Local Plan	<b>DPD preparation:</b> Summer/Autumn/Winter 2017 <b>Formal consultation (6 weeks):</b> Autumn/Winter 2017 <b>Examination:</b> Winter 2017/18 <b>Final Amendments:</b> Winter 2017/2018 <b>Adoption by LPA:</b> Winter/Spring 2018

## 3.6 Supplementary Planning Documents (SPDs)

**3.6.1** SPDs can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions, but are not part of the Development Plan.

**3.6.2** The Council has produced a series of masterplans (Section 3.6.5) and also proposes to produce a further three SPDs for adoption within the first two years of the Local Plan’s adoption. This includes replacing two of the ‘saved<sup>5</sup>’ SPDs (Planning Obligations and Affordable Housing SPD and the Urban Design Guide SPD, listed in Section 3.7) and producing a new Health and Wellbeing SPD, based on the newly adopted Local Plan Policies (described in Section 3.6.9).

**3.6.3** SPD consultation stages are set out below:

<sup>5</sup> The Council approved the retention of the existing planning guidance and Adopted Supplementary Planning Documents pending their review, consolidation or replacement (Council Minute 10th December 2015).

- Stage 1: Evidence gathering and preparation of SPD:
- Stage 2: Public Participation (Regulation 12 & 13(27)<sup>6</sup>): a formal consultation period for a period of not less than 4 weeks with the community and specific consultees.
- Stage 3: Adoption (Regulation 14) of the SPD; Monitoring and Review (SPDs do not have to undergo Independent Examination).

**3.6.4** The Local Plan refers to emerging Supplementary Planning Guidance (SPG) to provide additional guidance for a number of areas/topics in the Plan. It is considered that, for the following points, SPD is not the appropriate route at this time and so are not included in the current LDS refresh.

- **Biodiversity Offsetting Guidance:** This relates to Local Plan Policy NC1 *Biodiversity and Geodiversity* and providing additional guidance in relation to offsetting and mitigation measures for the South Hams Special Area of Conservation (SAC) designated for both the Greater Horseshoe bat species and the Calcareous grassland habitat at Berry Head Brixham. The relevant evidence has and is being prepared and the findings have been fed into the newly adopted Planning Contributions and Affordable Housing SPD (February 2017).
- **Sustainable Drainage Guidance:** Torbay has been identified as a Critical Drainage Area. Tor Bay has also been designated as a Marine SAC primarily for the marine reefs which should be protected from any 'Likely Significant Effects' from the combined sewer overflows in Torquay. Local Plan Policies ER1 (Flood Risk) and ER2 (Water Management) set out the need to minimise flood risk and ensure flood resilience and resistance. A Sustainable Urban Drainage System (SUDS) and Water Sensitive Urban Design System (WSUDS) guidance document has therefore been published which sets out how sustainable water management can be incorporated into development and retrofitted into the urban area. This 'SUDS' guidance document has been prepared as technical guidance and has been made available to support and advise the planning application process. Its effectiveness will be reviewed to ascertain if a SPD is needed.

## Masterplans

**3.6.5** The Council has adopted a number of Masterplans as SPDs with the exception of Great Parks Phase 2 which is a planning brief to guide the development of areas identified in the Local Plan. These are listed chronologically below:

- Great Parks, Paignton – Planning Guidance, November 2013
- 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

**3.6.6** The Council set up a masterplan programme board which convened in July 2015. The Masterplans are fundamentally about delivering successful regeneration and revitalisation of Torbay's town centres with Brixham having been added (post 1<sup>st</sup> June 2015) to Paignton and Torquay. The programme board will work with partners to oversee delivery of key masterplan sites over the next few years, working with partners on the masterplan sites which should be

<sup>6</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012

programmed for delivery. The masterplan programme was brought about as a result of the Council's Corporate Transformation Programme project.

**3.6.7** The existing Great Parks Masterplan was published in November 2013. The report presents the masterplan and guiding principles for the second phase of development at Great Parks, Paignton including over 300 dwellings and approximately 500sqm of commercial floorspace. The independent recommendations of the report were established through a collaborative and inclusive design process (Enquiry-by-Design) with the local community and key stakeholders, leading to the production of a site vision and masterplan. The report provides guidance for developers, the Paignton Neighbourhood Forum and Paignton Neighbourhood Plan.

**3.6.8** The Council is awaiting the outcome of the Paignton Neighbourhood Plan preparation and consultation and will, (if necessary) consult and produce the Great Parks Masterplan as a SPD, however, this is not the subject of this current LDS refresh.

<b>Masterplan Programme</b>				
<b>Status:</b>	<b>Evidence base:</b>	<b>Geographic coverage:</b>	<b>Conformity:</b>	<b>Outline timetable/ key stages</b>
<i>(2-5year) Delivery Programme</i>	SHLAA Brixham Peninsula Neighbourhood Plan Torbay Local Plan 2012-2030	Torquay Town Centre and Gateway site Paignton Town Centre Brixham Town Centre	NPPF Local Plan	<b>Masterplan Programme Board established: July 2015*</b> <b>Delivery Team</b>  <b>Regeneration Director Post Created: Autumn 2016*</b> <i>....Short term two year delivery programme for key sites to become 'committed'</i> (*actual dates)

### **Healthy Torbay SPD**

**3.6.9** This SPD will add additional guidance to the key related policies in the Local Plan (in particular, Policy SC1 Healthy Bay and Policy SS11 Sustainable Communities) which are fundamental to supporting the objective for new development to create a 'Healthy Torbay'. Specifically, the issues that this document will cover include Health Impact Assessment, healthy food environments, urban design, green infrastructure, housing standards 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 will provide development management planning officers with further guidance to aid effective decision-making based on local evidence and need.

Healthy Torbay SPD				
<i>Status:</i>	<i>Evidence base:</i>	<i>Geographic coverage:</i>	<i>Conformity:</i>	<i>Outline timetable/ key stages (see Project Plan diagram for further details)</i>
Emerging SPD	Local Plan Evidence Base plus bespoke evidence JSNA Torbay Joint Health and Well Being Strategy	Whole of Torbay Unitary Authority area	NPPF Local Plan.	<p><b>SPD preparation:</b> October 2016 -February 2017*</p> <p><b>Formal consultation (4 weeks):</b> 20<sup>th</sup> February – 20<sup>th</sup> March 2017*</p> <p><b>Review Final Amendments:</b> March/April 2017</p> <p><b>Adoption by LPA:</b> April/May 2017 (* actual dates)</p>

## 3.7 Adopted Local Development Documents

**3.7.1** The following Local Development Documents SPDs have been adopted by Torbay Council and are a formal part of the Torbay Local Development Plan<sup>7</sup> (formerly the Local Development Framework). The following SPDs were saved following Adoption of the Torbay Local Plan 2012-2030:

- **LDD1** Statement of Community Involvement DPD (Adopted 2014);
- **LDD6** Planning Contributions and Affordable Housing SPD (Adopted 28/02/08), plus subsequent amendments adopted by the Council. Now subject to this refreshed LDS;
- **LDD7** Urban Design Guide (Adopted 07/02/07 including the reinstated parts of the former Adopted Local Plan 1995-2011 Supplementary Guide). Now subject to this refreshed LDS;
- **LDD 8** Greenspace Strategy (Adopted 14/12/06). Not a subject of this refreshed LDS.

**3.7.2** The Council has updated and will consider updating existing adopted SPDs including:

- **Planning Contributions and Affordable Housing (PCAH) SPD** (updated, see Section 3.7.3);
- **The Urban Design Guide SPD** is considered to be still substantially relevant, but in the light of the town centre masterplans and major regeneration projects in the three town centres, in addition to the Future Growth Areas, there is a need to develop a new SPD that provides relevant guidance to include public spaces, building frontages in town centres and additional residential design guide for new estates in the medium and long term. Target: 2018
- **The Greenspace Strategy** is considered to be still substantially relevant however the Council's Natural Environment Team intend to update the Greenspace Strategy as a

<sup>7</sup> Saved as part of the Torbay Local Plan 2012-2030 Adoption (Council Minute 10th December 2015).



management document which will provide updated evidence base to the Local Plan and supporting documents, but not as a SPD itself. Part of the key greenspace evidence has been incorporated into the refreshed Planning Contributions SPD (see paragraph 3.7.6 below).

### Planning Contributions and Affordable Housing SPD

- 3.7.3** The previous Planning Contributions SPD (adopted 28/02/08) plus subsequent amendments was saved at full Council. This has now been superseded by the new Adopted Planning Contributions and Affordable Housing SPD which sets out the Council's approach to planning obligations and was adopted by Full Council on 2<sup>nd</sup> February 2017.
- 3.7.4** This document 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 purpose of this document is to help deliver sustainable development, not to stifle desirable schemes whilst seeking contributions (primarily through Section 106 Agreements) to provide the infrastructure necessary to make development acceptable in planning terms, including the provision of wider community infrastructure.
- 3.7.5** Planning Contributions SPD has been considered in conjunction with preparation of the Community Infrastructure Levy (CIL). Details of the CIL Draft Charging Schedule are set out in Section 4.2.
- 3.7.6** As noted in Section 3.7.2 above, the greenspace/open space contributions have been informed by the adopted and 'saved' Greenspace Strategy (2007) with additional updated evidence. The Council's Natural Environment Team intend to update the Greenspace Strategy as a management document (in 2017) which will provide a refreshed evidence base to the Local Plan and supporting documents, but will not form an SPD itself. The revised PCAH SPD also advises on matters such as housing tenure mix, calculation of affordable housing contributions, viability testing and deferred payments arrangements, custom-build and self build housing (Policy H3 self-build and affordable housing exception sites).

Planning Contributions and Affordable Housing SPD				
<b>Status:</b>	<b>Evidence base:</b>	<b>Geographic coverage:</b>	<b>Conformity:</b>	<b>Outline timetable/ key stages (see Project Plan diagram for further details)</b>
Emerging SPD to replace Saved SPD (2008)	Local Plan Evidence Base	Whole of Torbay Unitary Authority area	NPPF Local Plan	<p><b>SPD preparation:</b> May – August 2016*</p> <p><b>Formal consultation (6 weeks):</b> September - October 2016*</p> <p><b>Review final amendments:</b> September-December 2016*</p> <p><b>Adoption</b> by LPA: 2<sup>nd</sup> February 2017* (*actual dates)</p>

## (Urban) Design Guide Supplementary Planning Document

**3.7.7** The Urban Design Guide SPD (adopted 07/02/07) was saved at Full Council<sup>4</sup>. Whilst still relevant, the aim of Torbay Council's new Urban Design Strategy will be to guide the general form and design of future development within Torbay, with consideration to Torbay's unique environment, townscape character and urban form. It is intended that the refreshed Urban Design SPD will consider and the objectives of Good Urban Design and Local Plan Policies SS10 *Conservation and the historic environment*, DE1 *Design*, DE2 *Building for Life*; DE3 *Development amenity*; DE4 *Building Heights*; DE5 *Domestic extensions* and DE6 *Advertisements*. It will include detailed analysis of existing townscape character and urban form, and specific advice relating to key sites and areas of each town. The Urban Design Guide will aim to contain guidance for specific regeneration areas in the adopted masterplan SPDs (including public space, building frontages etc) and a residential design guide for the identified Future Growth Areas (Policy SS2 *Future Growth Areas*).

Urban Design Guide SPD				
<b>Status:</b>	<b>Evidence base:</b>	<b>Geographic coverage:</b>	<b>Conformity:</b>	<b>Outline timetable/ key stages (see Project Plan diagram for further details)</b>
Emerging SPD to replace saved UDG(2007)	Local Plan Evidence Base	Whole of Torbay Unitary Authority area	NPPF Local Plan.	<p><b>SPD preparation:</b> Autumn/Winter 2017</p> <p><b>Formal consultation (4 weeks):</b> Spring/Summer 2018</p> <p><b>Review final amendments:</b> Summer/Autumn 2018</p> <p><b>Adoption by LPA:</b> Autumn /Winter 2018</p>

## 3.8 Authority Monitoring Report

- 3.8.1** The **Authority Monitoring Report (AMR)** (formerly the Annual Monitoring Report)<sup>8</sup> is produced by the Council to assess the manner in which the Council's Local Development Scheme (LDS) has been implemented and also to review actual plan progress in relation to the targets and milestones for preparation set out in the LDS (i.e. the extent to which the policies set out in local development plan are being achieved).
- 3.8.2** It provides an opportunity to assess key planning policy issues and priorities, and to review the content of the LDS. Monitoring of housing and employment delivery and other key indicators are also an important feature of the monitoring process. The AMR will be updated on a regular basis and published on the Council's website. The key change in the timescale for the AMR is that there is no longer a requirement for it to be submitted to the Government by the end of December each year. As a minimum, it will now be reviewed and amended annually following the completion of the annual land use monitors. There is now also the option to update the LDS as new information /data becomes available, where resources permit. Thus both documents could be updated with greater regularity than has previously been the case, subject to available resources.
- 3.8.3** The Council is required to set out details of the timetable for preparation of local plan or SPDs specified in its LDS and the stages reached. The AMR is also required to monitor and review their preparation. This process forms a key element of the 'plan, monitor and manage' approach to the planning system. The AMR is designed to be a 'live' document, although some of the data referred to will inevitably date back to the previous financial year as a result of data collection timescales.
- 3.8.4** The Council has a well-established programme of monitoring which includes annual (summary) monitors concerning housing land and retail development. Relevant National Indicators and other Council performance management systems provide a context for this process.

Annual Monitoring Report				
<b>Status:</b>	<b>Evidence base:</b>	<b>Geographic coverage:</b>	<b>Conformity:</b>	<b>Outline timetable/ key stages (see Project Plan diagram for further details)</b>
Ongoing	See Section 6	Whole of Torbay Unitary Authority area	N/A	<b>Annual Torbay Land Monitor Summary</b> (housing and retailing) April – August <b>Analysis</b> of LDS implementation / Development Plan production & progress / achievement of policies and related targets / housing trajectories / indicators / need for LDS and policy amendment / updating of AMR September – December <b>Scoping and monitoring preparation</b> January – March

<sup>8</sup> The AMR provides a monitoring framework. As required by Section 35 of the Planning and Compulsory Purchase Act 2004 (amended by the Localism Act 2011). The Local Planning Regulations 2012 provide more detail as to the required content of AMRs.

# 4 ADDITIONAL KEY DEVELOPMENT PLAN WORK AREAS

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## 4.1 Delivering the Local Plan's strategy

**4.1.1** The Spatial Planning Team is actively involved in delivering an ambitious programme of related documents aimed at delivering the Local Plan's strategy. These development plan projects could, in due course, be formalised as additional development plan documents within the LDS. These may also be promoted as SPDs for example, as highlighted in Section 3; where this occurs, the LDS will be amended accordingly. Some key projects are set out below.

### **Brownfield Register and Permission in Principle (PiP)**

**4.1.2** Torbay is participating in the pilot brownfield register project, working with other local authorities and DCLG to shape and develop policy with regards to brownfield registers, which will become 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.

**4.1.3** The Government has pledged to ensure that 90% of suitable brownfield sites have planning permission for housing by 2020. Other measures in the Housing and Planning Act enable 'permission in principle' to be granted for suitable housing-led development sites listed on the new brownfield registers, or housing-led sites allocated in a development plan (not retrospectively), therefore providing certainty on 'in principle issues' of land use, location and the amount of development (subject to forthcoming legislation).

**4.1.4** To be considered suitable for housing, sites must meet the definition of brownfield land and be<sup>9</sup>:

- Available (willing landowner);
- In a suitable location for housing (in accordance with policies in the 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 5 or more dwellings or more than 0.25 hectares.

**4.1.5** The pilot Brownfield Register has been published on the Council's website as a tool to promote and enable suitable development sites. This Register will be reviewed following the formal requirement to prepare such registers coming into force. This may affect the status of sites included on future Brownfield Registers prepared by the Council. The compiling of future Brownfield Registers will provide the opportunity for the potential inclusion of other identified sites and public engagement on these sites.

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<sup>9</sup> The pilot Brownfield Register does not affect the status of sites that already have planning permission. The inclusion of other sites on the pilot Brownfield Register 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, national policy and any other material considerations.

Brownfield Register				
<i>Status:</i>	<i>Evidence base:</i>	<i>Geographic coverage:</i>	<i>Conformity:</i>	<i>Outline timetable/ key stages</i>
2016 TBC Ongoing	SHLAA BPNP TBLP	Whole of Torbay Unitary Authority area	Housing and Planning Act 2016	Torbay Brownfield Pilot Register available online: <a href="http://www.torbay.gov.uk">www.torbay.gov.uk</a> . Pilot Register July 2016* (* actual dates)

## 4.2 Community Infrastructure Levy (CIL)

**4.2.1** The CIL is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales, to help deliver infrastructure to support the development of their area. It came into force on 6<sup>th</sup> April 2010 through the Community Infrastructure Levy Regulations 2010 (as amended).

**4.2.2** A CIL Draft Charging Schedule<sup>10</sup> was adopted on 2<sup>nd</sup> February 2017. It relates closely to the Planning Contributions and Affordable Housing SPD as it sets out the Council's approach to Section 106 Planning Obligations and related matters (Section 3.7).

Community Infrastructure Levy: Charging Schedule				
<i>Status:</i>	<i>Evidence base:</i>	<i>Geographic coverage:</i>	<i>Conformity:</i>	<i>Outline timetable/ key stages)</i>
Submission Stage	Local Plan Evidence Base CIL Viability Report	Whole of Torbay Unitary Authority area	NPPF Local Plan.  CIL Regulations 2010 (as amended)	Preliminary Draft Draft Charging Schedule 2012* <b>Draft Charging Schedule</b> March – April 2015 <b>Revised Draft</b> Charging Schedule March 2016* <b>Submission</b> August 2016* <b>Modifications</b> August 2016* <b>Revised Proposed Mods</b> (Formal consultation) September – 17 <sup>th</sup> October 2016* <b>Examination</b> – November 2016* Review Final Amendments <b>Adoption</b> by LPA - 2 <sup>nd</sup> February 2017* (* actual dates)

<sup>10</sup> The CIL is a tax levied on development of more than 100sqm of floorspace, or new-build dwellings. It is intended to help fund the infrastructure needed to support growth in Torbay (identified in the key infrastructure projects list - "Regulation 123" List). It is regulated by the Community Infrastructure Levy Regulations 2010 (as amended).

## 4.3 Sustainability Appraisal and Habitats Regulations Assessment

- 4.3.1** 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.
- 4.3.2** 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 report.
- 4.3.3** 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 all apply to all of the plans being prepared as part of the Torbay Development Plan. Currently, the NPPF sets out a presumption in favour of sustainable development (paragraph 14).

## 4.4 Local Development Order (LDO)

- 4.4.1** South Devon College LDO has been approved (2016) . This will provide a positive framework for the delivery of a new campus over the next 15 years in accordance with the Local Plan Policy and Council's corporate ambitions.

# 5 PUBLIC PARTICIPATION

## 5.1 Statement of Community Involvement (SCI)

**5.1.1** The SCI was adopted in 2014 and sets out the key stages of Development Plan preparation and the opportunities for consultation and engagement by individuals, communities and other stakeholders. It also outlines the opportunities for local people to comment on planning applications. This is in accordance with the legal requirements set out in the Planning Acts and Regulations.

**5.1.2** A detailed work programme and project plan for the current LDS is set out at the end of this section. It outlines a timetable, timeline and key milestones for the production of the Local Plan and Neighbourhood Plans. As a general principle, this programme reflects available resources, timescales for completion of the various strands of the evidence base, the importance of Member and stakeholder involvement, and the related cycle of Council meetings.

Project / Task	2016					2017					2018					2019					2020														
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
<b>TLP ADOPTION &amp; RELATED POLICY DELIVERY</b>																																			
<b>Torbay Local Plan (adopted Dec 2015)</b>																																			
Publication																																			
Publicity and launch																																			
Annual review of delivery																																			
First 5 year review																																			
<b>Neighbourhood Plans</b>																																			
Torquay Neighbourhood Plan > 'making' of NP																																			
Paignton Neighbourhood Plan > 'making' of NP																																			
Brixham Neighbourhood Plan > 'making' of NP																																			
Key : P Pre-submission S Submission E Examination A Adoption M Made (adopted) * (ongoing, for completion by December 2020)																																			

# 6 EVIDENCE BASE

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## 6.1 Scope

- 6.1.1** Preparation of the Local Plan and the three Neighbourhood Plans will draw on a variety of data and information sources. This evidence base comprises a wide range of documents that will in turn also provide a source of baseline data for preparation of the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) process. Good practice indicates that local plan evidence base should be proportionate to the scope and complexity of the specific Development Plan Document.
- 6.1.2** A number of studies and documents provide relevant evidence and guidance for the policy framework of the adopted Torbay Local Plan. A list of the Key Evidence base is included in Appendix B.

## 6.2 Reviewing the evidence base

- 6.2.1** The Council has had regard to the key spatial planning issues likely to be faced over the period to 2030 and beyond, and has identified a number of ongoing and additional technical studies that are required to inform the Local Plan process. In each case, the Authority will seek to secure appropriate involvement of local communities and other key stakeholders such as utilities, statutory bodies, landowners, developers and other commercial interests. Studies will be managed in the context of the LDS time-scale and input of data and findings co-ordinated accordingly. Studies currently being undertaken or proposed are as follows:
- Neighbourhood Plan Sustainability Appraisals (ongoing);
  - Habitats Regulations Assessment (Complete of LP, ongoing NP);
  - Delivery of masterplans for Torquay Town Centre, Torquay Gateway, Paignton Town Centre and Collaton St. Mary area;
  - Strategic Housing and Employment Land Availability and needs assessments (to be updated from 2017/18 and by 2020);
  - Infrastructure Delivery study: ongoing to assess infrastructure needed to support development.
- 6.2.2** Account will be taken of the need to carry out further research in relation to any key issues arising from the above emerging studies. The relevance of the existing evidence base will also need to be monitored to ensure that it remains up to date and fit for purpose.

## 6.3 Other material considerations

- 6.3.1** The Council will have regard to policy guidance, Ministerial Statements, research and technical documents produced by the government and key statutory and community partners. These include the Environment Agency, Natural England, Historic England, Sport England and



utilities, as well as other bodies such as the Torbay Coast and Countryside Trust, Devon Wildlife Trust and the integrated care organisation.<sup>11</sup>

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<sup>11</sup> Torbay and South Devon NHS Foundation Trust was created on 1 October 2015, when South Devon Healthcare NHS Foundation Trust merged with Torbay and Southern Devon Health and Care NHS Trust, the Trust that provided community health and social care services.

# 7 RESOURCE MANAGEMENT

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## 7.1 Resources

- 7.1.1** Development Plan preparation requires thorough and realistic resource management. This applies particularly to the availability and deployment of staff and financial allocations through relevant budget systems. Both aspects need to be embedded within an effective and transparent organisational and decision-making framework to ensure deliverability.
- 7.1.2** The Business Unit has a budget in place to meet programmed development plan work, primarily consultation/engagement and printing requirements.
- 7.1.3** The Future Planning Team sit within the Spatial Planning Business Unit and is responsible for development planning, policy, monitoring and research work as well as delivery of Strategic Transport projects including the Local Transport Plan (LTP), and provision of development management advice. It is also responsible for Environmental Policy.
- 7.1.4** The current unit was established in 2015 from the combination of former Strategic Planning, Strategic Transport and Environmental Policy Teams.
- 7.1.5** The Future Planning Team maintains an active and continuing dialogue with key partners at local, regional and national level regarding emerging best practice. It works closely with the development management and conservation staff within the same Business Unit and provides specialist planning and transport advice on development management matters.
- 7.1.6** Close liaison between officers and Members helps to ensure and maintain a high level of political awareness and input to the plan-making and policy process.
- 7.1.7** Development Plan and LTP work involves cross-cutting links with relevant officers from other Business Units, and teams within the Council contribute advice and expertise as required, and particularly in the following areas:
- Highways – detailed transport and highways issues;
  - Torbay Development Agency/ Economic Development Company (public / private partnership regeneration body) – economy, regeneration and estates matters;
  - Engineering – drainage, flooding, sea defences, land stability;
  - Environmental Health / Consumer Protection – ground contamination, pollution and licensing;
  - Communities - in relation to affordable housing issues, stakeholder and community engagement;
  - Legal Services - guidance on the interpretation of legal matters, Section 106 agreements;
  - Corporate Governance - administration of Scrutiny, Committees, Council, Community Plan;
  - Communications – involvement in SCI and media / consultation matters.
- 7.1.8** The Future Planning Team will continue to keep the LDS under review through tracking against its in-house detailed Local Plan Work Programme and the assessment process that forms part of the AMR. The AMR additionally places the monitoring and review process in a wider corporate context.

# 8 RISK ASSESSMENT

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## 8.1 Key Areas of Risk

- 8.1.1** Against this background, the key areas of risk associated with delivery of the Torbay LDS relate to the following issues:
- 8.1.2 Timetable and work programme slippage:** it is essential that time-scales are realistic, and that allowance is made for workloads arising from other core areas of planning policy work.
- 8.1.3 Late delivery of specific research studies and other out-sourced contracts:** failure to produce important documents to provide evidence based research and provide detailed guidance for policy implementation can seriously impede progress; this can be offset with realistic work programmes and effective project management.
- 8.1.4 Inadequate staff resources:** local authority budget restrictions, staff redundancies and/or departures, unfilled staff vacancies, staff illness, unforeseen additional local planning work requirements and unforeseen gaps in specific areas of expertise may need to be offset by use of consultants, contract staff or seconded in-house staff.
- 8.1.5 Capacity of the Planning Inspectorate (PINS) to accommodate demands of examination process:** Close liaison with PINS should help to minimise problems. Certain documents can be examined by Independent Examiners (e.g. CIL and Neighbourhood Plans) as well as the Planning Inspectorate.
- 8.1.6 Failure of the Local Plan to meet its duty to co-operate and the tests of soundness:** monitoring compliance with the Regulations and tests of soundness, awareness of best practice, benchmarking and close, continuous liaison with DCLG, PINS and neighbouring local planning authorities will help to reduce this risk. Failure to maintain a rolling five year housing supply (e.g. if Neighbourhood Plans do not deliver) will mean that Policies for the supply of housing cannot be considered up to date. The Courts have held that a wide range of policies can be considered as being “for the supply of housing” but a policy that is not up to date may still be afforded some weight.
- 8.1.7 Legal challenges:** working closely with DCLG and PINS, production of a sound evidence base, sound SA, awareness of good practice and appropriate community involvement will be essential to reduce risk in this area. The Local Plan was not subject to a legal Challenge.
- 8.1.8 Reduction in budget:** promoting the corporate role of the Local Plan and its close association with achievement of wider Mayoral and corporate objectives should ensure that this area of work continues to secure local authority funding. However, the public sector generally will continue to suffer budgetary difficulties over the next few years.

# APPENDIX A PREVIOUS STAGES OF THE LOCAL PLAN

Previous stages, when being produced as Torbay Core Strategy - See Section 3 current details

<b>Document</b>	<b>Date</b>	<b>Outline timetable/ key stages</b>
<i>Torbay Core Strategy (2004 Local Planning Regulations):</i>	Apr - May 2006	Consultation on Draft Core Strategy (Regulation 25) Issues and Options
	Sept - Oct 2009	Public participation on Draft Regulation 25 Consultation 'Vision, Objectives and Growth Options'
<i>Recent stages, when being produced as Torbay Local Plan (2012 Local Planning Regulations)</i>	Sept 2011 – Aug 2012	Drafting, internal consultation and approval of Draft Regulation 18 Torbay Local Plan 'A Landscape for Success – The plan for Torbay to 2032 and beyond)
	Sept 2012 – Nov 2012	Public participation on Regulation 18 Consultation Draft Torbay Local Plan
	Feb 2014 - Apr 2014	Publication and public participation on the Proposed submission Plan
	July 2014	Submission of Local Plan to the Secretary of State
	Nov 2014	Local Plan Examination Hearing sessions
	Feb 2015 - Mar 2015	Main and Additional Modifications published for consultation.
	June - Aug 2015	Replacement main and additional Modifications published for consultation following consideration of representations on Modifications.
	Oct 2015	Receipt of Inspector's Final Report
	10 Dec 2015	Adoption of Local Plan at full Council <sup>12</sup>

<sup>12</sup> The Adopted Local Plan replaced the Previous Torbay Local Plan 1995-2011 which ceased to be a 'saved' plan from 11th December 2015

# APPENDIX B EVIDENCE BASE

<b>Document</b>	<b>Outline timetable/ key stages (see Project Plan diagram for further details)</b>
<p><i>NATIONAL AND REGIONAL SUPPORTING INFORMATION AND GUIDANCE</i></p>	<p>Localism Act 2011            Planning and Housing Act 2016            National Planning Policy Framework (CLG, 2012) plus Technical Guidance            Planning Practice Guidance (CLG, Online)            Planning Practice Guidance for Renewable and Low carbon Energy (DCLG, 2013)            The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)            The Neighbourhood Planning (General) Regulations 2012 as amended            The Community Infrastructure Levy Regulations 2010 (as amended)            Written Ministerial Statements, Court Rulings and other Material Considerations            UK Climate Change Projections ( <a href="http://ukclimateprojections.defra.gov.uk">http://ukclimateprojections.defra.gov.uk</a> )            The Carbon Plan: Delivering our low carbon future (HM Government, 2011)            The Stern Review on the Economics of Climate Change (Sir Nicholas Stern, 2006)</p> <p>Waste Strategy for England 2007 (National Waste Planning Policy Review in progress at 2013)            Regional Waste Strategy 2004</p> <p>Water for life and livelihoods: River Basin Management Plan - South West River Basin District (Environment Agency, 2009)            Flood Risk Regulations 2009            Flood and Water Management Act 2010            Water Framework Directive (EU 2000 – implementation ongoing to 2013)            South Devon Catchment Flood Management Plan - Summary (Environment Agency, 2009)            Shoreline Management Plan Review (SMP2) Durlston Head to Rame Head (South Devon and Dorset Coastal Advisory Group, 2011).            Marine Management Plan</p> <p>Statutory Schedule of Ancient Monuments            Statutory Lists of Buildings of Special Architectural or Historic Interest            Statutory Register of Historic Parks and Gardens            Historic Environment Planning Practice Guide (English Heritage, 2010)            Guidance on Tall Buildings (CABE / English Heritage, 2007)            Manual for Streets 2 (DfT, 2010)            ONS Population projections and CLG household projections            NOMIS and other economic data            Land Registry data on the housing market.</p>
<p><i>TORBAY / DEVON STUDIES</i></p>	<p><b>Community and health</b>            Torbay Consultation and Engagement Strategy (Torbay Council, 2005, revised 2009)            Torbay Community Plan 2011(Working for a healthy, prosperous and happy Bay)            Torbay Council            Public Health Annual Report 2013 (Torbay Council/NHS)            Torbay’s Play Strategy 2005 -10 (Torbay Council, undated)            Torbay Playing Pitch Strategy (Torbay Council, 2013)            Torbay Sports Facilities Strategy (Torbay Council, 2013)</p>

	<p>Strategy for the Arts and Creative Industries in Torbay 2006-2016 (Torbay Council, undated)</p>
	<p><b>Housing</b>  Devon-wide Gypsy and Traveller Housing Needs Assessment (2006)  Private Sector House Condition Survey (Torbay Council, 2009)  Exeter and Torbay Strategic Housing Market Assessment (ORS, 2007; 2011 update)  Torbay Strategic Housing Land Availability Assessment (PBA, August 2013)  Torbay Housing Requirement Study (PBA, August 2013)  Torbay Whole Plan and CIL Viability Study (PBA, January 2014)  Torbay CIL Viability Update (PBA January 2016)  CIL Viability Update study (forthcoming 2016)</p>
	<p><b>Economy</b>  Torbay Tourism Strategy 2010-2015 (Torbay Council, 2009) and refresh (forthcoming)  Torbay Employment Land Review (PBA, November 2013)  Torbay Economic Strategy 2010-2015 (TDA, 2013)  Tor Bay Harbour and Maritime Strategy 2007-2017 “Catching the Wave” (undated)  Tor Bay Harbour Authority Port Masterplan (Royal Haskoning DHV, July 2013)  Torbay Retail Study Update (GVA Grimley, 2011)  Torbay Retail Study Update (GVA Grimley, January 2014)</p>
	<p><b>Transportation</b>  Torquay Central Area Transportation Study (2002)  Paignton Central Area Transportation Study (2002)  Brixham Central Area Transportation Study (2004)  Western Corridor Saturn Modelling Study (Parsons Brinkerhof 2010)  Torbay Parking and Transportation Study (Atkins, 2010)  Torbay Local Transport Plan 2006-26 (LTP3) (2011)</p>
	<p><b>Infrastructure and resource management</b>  Torbay Contaminated Land Strategy (Torbay Council, 2001; reviewed 2005)  Local Planning Guidance Note: A guide for Developers to the Assessment and Remediation of Land Affected by Contamination in Devon (Devon Contaminated Land Working Group, 2006)  Devon Waste Plan [Pre-Submission Version] (Devon County Council, December 2013)  Torbay Municipal Waste Management Strategy (Torbay Council, 2008)  Devon Minerals Plan 2011 – 2031 (Options Consultations Paper, March 2011; Cross-boundary Minerals Issues Scoping Report, June 2012)  Strategic Stone Study - A Building Stone Atlas of Devon (English Heritage, September 2012)  Torbay Carbon Management Plan (Torbay Council, 2008)  Torbay Climate Change Strategy 2008-2013 (Torbay Council, 2008)  Strategic Flood Risk Assessment Level 1 (Torbay Council, 2008)  Strategic Flood Risk Assessment Level 2 (Torbay Council, 2010)  Torbay Green Infrastructure Delivery Plan (TCCT / Torbay Council / Natural England, 2011)  Torbay Sustainable Energy Assessment (AECOM, 2011)  Torbay Infrastructure Study [including Viability Report] (Baker Associates, 2011)  Torbay Water Cycle Study (Torbay Council, 2012)  Torbay Assessment of Future Sewer Capacity (Hydraulic Modelling (AECOM 2014)</p>

	<p><b>Environment</b>  Torbay Wildlife Study (DWT, 1998)  Torbay Biodiversity and Geodiversity Action Plan (TCCT, 2007)  Torbay Landscape Character Areas Assessment (Enderby Associates, 2010)  Brixham Urban Fringe Study (Enderby Associates 2011)  Torbay Building Heights Strategy 2011  Torbay Historic Environment Record (Torbay Council)  Adopted Conservation Area Appraisals (Torbay Council)  Torbay Heritage Strategy (Torbay Council, April 2011)</p>
	<p><b>Monitoring</b>  Annual/Authority Monitoring Report (Torbay Council, July 2013)  Torbay Housing Land Monitors (Torbay Council, produced annually)  Torbay Retail Monitors (Torbay Council, produced annually)  Torbay Joint Strategic Needs Analysis (Torbay Council / NHS Torbay, ongoing)</p>
	<p><b>Other</b>  The evidence base underpinning preparation of the Regional Spatial Strategy Proposed Modifications document that relates to Torbay may be of relevance to preparation of the Council's Development Plan.</p>