

Torquay 2014/15: 5 year housing land supply @ 31 March 2015							
Site	Comments (updated comments @ 2 September 2015 in <i>italics</i>)	5 YR YIELD	1	2	3	4	5
			2015/16	2016/17	2017/18	2018/19	2019/20
TORQUAY							
H1.1 Scotts Bridge Barton	Allocated part around edge (North and East) of completed 'Evolve' development. Total yield as suggested by SHLAA.	18			18		
H1.8 Palace Hotel Tennis Courts	P/2013/1209 137 units Permitted 20.06.14. <i>Sale of site now close to agreement.</i>	137			50	50	37
Hollicombe former Gas works	H1.10 P/2008/0114 permitted 11.10.12. 185 Residential units. Land contamination issues. (175 for 5 yr supply at 35 per year). <i>Linden Homes now on site - decontamination works underway</i>	175	35	35	35	35	35
South Devon College (Torre Marine), Torquay	75 extra-care units (P/2010/1389 granted 29.09.11 and P/2012/1264 granted 20.02.13). Implemented permission?	75		20	20	35	
Scotts Meadow	P/2010/1388 allowed at appeal 01.06.12. On site.	155	15	35	35	35	35
Land at (adj 84) Grange Road, Torquay	P/2013/0374 6 units Permitted 25.02.14	6			6		
Conway Court Hotel, Warren Road	P/2010/1080. Demolition of hotel and formation of 14 residential apartments with car parking and vehicular/ pedestrian access . Permitted 10.07.14. Hotel demolished.	14	14				
Queensway, Torquay	Part under construction P/2007/2095 allowed 20.05.08	16	6	10			
Torre Station (Dainton Self Storage)	8 Town Houses 1 Bungalow. P/2012/1155 permitted 12.06.13	9		9			
Tor Manor, 11 Tor Church Road, Torquay	P/2012/0632 allowed 06.09.12, P/2012/1093 allowed 20.12.12 & P/2013/1041NMA (Formation of 8 houses and 3 flats)	11			11		
English House Hotel Teignmouth Road Maidencombe	P/2011/0181 approved 12.01.12 (9 units) P/2011/0361 approved 12.01.12 (6 units). Demolished 2014, 6 unit scheme plots currently for sale	6	6				
Spa View Stithill Road	8 Dwellings. P/2012/1107 approved 27.08.13, subject to s106	8	8				
Papillion 18 Vansittart Road, Torquay	8 apartments and flat. P/2008/1256 approved 03.06.10 P/2013/0512 (extension of time for previous app) permitted 10.04.14	8			8		
R/O Snooty Fox, St Marychurch, Torquay	Original PP granted 08.03.05 (P/2004/2047) for 41 units-part developed; Subsequent application P/2013/1125 for 27 units. On site.	27	12	15			
Westhill Garage, Chatto Road, Torquay	8 houses, 3 flats, 2 bungalows and 2 maisonettes (15 units in total). PP granted 28.07.09 (P/2009/0422) time limit extension P/2012/0078 permitted 12.07.13	15		15			
Bishops Court Hotel, Lower Warberry Road, Torquay	32 no 2 storey dwellings and 10 no apartments (revised scheme) . Approval 08.07.09 (P/2008/1623) & P/2012/1001 (permitted 08.02.13); hotel closed	38	18	20			
Walton Lodge, Middle Warberry Road, Torquay	12 apartments. PP granted 21.04.09 (P/2009/0049) - lawfully commenced	11					11
The Pines, 78 St Marychurch Rd, Torquay	PP granted 24.11.11 (P/2011/0552) P/2012/1214 (8 units total) allowed 11.03.13, P/2014/0030 (14 units total) 01/05/14.	12	6	6			
South Devon Hotel, St Margarets Road	P/2013/0057 granted 10.05.13 26 Extra care units.	26			26		
331a Teignmouth Road (Old Quarry site)	22 Apartments. P/2005/0740 approved 28.07.05 - lawfully commenced	22					22
1 Warbro Road	11 flats.P/2010/1383 allowed 21.06.12. On site.	11		11			
Country House 62 Ellacombe Road	P/2008/1654 allowed 12.01.11 (8 units total). On site.	8	4	4			
42 Warren Road	7 two bed flats and 2 one bed flats. P/2011/1085 allowed 03.09.12	7		7			
Zephyrs Hotel, St Albans Road	6 self-contained flats. P/2011/1309 allowed 05.09.12. Currently on site	6	6				
Seven Hills Nursing home, St Maragarets Rd	7 extra care units. Extend time limit P/2013/0255 permitted 01.05.13	7		7			
Edginswell Hall	P/2014/0388 permitted 20.06.14 net gain 2 units PLUS P/2013/0444 permitted 20.08.13 - 6 units. 1 unit complete 2014. Rest under construction	7	5	2			
Shedden Hall Hotel, Shedden Hill	P/2011/0227 permitted 02.05.13 14 units	14		14			
37-38 Fleet Street	P/2013/0681 permitted 19.11.13 8 units. Currently on site	8	8				
RO 64-82 Ellacombe Church Road	P/2014/0016 permitted 09.04.14 8 units. Currently on site	8	8				
Burley Court Apartments, Wheatridge Ln	P/2014/0028 permitted 16.07.14. Currently on site	13	13				
Lansdowne Hotel, Old Torwood Road	P/2014/0501 permitted 21.08.14 14 units. Currently on site.	14	14				
Roebuck House, Abbey Road	P/2014/0325 - prior approval. 29 units.	29		29			
59 Rock Road	P/2014/0634 permitted 07.01.15	10			10		
Torquay Totals		931	178	239	219	155	140
Torquay Total over 5 years							931
Plus windfalls							

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PAIGNTON							
White Rock, Paignton	P/2013/1229 permitted 17.04.14 - 310 units. 8 units complete 2015. 175 units only shown in 5 yr supply - proposed completion rate of 35 per year.	175	35	35	35	35	35
Land @ Park Bay & Holly Gruit, Brixham Rd	P/2013/0165 permitted 15.05.13 - 91 units PLUS P/2013/0758 - 14 units. 68 complete.	37	37				
Yannons Farm, Brixham Rd	P/2010/0289 permitted 04.10.11-220 units. P/2012/1351 permitted 21.03.13-56 units. 26 units comp, 31 U/C & 163 N/S @ 2015. <i>Council resolution (Aug 2015) to grant permission for remaining land</i>	194	31	40	40	40	43
Marine Park, Goodrington, Paignton	P/2009/1084 & P/2012/1078 - 100 units. 61 complete, 39 U/C @2015	39	39				
Oldway, Paignton (1)(inc Fernham Nursing Home)	P/2011/0925 permitted 12.09.12. 55 complete & 46 N/S	46			20	26	
Great Parks Phase 2 - Masterplan area (Former H1.11 & H1.12)	Planning Brief prepared - 265 Dwellings in total (including area where 84 units permitted 20.03.14 (P/2012/1074)). Not all delivered in 5 years.	120		30	30	30	30
Divisional Police Headquarters, Paignton	P/2011/0324 allowed 20.02.12. Building demolished.	14	14				
Kings Ash House, Kings Ash Road	P/2012/1223 permitted 15.03.13 14 units (<i>Building now currently being refurbished for commercial purposes</i>)	14			14		
R/O 10-16 & 18-20 Gibson Rd	P/2008/0206 approved 30.04.09.On site.	6		6			
Seaford Sands Hotel, Roundham Road	P/2011/0105 - 14 units permitted 12.09.12.On site 2015	14	14				
Seaford Hotel, 2-4 Stafford Road	P/2011/1201 allowed 20.09.12 On site 2015	9	9				
Old Paignton Library, Courtland Road	P/2013/0324 - 38 units permitted 14.02.14 On site 2015	38	38				
2 Courtland Road	P/2014/0803 - 9 units permitted 15.01.15	15				15	
5 Broadsands Road	P/2014/0899 - 8 units permitted 28.01.15	8			8		
Roseville, Marine Gardens	P/2014/1017 - 8 units permitted 31.03.15	8			8		
Paignton Totals		737	217	111	155	146	108
Paignton Total over 5 years							737
Plus windfalls							
BRIXHAM							
Brixham Town Centre H1.18	P/2012/1309 permitted 02.04.14 - 14 units as part of mixed use scheme.	14					14
Brixham Paint Station H1.19	H1.019 P/2006/1066 approved 30.08.07 (35 units in total) Part built	22					22
H1.22 Dolphin (Sharkham Village), Brixham	Alternative to Previous. Under Construction PP granted 13.05.05 (P/2004/1032). <i>Council resolution (July 2015) to grant permission for remaining units.</i>	34	10	10	14		
Wall Park, Wall Park Road	Council resolution to approve (Sept 2014) - P/2013/0785 165 units total. <i>Permitted 05.06.15.</i>	140		35	35	35	35
Land R/O Broadway, Dartmouth Road	P/2014/0687- 10 units permitted 30.10.14 (in outline)	10			10		
The Royal British Legion, Bakers Hill	P/2014/0465 - 6 units permitted 15.08.14	6		6			
Brixham Totals		226	10	51	59	35	71
Brixham Total over 5 years							226
Plus windfalls							
Torbay Total (identified sites)			405	401	433	336	319
Windfalls / Small sites (fewer than 6 dwellings)		650	130	130	130	130	130
Total Projected Completions		2544	535	531	563	466	449
Notes: Windfalls/small sites figure taken from SHLAA. Extra-care units are counted as open market homes where they provide independent living This 5 year supply includes all sites with permission in the 14/15 monitoring year and/or committed in masterplans Sites granted permission post 31st March 2015 are also included- Wall Park for example. Not entire yield of some large sites are assumed to be deliverable in the 5 years due to build out rates. <i>The delivery of housing will need to be subject to plan monitor and manage on the basis of development plan requirements and allocations and annual monitoring.</i>							