

TORBAY LOCAL PLAN

A landscape for success

The Plan for Torbay – 2012 to 2032 and beyond

SUBMISSION PLAN

SCHEDULE OF SUBMISSION DOCUMENTS

Torbay Council - July 2014

Torbay Local Plan – A landscape for success

The Plan for Torbay – 2012 to 2032 and beyond: Proposed Submission Plan

Schedule of Submission documents

The following Torbay Local Plan documents and related information have been prepared for submission to the Secretary of State / Planning Inspectorate in accordance with Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

All documents have been submitted in either (a) paper and electronic format [marked **P + E**], or (b) electronic format only [marked **E**]. The exceptions to this rule are those documents awaiting completion, which are marked as *ongoing** studies. The Inspector / Programme Officer will be updated on their progress during the course of the Examination.

Electronic copies of the documents referred to above have been submitted to the Planning Inspectorate in DVD format. They will also be available on the Council's web site.

Documents in this Schedule are arranged in three parts:

Section A lists all of the documents that comprise, or are directly related to, the Proposed Submission version of the Torbay Local Plan, including those specifically identified in Regulation 22 (1) (a) to (d).

Section B contains details of relevant previous Torbay Local Plan and earlier Torbay LDF documents, which provide policy context and background to the emerging Proposed Submission Plan.

Section C comprises the primary evidence base used to underpin the emerging Local Plan.

Sections B and C comprise the "...supporting documents..." that "... in the opinion of the local planning authority are relevant to the preparation of the local plan" (Regulation 22 (1) (e)).

A wider range of background documents, providing evidence and guidance throughout the evolution of the policy framework of the emerging Torbay Local Plan, was set out in Appendix C to the Proposed Submission Plan (February 2014) ['Schedule of supporting documents'].

A. Key current Torbay Local Plan Submission Documents (SD)

1. Torbay Local Plan - Proposed Submission Plan: Statement of representations procedure and availability of documentation (February 2014) **E + P** [Regulation 19 Statement of Representations Procedure and Availability of Documentation](#)
2. Torbay Local Plan - Proposed Submission Plan (February 2014) **E + P** [TorbayLocalPlanProposedSubmissionPlan.pdf](#)

3. Torbay Local Plan – Proposed Submission Plan: Key Diagram and Policies Map Booklet (February 2014) **E + P**
<http://torbay.addresscafe.com/app/exploreit/default.aspx>
4. Torbay Local Plan – Proposed Submission Plan: Sustainability Appraisal **Report** (February 2014) **E + P** [SustainabilityAppraisalMainDocument.pdf](#) (2MB)
5. Torbay Local Plan – Proposed Submission Plan: Sustainability Appraisal (Non-Technical Summary) (February 2014) **E + P** [SustainabilityAppraisalNonTechnicalSummary.pdf](#) (1MB)
6. Torbay Local Plan – Proposed Submission Plan: Sustainability Appraisal (Appendices) (February 2014) **E + P** [SustainabilityAppraisalMainDocumentAppendices.pdf](#) (2MB)
7. Torbay Local Plan – Proposed Submission Plan: Habitats Regulations Assessment (February 2014) **E + P** [HabitatsRegulationsAssessmentMainDocument.pdf](#) (4MB)
8. Torbay Local Plan – Proposed Submission Plan: Habitats Regulations Assessment (Non-Technical Summary) (February 2014) **E + P** [HabitatsRegulationsAssessmentNonTechnicalSummary.pdf](#) (1.6MB)
9. Torbay Local Plan Habitats Regulations Assessment - Screening Matrix to identify the likelihood of Significant Effects (Kestrel Wildlife Consultants Ltd, November 2013) **E + P** [Screening Matrix to Identify the Likelihood of Significant Effects November 2013](#) (562KB)
10. Torbay Local Plan – Regulation 18 Plan Preparation: Statement of Consultation and Engagement (February 2014) **E + P**
[Reg18PlanPreparationStatementOfConsultationAndEngagement.pdf](#) (1.8MB)
11. Torbay Local Plan – Proposed Submission Plan: Regulation 19 Local Plan Representation Form [Sample] (February 2014) **E + P** [Torbay Local Plan Representation Form](#)
12. Torbay Local Plan – Proposed Submission Plan: Regulation 19 Local Plan representations (July 2014) [2 x Lever Arch files of paper copies] **P**
13. Torbay Local Plan – Proposed Submission Plan: Regulation 19 Local Plan representations (July 2014) [**E** - Separate DVD containing electronic copies]
14. Torbay Local Plan – Proposed Submission Plan: Regulation 20 Statement - Publication of Proposed Submission Plan and representations made (July 2014)
E + P See Related Documents Section www.torbay.gov.uk/newlocalplan
15. Torbay Local Plan – Proposed Submission Plan: Duty to Cooperate Statement (July 2014) **E + P** See Related Documents Section www.torbay.gov.uk/newlocalplan

16. Memorandum of understanding - Managing and planning for cross boundary waste movements (Devon County Council / Torbay Council, May 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
17. The Duty to Co-operate: A Devon-wide co-operation protocol - Planning strategically across local boundaries (Devon County Council, March 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
18. Torbay Local Plan – Proposed Submission Plan: Statement of Legal Compliance (July 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
19. Torbay Local Plan – Proposed Submission Plan: Statement of compliance with the NPPF (July 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
20. Torbay Local Plan – Proposed Submission Plan: Schedule of suggested Torbay Council changes for consideration at Examination [Volume 1: Changes by organisation] (July 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
21. Torbay Local Plan – Proposed Submission Plan: Schedule of suggested Torbay Council changes for consideration at Examination [Volume 2: Changes by paragraph and policy number] (July 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
22. Torbay Local Plan – Proposed Submission Plan: Schedule of suggested Torbay Council changes to the February 2014 Sustainability Appraisal for consideration at Examination (July 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
23. Torbay Local Plan – Proposed Submission Plan: Schedule of suggested Torbay Council changes to the February 2014 Habitats Regulations Assessment for consideration at Examination (July 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
24. Torbay Local Plan – Proposed Submission Plan: Technical Paper - Growth Strategy and capacity for change (July 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
25. Torbay Local Plan – Proposed Submission Plan: Parallel-tracking Local Plan and Neighbourhood Plan preparation in Torbay – Torbay Council Position Statement (July, 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
26. Torbay Local Plan – Proposed Submission Plan: Torbay Council response to representations by Natural England (July, 2014 - *submitted as work in progress*) **E + P**
27. Torbay Local Plan – Proposed Submission Plan: Torbay Council response to representations by English Heritage (July 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)

28. Torbay Local Development Scheme (January 2014) **E + P** [Local Development Scheme 2014](#) (595KB)
29. Torbay Statement of Community Involvement (February 2014) **E + P** [Statement of Community Involvement 2014](#) (3.7MB)
30. Torbay Local Plan Equality Impact Assessment (February 2014) **E + P** [See Related Documents Section www.torbay.gov.uk/newlocalplan](#)

B. Related recent Torbay LDF / Torbay Local Plan documents

31. Torbay Local Plan – Consultation Draft plus Appendices (September 2012) **E + P** [Local Plan Main Doc \(lower res\).pdf](#) (4.7MB) & [LocalPlanMainDocAppendicesV2.pdf](#) (8.6MB)
32. Torbay Local Plan – Sustainability Appraisal (September 2012) **E + P** [Sustainability Appraisal Report - Consultation Draft September 2012](#) (48.6MB)
33. Torbay Local Plan – Sustainability Appraisal (Non-Technical Summary) (September 2012) **E + P** [Sustainability Appraisal Non-Technical Summary - Consultation Draft September 2012](#) (2.5MB)
34. Torbay Local Plan – Sustainability Appraisal (Appendices) (September 2012) **E + P** [Sustainability Appraisal Appendices - Consultation Draft September 2012](#) (17.11MB)
35. Torbay Local Plan – Habitats Regulations Assessment (September 2012) **E + P** [Habitats Regulations Assessment - Local Plan Consultation Draft September 2012](#) (5.1MB)
36. Torbay Local Plan – Habitats Regulations Assessment (Non-Technical Summary) (September 2012) **E + P** [Habitats Regulations Assessment Non-Technical Summary - Local Plan Consultation Draft September 2012](#) (1.9MB)
37. *(No Submission Document attached to this number)*
38. Torbay LDF – Core Strategy: Regulation 25 consultation - Vision, objectives and options for growth in Torbay (September 2009) **E + P** [Regulation 25 Draft Core Strategy: Vision, Objectives and Growth Options](#) (1.1MB)
39. Torbay LDF – Core Strategy: Regulation 25 consultation - Vision, objectives and options for growth in Torbay [Sustainability Appraisal](September 2009) **E** [Sustainability Appraisal of the Regulation 25 Draft Core Strategy](#) (263KB)
40. Torbay LDF – Core Strategy: Regulation 25 consultation - Vision, objectives and options for growth in Torbay [Habitats Regulations Assessment – Screening Report] (September 2009) **E** <http://www.torbay.gov.uk/hra/hracsgrowthoptions2009.pdf> (328KB)

41. Torbay LDF – Core Strategy: Regulation 25 consultation - Vision, objectives and options for growth in Torbay [Sustainability Appraisal Scoping Report (May 2009) **E** [Torbay Core Strategy Sustainability Appraisal Scoping Report](#) (1.86MB)
42. Torbay LDF – Core Strategy: Regulation 25 consultation - Vision, objectives and options for growth in Torbay [Sustainability Appraisal Baseline Report (May 2009) **E** [Sustainability Appraisal Baseline Report](#) (4.22MB)
43. Torbay LDF – Planning Contributions and Affordable Housing SPD (February 2008 + subsequent updates) **E** [Planning Contributions and Affordable Housing - Adopted Supplementary Planning Document](#) [Planning Contributions and Affordable Housing Supplementary Planning Document: Update 3 Economic Recovery Measures \(April 2011\)](#)
44. Torbay LDF – Urban Design Guide SPD (February 2007) **E E** [Adopted Supplementary Planning Document](#)
45. Torbay LDF – Green Space SPD (December 2006) **E** [Greenspace Strategy - Adopted Supplementary Planning Document: Part 1](#)

C. Evidence base documents (produced by Torbay Council and others)

Community

46. Torbay Community Plan 2011 (Working for a healthy, prosperous and happy Bay) Torbay Council **E + P P** <http://www.torbay.gov.uk/communityplan.pdf> (1.15MB)
47. Public Health Annual Report 2013 (Torbay Council/NHS) **E + P** [Torbay Public Health Report 2013](#) (824KB)
48. Torbay Playing Pitch Strategy (Torbay Council, 2014 *ongoing**)
49. Torbay Sports Facilities Strategy (Torbay Council, 2014 *ongoing**)
50. Strategy for the Arts and Creative Industries in Torbay 2006 – 2016 (Torbay Council, undated) **E + P** [Arts Strategy](#) (908 KB)

Housing

51. Devon-Wide Traveller Accommodation Assessment (RRR, 2014 *ongoing**)
52. Review of the demand for gypsy and traveller accommodation in Torbay (Torbay Council, February 2014) **E + P** [See Related Documents Section](#) www.torbay.gov.uk/newlocalplan
53. Exeter and Torbay Strategic Housing Market Assessment (ORS, 2007) **E + P P** [Exeter and Torbay Strategic Housing Market Assessment: Torbay Local Area Report](#) [Exeter and Torbay Strategic Housing Market Assessment: Study Report](#)

54. Exeter and Torbay Strategic Housing Market Assessment Update (ORS, 2011) **E + P**
[Exeter & Torbay Strategic Housing Market Assessment 2007: Torbay Update 2011](#)
55. Torbay Strategic Housing Land Availability Assessment plus Appendices (PBA, August 2013) **E + P**
[SHLAA 2013 Summary Report](#) [SHLAA 2013 Update](#) [SHLAA Sites Map - Torquay](#) [SHLAA Sites Map -Paignton](#) [SHLAA Sites Map - Brixham](#)
56. Torbay Housing Requirement Report (PBA, May 2013) **E + P**
[Housing Requirement Report](#)
- Economy***
57. Torbay Tourism Strategy 2010-2015 (Torbay Council, 2009) plus Action Plan and Executive Summary **E + P**
[Download Turning The Tide For Tourism In Torbay Strategy 2010-2015](#) [Action Plan.pdf](#) [Executive Summary.pdf](#)
58. Torbay Economic Strategy 2013-2018 (TDA, July 2013) **E + P**
[Torbay Economic Strategy](#)
59. Torbay Employment Land Review (PBA, October 2013) **E + P**
[Torbay Employment Land Review 2013](#) [Torbay Employment Land Review: Executive Summary](#)
60. Tor Bay Harbour and Maritime Strategy 2007-2017 “Catching the Wave” (undated) **E + P**
<http://www.tor-bay-harbour.co.uk/maritimestrategy.pdf>
61. Tor Bay Harbour Authority Port Masterplan (Royal Haskoning DHV, July 2013) **E + P**
[Port Masterplan](#)
62. Torbay Retail Study Update (GVA Grimley, Sept.2011) plus Executive Summary **E + P**
[Torbay Retail Study Update 2011](#) [Torbay Retail Study Update 2011 Executive Summary](#)
63. Torbay Retail Study Update (GVA Grimley, December 2013) plus Summary **E + P**
[Torbay Retail Study Update 2013](#) (1.73MB) [Torbay Retail Study Update 2013 - Summary](#)
64. Masterplan for Torquay Gateway, Edginswell, Torquay (Mott Macdonald, 2014 *ongoing**)
65. Town Centre Masterplan for Torquay (Mott Macdonald, 2014 *ongoing**)
66. Town Centre Masterplan for Paignton (Gleeds, 2014 *ongoing**)
67. Masterplan for Collaton St Mary, West Paignton (Gleeds, 2014 *ongoing**)
- Transportation***
68. Local Transport Plan 3 – Implementation Plan [Part B: Torbay] (Devon County Council and Torbay Council, March 2011) **E + P**
[LTP3 Torbay Implementation Plan](#) Part B (Torbay) (1.43MB)

69. Local Transport Plan – Devon and Torbay Strategy 2011 – 2026 (Devon County Council and Torbay Council, April 2011) **E + P** [LTP3 Strategy](#) (5.16MB)
70. Western Corridor Saturn Modelling Study (Parsons Brinkerhof, 2010) **E + P** [Update Phase 2](#) Torbay Saturn Model Update Phase 2 - Option Testing. (1.4 MB)
- Infrastructure and resource management***
71. Torbay Municipal Waste Management Strategy (Torbay Council, 2008) **E + P** [Headline Strategy - Adopted February 2008](#)
72. Torbay Waste Sites Identification – Appraisal Report plus Site Assessments (Appendix) (Torbay Council, September 2103) **E + P** [Torbay Waste Sites Identification - Waste Sites Appraisal Report \(2013\)](#) (520KB) [Torbay Waste Sites Identification - Waste Sites Appraisal Report Appendices](#) (9MB)
73. Devon Waste Plan plus Policies Map [Pre-Submission Consultation] (Devon County Council, December 2013) **E + P** [Pre-submission Consultation Devon Waste Plan](#) (3.15MB) [Submission Policies Map](#) (1.36MB)
74. Devon Minerals Plan 2011-2031: Options Consultation Paper (Devon County Council, March 2011) **E + P** [Options Consultation Paper](#) (1.84MB)
75. Devon Minerals Plan 2011-2031: Cross-boundary Minerals Issues Report (Devon County Council, June 2012) **E + P** [See Related Documents Section \[www.torbay.gov.uk/newlocalplan\]\(http://www.torbay.gov.uk/newlocalplan\)](#)
76. 3rd Devon Local Aggregate Assessment 2004-2013 [First Draft] (Devon County Council, May 2014) **E + P** [See Related Documents Section \[www.torbay.gov.uk/newlocalplan\]\(http://www.torbay.gov.uk/newlocalplan\)](#)
77. Strategic Stone Study - A Building Stone Atlas of Devon (English Heritage, September 2012) **E + P** [Atlas](#) 2.03 MB pdf
78. Torbay Contaminated Land Strategy (Torbay Council, 2001; reviewed 2005) **E + P** <http://www.torbay.gov.uk/contaminatedland.pdf> (344KB)
79. Torbay Energy and Climate Change Strategy 2014-2019 (Torbay Council, July 2014) **E + P** [Energy and Climate Change Strategy 2014 - 2019](#) (1.5MB)
80. Strategic Flood Risk Assessment Level 1 (Torbay Council, October 2008) **E + P** [Level 1 Strategic Flood Risk Assessment](#) (12.17MB)
81. Strategic Flood Risk Assessment Level 2 (Torbay Council, December 2010) **E + P** [Level 2 Strategic Flood Risk Assessment](#) (10.64MB)
82. South Devon and Dorset Shoreline Management Plan (South Devon and Dorset Coastal Advisory Group, 2011) **E + P** <http://www.sdadcag.org/Enter.htm> 170MB **Torbay policy statements** (part 5 of the SMP report policy units between Durlston Head and Rame Head) below: *Shaldon (The Ness) to Petit Tor Point* [6b36 to 6b40](#);

[Petit Tor Point to Walls Hill 6b41](#); [Walls Hill to Hope's Nose 6b42 to 6b44](#); [Hope's Nose to Beacon Cove 6b45 to 6b47](#); [Beacon Cove to Roundham Head 6b48 to 6b55](#); [Roundham Head to Churston Cove \(East\) 6b56 to 6b59](#); [Brixham 6b60 and 6b61](#); [Berry Head to Kingswear \(South\) 6b62 and 6b63](#)

83. Torbay Green Infrastructure Delivery Plan (TCCT / Torbay Council / Natural England, April 2011) **E + P** [Torbay Green Infrastructure Delivery Plan](#) 7.3MB
84. Torbay Sustainable Energy Assessment (AECOM, November 2011) **E + P** [Torbay PPS1 Sustainable Energy Assessment](#) (17.66MB)
85. Torbay Infrastructure Study: Volumes 1 and 2 [including Viability Report] (Roger Tym & Partners / Baker Associates, January 2012) **E + P** [Torbay Infrastructure Delivery Study Vol1](#)(2.53MB) [Torbay Council Development Viability Report Vol2](#) (1.03MB) [Torbay Infrastructure Delivery Study Executive Summary](#)
86. Torbay Whole Plan and CIL Viability Study (PBA, February 2014) **E + P** [Torbay Local Plan Viability Report 2014](#) (1.55MB)
87. Torbay Water Cycle Study (Torbay Council, 2012) **E + P** [Water Cycle Study](#) (5.61MB)
88. Hydraulic Modelling of Sewer Capacity in Torbay (AECOM, July 2014 *ongoing**)

Environment

89. Torbay Wildlife Study (DWT, 1991) **E + P** [See Related Documents Section \[www.torbay.gov.uk/newlocalplan\]\(http://www.torbay.gov.uk/newlocalplan\)](#)
90. Torbay Wildlife Study (Update) (DWT, 1998) **E + P** [See Related Documents Section \[www.torbay.gov.uk/newlocalplan\]\(http://www.torbay.gov.uk/newlocalplan\)](#)
91. Torbay Biodiversity and Geodiversity Action Plan (TCCT, 2007) **E + P** <https://www.countryside-trust.org.uk/userfiles/files/BAPfullplan%282%29.pdf> (3.97MB)
92. Torbay Landscape Character Areas Assessment: Parts 1 and 2 (Enderby Associates, 2010) **E + P** [Torbay Landscape Character Assessment Part 1](#) (10.54MB) [Torbay Landscape character Assessment Part 2: Sensitivity and Capacity](#) (13MB)
93. Brixham Urban Fringe Study (Enderby Associates 2011) **E + P** [Brixham Urban Fringe Landscape Study](#) (9.77MB)
94. South Hams SAC - Greater horseshoe bat consultation zone planning guidance (BAT1) (Natural England, June 2010) **E + P** <http://publications.naturalengland.org.uk/publication/142010> [South Hams SAC - Greater horseshoe bat consultation zone planning guidance](#) (1.1MB) & [SUPPORTING MAP](#)(3.5MB)

95. Review of Urban Landscape Protection Areas (ULPAs) (Torbay Council, June 2013) **E + P** [See Related Documents Section](#) www.torbay.gov.uk/newlocalplan
96. South Devon AONB Management Plan 2014 -2019 (South Devon AONB Unit, 2014) **E + P** www.southdevonaonb.org.uk/about-the-aonb/looking-after-the-aonb/aonb-management-plan
97. Berry Head Management Plan: 2007 - 2017) (Torbay Coast and Countryside Trust / Torbay Council, August 2008) **E + P** [See Related Documents Section](#) www.torbay.gov.uk/newlocalplan
98. Torbay Heritage Strategy (Torbay Council, April 2011) **E + P** [Torbay Heritage Strategy - April 2011](#)
99. Torbay Building Heights Strategy (Urban Initiatives, December 2011) **E + P** [Building Heights Strategy](#) (14.71MB) [Building Heights Strategy Appendix B](#) (5 MB)
Monitoring
100. Torbay Authority Monitoring Report 2013 (Torbay Council, December 2013) **E + P** [Torbay AMR 2013](#)
101. Torbay Housing Land Monitor [produced annually] (Torbay Council, 2013 *ongoing**)
102. Torbay Retail Monitor [produced annually] (Torbay Council, 2013 *ongoing**)
103. Torbay Joint Strategic Needs Analysis (Torbay Council / NHS Torbay, 2012) **E + P** [Joint Strategic Needs Assessment 2012/13](#)