

TORBAY FIVE YEAR LAND SUPPLY 2025

A. Major Sites (10+ dwellings) with Detailed Planning Permission									
Site	5 Yr Yield	2025/26	2026/27	2027/28	2028/29	2029/30	Application Number	Date Permitted	Total Units
Inglewood	296	60	60	60	60	56	P/2022/1119	04.04.23	373
Land at Preston Down Road	101			20	30	51	P/2022/0820	27.02.24	101
Land North of Totnes Road (Cavanna), Paignton	100			20	30	50	P/2022/0888	03.05.23	100
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	40	33				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
Palace Gardens, Babbacombe Road, Torquay	38	38					P/2019/0716	07.02.20	38
Former Shedden Hall Hotel	25				25		P/2021/1314	06.09.24	25
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
Conway Court Hotel, Warren Road, Torquay	14			14			P/2024/0609	25.10.24	14
Brampton Court Hotel, St Lukes Road, Torquay	14	14					P/2024/0738	11.03.25	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
Seabury Hotel, 11 Manor Road, Torquay	14		14				P/2023/0721	18.07.24	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
48-50 The Terrace, Torquay	12			12			P/2022/0895	03.07.23	12
12-14 Victoria Street	12			12			P/2024/0293	16.10.24	12
Municipal Chambers, Union Street, Torquay	9	9					P/2022/0089 & P/2023/0468 & 0788	14.07.22	11
	1062	224	156	185	289	208			

B. Other Major Sites with demonstrated intent shown and a realistic prospect of delivery											
Site	5 Yr Yield	2024/25	2025/26	2026/27	2027/28	2028/29	Allocated?	Outline Permission?	Brownfield Register	Total Units	
Devonshire Park, Brixham Road, Paignton	110			20	40	50	Yes	P/2014/0947	Yes	255	
Former Crossways Shopping Centre, Hyde Road, Paignton	91				91		Yes	No. Application P/2025/0490 pending	Yes	89	
Former Torbay Holiday Motel, Totnes Road, Paignton	30				15	15	Yes	P/2022/0771	Yes	30	
Total	231	0	0	20	146	65					

C. Minor Sites (Under 10 dwellings) with Planning Permission											
N/S SITES (SITES OF 6-9)	33	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)	128										
U/C SITES (SITES OF 6-9)	61										
U/C SITES (SITES OF UNDER 6)	120										
Total	342										

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 85 for under 6) to provide evidence of a reliable source of windfall sites in accordance with NPPF para 75. 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 425 (85x5). 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	66	
SITES OF UNDER 6	177	
Total	243	

FIVE YEAR REQUIREMENT (Incl. 20% buffer)	5700
AVERAGE ANNUAL REQUIREMENT (Incl. 20% buffer)	1140
FIVE YEAR SUPPLY	1878
SUPPLY (YEARS)	1.65

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