

Appendix 1 - Torbay 2016/17: 5 year housing land supply

Site	Comments	5 YR YIELD	1	2	3	4	5
			2017/ 18	2018/ 19	2019/2 0	2020/2 1	2021/2 2
TORQUAY							
South Devon College (Torre Marine), Torquay	75 units (P/2016/1047 permitted 17.11.17).	75			20	20	35
Scotts Meadow	P/2010/1388 allowed at appeal 01.06.12 (155 units). On site. 40 units complete.	115	40	35	20	20	
Hollicombe Gas Works	P/2008/0114 permitted 11.10.12. P/2015/0999 permitted 18.11.15 refers (C of L for section of road built in accordance with original application implements permission). 185 units in total. Site remedial works completed.	70				35	35
Land at (adj 84) Grange Road, Torquay	P/2013/0374 6 units permitted 25.02.14. On site.	6	6				
Queensway, Torquay	Part under construction P/2007/2095 permitted 20.05.08	16	2	4	10		
Tor Manor, 11 Tor Church Road, Torquay	P/2012/0632 C of L completion of foundations. P/2016/0348 9 dwellings permitted 04.01.17	9			9		
English House Hotel Teignmouth Road Maidencombe	P/2011/0361 permitted 12.01.12 (6 units). 1 complete.	5	2	3			
Spa View Stitchill Road	P/2012/1107 (8 units) permitted 27.08.13. P/2015/0983 (9 units) permitted 19.05.16. On site.	9	9				
Seven Hills Nursing home, St Margarets Rd	Extend time limit P/2013/0255 permitted 01.05.13. On site.	6	6				
Shedden Hall Hotel, Shedden Hill	P/2016/0305 permitted 31.05.17 11 units	11			11		
Roebuck House, Abbey Road	P/2016/0531 - prior approval. 71 units.	71		71			
59 Rock Road	P/2014/0634 permitted 07.01.15	10			10		
1st & 2nd Floors, Union House, Union St	P/2015/0674 prior approval 29.09.15	15		15			
Commerce House, 97-101 Abbey Road	P/2015/1245 permitted 01.03.16 & P/2017/0308 permitted 18.05.17. On site.	26		26			
Gleneagles Hotel, Asheldon Road	P/2015/0836 permitted 10.12.15. On site	32	32				
53 Fleet Street	P/2015/0587 permitted 18.12.15	9			9		
101 Braddons Hill Road East	P/2015/0897 permitted 17.12.15. On site.	9			9		
La Rosaire, Livermead Hill	P/2014/1182 permitted 01.10.15	7		7			
Former B&Q, 41 Tor Hill Road	P/2016/0730 permitted 15.03.17	19			10	9	
Torre House, Falkland Road	P/2016/0882 permitted 23.11.16 & P/2016/1356 permitted 15.02.17	8		8			
Former Zion Chapel, Zion Road	P/2016/0914 permitted 17.03.17	7			7		
42-45 Fleet Street	P/2016/1211 permitted 03.02.17	9		9			
Hotel Blue Conifer, Higher Downs Road	P/2016/0571 appeal allowed & P/2016/1354 permitted 16.02.17	9		9			
1-2 Kents Road	P/2016/1316 permitted 27.04.17	12			12		
Land R/O 107 Teignmouth Road	P/2016/0599 permitted 31.05.17	12				12	
8-18 Tor Hill Road	P/2017/0290 permitted 28.04.17	19		19			
The Nightingales, Furzehill Road	P/2017/0218 permitted 04.05.17	7			7		
18 Babbacombe Road	P/2017/0178 permitted 05.05.17	9			9		
Laburnum Garage, Laburnum Street	P/2016/0581 permitted 24.05.17	6				6	
Palm Grove Hotel, St Marks Road	P/2016/1107 permitted 19.01.17	6			6		
Neighbourhood Plan							
Bishops Court Hotel	NP site CDST2813025	42					42
Country House 62 Ellacombe Rd – 1	NP site CDST2113016	8			8		
Country House 62 Ellacombe Rd – 2	NP site CDST2213016	6			6		
Pavilions/Marina Car Park	NP site CDST35T833	45				20	25
18 Torbay Palace Hotel	NP site T761CDST (new scheme of fewer units)	60			20	20	20
39 Abbey Road	NP site TNPH3513001	12				12	
Melville St Joinery Works	NP site R232TNPH40	6				6	
Pimlico	NP site TNPH3313229	50				10	40
Town Hall Car Park regeneration	NP site M2TNPH21	50				40	10
Torquay Holiday Park	NP site T738TNPH2 (150 units not all in 5 years)	50					50
Holiday Park, Kingskerswell Rd	NP site 13232TNPH1	45					45
TGGS Shiphay Manor	NP site T814TNPH10	20					20
Lee Hotel, Torbay Road	NP site T893TNPH50	6			6		

Site	Comments	5 YR YIELD	2017/18	2018/19	2019/20	2020/21	2021/22
Old Cockington School	NP site NP1 (recently out to tender)	20			20		
Dairy Crest site (Parkfield Road)	NP site NP3 (pre-app 67 units)	67				40	27
Bancourt Hotel	NP site NP4	25				25	
Nightingales Furzehill Rd	New site P/2018/0103 pending decision.	7		7			
Former Stoodley Knowle Convent School, Anstey's Cove Road	Aquired by new owners. Potential for 165 units not all in 5 years.	120			40	40	40
Future Growth Area							
Edginswell Future Growth Area	Total units circa. 550 (Local Plan SDT3 & Masterplan) Unlikely in next 5 years.	0					
Torquay Totals		1263	97	213	249	315	389
Torquay Total over 5 years							1263
Plus windfalls							
PAIGNTON							
White Rock, Paignton	P/2013/1229 permitted 17.04.14 - 310 units. 94 units complete @2017. 200 units only shown in 5 yr supply - proposed completion rate of circa 40 per year.	216	45	45	46	40	40
Yannons Farm, Brixham Rd	Apps still to be implemented/completed; P/2014/0983 192 units plus P/2016/0610 140 units. Total 332 units. 27 units Comp, 43 units U/C & 262 units N/S @ 2017. 200 units only shown in 5 yr supply - proposed completion rate of 40 per year.	200	40	40	40	40	40
Devonshire Park, off Brixham Road	P/2014/0947 255 units in total permitted 22.03.16. 160 units only shown in 5 yr supply - proposed completion rate 40 per year.	160		40	40	40	40
Great Parks Phase 2 (CDSP6)	80 units permitted 09.12.16 (P/2016/0462).	80	10	35	35		
Silverlawns, 31 Totnes Road	P/2015/0908 permitted 21.12.15 & P/2016/0555 permitted 18.08.16. On site.	19	19				
5 Broadsands Road	P/2014/0899 - 8 units permitted 28.01.15. On site.	8	8				
Roseville, Marine Gardens	P/2014/1017 - 8 units permitted 31.03.15. On site.	8	8				
Barton Pines, West Lane	P/2014/0470 permitted 09.07.15.	9	9				
Former Rossiter, 13-17 Palace Avenue	P/2016/0585 permitted 12.05.17	32				15	17
Neighbourhood Plan							
2 Courtland Rd	NP site P/2014/0803 On site.	15	15				
Great Parkes Phase 2 (H1.011)	NP site CDSP3 Kings Ash highway widening nearly complete. Potentially 185 units not all shown within 5 years.	120		10	20	40	50
Yalberton	NP site T843 Application P/2014/0983 pending for 192 units not all shown within 5 years.	65				30	35
Former Divisional Police HQ (T744)	NP site CDSP9. Site now cleared of HQ. P/2017/1117 in outline for 46 units pending decision.	46				10	36
Future Growth Area							
Totnes Road (Motel Site)	P/2015/0709	33		33			
Council owned land/Ocean BMW		60				30	30
Paignton Totals		1071	154	203	181	245	288
Paignton Total over 5 years							1071
Plus windfalls							
BRIXHAM							
Brixham Paint Station, Kings Drive	H1.019 P/2006/1066 permitted 30.08.07 (35 units in total) Part built. CN/2016/0086 permitted 11.01.17	22		11	11		
Dolphin (Sharkham Village), Brixham (Former H1.22)	P/2015/0003 permitted 09.10.15. On site.	31	14	17			
Wall Park, Wall Park Road	P/2013/0785 permitted 05.06.15 - 165 units total PLUS P/2016/0057 additional 8 units. On site. 43 units complete @ 2017.	130	35	30	30	35	
Land R/O Broadway, Dartmouth Road	P/2014/0687- 10 units permitted 30.10.14 (in outline) P/2016/0206 (Reserved Matters) permitted 30.06.16.	10			5	5	
Land R/O 16-26 Castor Road	P/2016/0947 allowed at appeal 03.08.17	10				10	
Neighbourhood Plan							
Northcliffe Hotel	NP site H3-I4 / BNPH5 Currently derelict	15			15		
Waterside Quarry	NP site H3-I10	10			10		
Knapman's Yard	NP site H3-I11 / BNPH13	6			6		
Torbay Trading Estate	NP site H3-I5 / BNPH6 Former factory site currently a car park	15				15	
Former Jewson	NP site H3-I8 empty building for sale.	20			20		
St Kilda	NP site H3-I3 Former residential home now closed.	12		12			
St Mary's/Old Dairy	NP site H3-I2 / BNPH11	25					25

Site	Comments	5 YR YIELD	2017/ 18	2018/ 19	2019/2 0	2020/2 1	2021/2 2
Brixham Totals		306	49	70	97	65	25
Brixham Total over 5 years							306
Plus windfalls							
Torbay Total (identified sites)	2640	2640	300	486	527	625	702
Windfalls / Small sites (fewer than 6 dwellings)		650	130	130	130	130	130
Total Projected Completions	3290	3290	430	616	657	755	832

Notes:
Windfalls/small sites figure taken from recent trends.
Not entire yield of some large sites are assumed to be deliverable in the 5 years due to build out rates.
There are other planning applications made some time ago, which have not yet been determined (mainly due to viability issues) which have not been included in the 5 yr supply, such as Luscombe Road (Paignton).
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.