

Paignton SHLAA Refresh – Workshop Report March 2013

This report is a record of comments made at a workshop to feed into the Strategic Housing Land Availability Assessment (SHLAA) for Torbay. The SHLAA refresh, which forms part of the evidence base for the Torbay Local Plan, is currently being carried out by Peter Brett Associates.

At this workshop, held at the Paignton Club on 14 March, the Prince's Foundation facilitated members of the Paignton Neighbourhood Forum in taking a view on the availability and suitability of sites for housing development over the 20-year plan period of the emerging Torbay Local Plan.

Drawing on a long-list of possible sites identified by Peter Brett Associates, as many of the larger sites as possible were discussed by participants. In each case, the group drew a conclusion about the deliverability of the site, recorded in the table below together with key comments. In most cases, these comments describe the conditions under which development of any part of the site for housing may be appropriate.

This list, and the eventual SHLAA itself, only explores the availability and potential phasing of sites; it does not describe the desirability in policy terms of any given site for residential development. Policy development and allocation of sites is a further task for the Local Plan and Neighbourhood Plans in Torbay.

It is worth noting that, although the process required each site to be considered one-by-one, it was clear there are dependencies between sites and that groups of sites should be considered together in any plan. In Paignton, there are a number of areas where we discussed the need for a comprehensive masterplan to guide any future development, rather than allowing individual sites to come forward for development in a piecemeal fashion. These include:

- Town centre– with particular emphasis on the relationship between T787 (multi-storey car park, Victoria Square and Lidl store) and H1:014 (Station Lane / Great Western car park)
- Land at Clennon Hill and around Grange Road
- Collaton St Mary
- Yalberton

Where appropriate, the Paignton Neighbourhood Plan could set the brief for future masterplanning exercises.





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SITE REF NO.	SITE NAME	STATUS – FORUM RECOMMENDATION	NOTES / CONDITIONS
TOWN CENTRE			
13240 / TM006	Crossways	green	Mixed use
T787	Victoria multi-storey	green (car park)	Need to find alternative site for long distance coach parking
		amber/green (square)	Needs clarification if Lidl is moving to old bus station and also on retail assessment for floor space demand.
H1:014	Station Lane / Great Western car park	green	Need to confirm if Lidl is moving to the bus station and how the overall masterplan works – comprehensive masterplan required.
13250	Queens Park / rugby club	amber	NPPF para 74; flood risk; should only be partial development (maintain some public open space and all significant historic buildings).
13242 / 13208	Corner of Hyde Road & Torbay Road / 61-63 Victoria St	green	Maintain facade of the existing building on site 13208 – don't want to lose character of the street.
T857	Paignton Harbour	green (for existing commercial area) / amber (for remaining frontage)	Needs to be high quality and sensitive / appropriate development in keeping with the scale and character of the harbour.
CLENNON VALLEY			
13254	Leisure Centre playing fields	red	Flood risk; NPPF para 74; green wedge (GI framework?); need to consider Rugby Club relocation from site 13250.





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T778	Quay West car park	amber	Local Plan policy STP4 recreation/leisure use only. Flood risk. Recreational use priority but potential for some residential.
T824/T825	Land off Grange Road (Golf driving range / putting green)	amber	Council-owned; NPPF para 74; needs to be considered as a comprehensive Masterplan with 13254; part of T824 could be 'Green' but depends on whether pitch and putt is still viable without it.
13255	Land west of Grange Road	amber	Greenfield site; drainage / foul water constraint; needs to have a comprehensive Masterplan for Clennon Valley for tourism, residential, education, access, ecology.
13257	Land rear of Davies Ave	red	NPPF para 74; school playing field
T854	Land at Clennon Hill (School site)	red	
13256	Land at Clennon Hill (School site)	red (part) / amber (part)	Access would need to be afforded over site T854, subject to comprehensive masterplan which includes open space (issue with school expansion if more houses are required in the area).
COLLATON ST MARY			
Over-riding issues for all sites: Drainage/floodpain and highways capacity. Consideration of potential sites below is based on the assumption that they would only come forward if demand required them and on the basis that south of the Totnes Road is delivered first.			
T710	Motel site	green	Brownfield, although not consistent with east-to-west strategy. Need to ensure that links into sites T715/T815 are retained as part of sequential strategy. T733 also important for access.





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T737 / T815 / T733		amber	Flood risk; steep gradients; only delivered in sequence (east first); deliver as part of wider comprehensive masterplan.
13219		red, with a small area of amber on the King's Ash Road frontage	Currently in agricultural use; highly visible; need to review flood risk; possible access attained through site 13219 to site 13251.
T851		amber	Linked with 13219; subject to levels, flood risk, access.
13251		amber	Subject to flood risk; potential access through site 13219.
T720	North of Totnes Road	amber	Subject to southern sites coming forward first and to be seen as part of a comprehensive village masterplan. Issues: drainage and flood risk; highways; grade 2 agriculture; horseshoe bats and other ecology; views (sensitive visual impact from north).
T734 / 13253 / 13252	N and S of Blagdon Road	red	Not available as consent exists for a chicken farm (needs to be confirmed).
T826 / T705	Tor Park Road dept / Intek House	red (residential)	Brownfield site – already has employment on it. Should be used for jobs first.
T741 / T880		red	Unsustainable and very steep
YALBERTON			
Any sites need to be considered as part of a comprehensive masterplan for the whole area.			
T770 / T769 / T792a	Land north of Long Road	red	Unsustainable locations.
T768 / T771 (linked)	Lower Yalberton Holiday Park	red (western area / amber (eastern area)	Need to consider relationship with western edge; caravan/tourism impacts need to be addressed; green infrastructure relationship needs to be defined.
T843 / T755	Land at West Paignton	green	Mixed / residential use





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13263	Former Nortel site	amber (for residential use, in part)	Residential use would be subject to ensuring some employment use.
PRESTON DOWN ROAD			
T831	Land at Preston Down Road	red/amber	Agricultural use first – Occomb Farm use. ALC criteria needs to be confirmed.
13195 / 13196	Land at Preston Down Road	amber	Only bring forward if demand requires it; bring forward eastern sites before western; sewage constraints need to be confirmed; food production – confirm if Occomb Farm require the land first.
13197	Sandringham Gardens	red	
13198	Sandringham Gardens	red/amber	Eastern part of site 13198 could be developed but the impacts on ecology, open space, access and views needs to be carefully considered.
T756b / T739	Brixham Road	red	Only to be used as a last resort.

21.03.13



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