

Torbay 2016/17: 5 year housing land supply (post-Feb 18 Consultation)							
Site	Comments	5 YR YIELD	1	2	3	4	5
			2017/18	2018/19	2019/20	2020/21	2021/22
<b>TORQUAY</b>							
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 Stitchhill 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		
<b>Neighbourhood Plan</b>							
Bishops Court Hotel	NP site CDST28 P/2008/1623 implemented. In hands of receiver, viability queries over unapproved 2013 applications.	38					38
Country House 62 Ellacombe Road (grounds)	NP site CDST22 P/2010/0906 & P/2017/1179	5			5		
Country House 62 Ellacombe Road (building)	NP site CDST22 P/2016/1285 permitted 05.01.18	8			8		
Pavilion/Marina Car Park	NP site CDST35 P/2015/0961 awaiting decision	43				20	23
Dairy Crest Site, Parkfield Road	NP site NP3. Positive pre-app for 67 units. Site currently being marketed.	67				40	27
<b>Torquay Totals</b>		<b>785</b>	<b>97</b>	<b>206</b>	<b>162</b>	<b>162</b>	<b>158</b>
<b>Torquay Total over 5 years</b>							<b>785</b>
<b>Plus windfalls</b>							
<b>PAIGNTON</b>							
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

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			2017/18	2018/19	2019/20	2020/21	2021/22	
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	
<b>Neighbourhood Plan</b>								
2 Courtland Road	Max. capacity on site = 6 units (P/2015/0303 & P/2016/0119). 3 units comp, 3 units U/C	3	3					
Former Paignton Police Station	NP site CDSP9. P/2017/1117 pending decision. Committee March 2018	46				10	36	
<b>Future Growth Area</b>								
Totnes Road (Motel Site)	P/2015/0709	33		33				
Council owned land/Ocean BMW		60				30	30	
<b>Paignton Totals</b>		<b>874</b>	<b>142</b>	<b>193</b>	<b>161</b>	<b>175</b>	<b>203</b>	
<b>Paignton Total over 5 years</b>							<b>874</b>	
<b>Plus windfalls</b>								
<b>BRIXHAM</b>								
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		
<b>Neighbourhood Plan</b>								
<b>Brixham Totals</b>		<b>203</b>	<b>49</b>	<b>58</b>	<b>46</b>	<b>50</b>	<b>0</b>	
<b>Brixham Total over 5 years</b>							<b>203</b>	
<b>Plus windfalls</b>								
<b>Torbay Total (identified sites)</b>			<b>288</b>	<b>457</b>	<b>369</b>	<b>387</b>	<b>361</b>	
<b>Windfalls / Small sites (fewer than 6 dwellings)</b>		<b>500</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	
<b>Total Projected Completions</b>		<b>2362</b>	<b>388</b>	<b>557</b>	<b>469</b>	<b>487</b>	<b>461</b>	
<b>Notes:</b>								
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.								
<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>								