

Planning implications of the Churston Covenant

Council owned sites that may no longer be in the Council's 5 year housing land supply	
1. Oldway Mansion / Gardens, Paignton	
2. Great Parks, Paignton	
3. Kings Ash House, Paignton	
4. Churston Golf Club, Churston	
5. Hatchcombe Lane, Torquay	
<p>Comment: The loss of these sites represents around 16% of the 5 year land supply for the Bay. This would mean that the Council would not have a 5 year land supply, which leads to 'open season' for developers. It's notable that Countryside Zone designation cannot be used as a reason to refuse planning applications for new homes, when there is not a 5 year supply of housing land.</p>	
Council owned sites that may no longer feature in the new Local Plan	
1. Little Blagdon Farm, Collaton St Mary (which is likely to result in the whole masterplan being undeliverable)	
2. Preston Down Road, Paignton	
3. Great Parks, Phase 2 (which is likely to undermine delivery of the whole masterplan area)	
4. Torquay Town Centre sites (e.g. Pavilion)	
5. Paignton Town Centre Sites (e.g. part Queens Park; masterplan identified sites)	
6. Grange Road sites, Paignton	
<p>Comment: This is likely to lead to the loss of about 1000 homes from those sites identified / indicated in the new Local Plan. This will not only result in the new Local Plan being withdrawn, but the Council will not secure capital receipts (and other benefits) from the sale / development of its land.</p>	
Sites that would necessarily be considered / used to substitute the loss of Council owned sites	
1. Land south of White Rock (which could have impact on AONB)	
2. Car Parks across the Bay	
3. Copythorne Road, Brixham	
4. Mathill Road, Brixham	
5. Manor Farm, Galmpton	
6. Sandringham Gardens, Paignton	
7. Brockenbury, Churston	
8. Nutbush Lane, Torquay	
9. St Mary's, Brixham	
10. Torquay Golf Club	
11. Enlarged Wall Park, Brixham	
12. Yalberton Holiday Park, Paignton	
<p>Comment: All these sites were identified in the Strategic Housing Land Availability Assessment, but were not included in the new Local Plan due to their sensitivity. It would be necessary to bring some / all of them forward to make up the 1000 + shortfall in homes. It is worth noting that the loss of land at Churston Golf Course (132 units) represents around 16% of the overall allocation (800) for Brixham Peninsula in the new Local Plan. There would be a need to ensure that number was made up quickly, particularly in/around Brixham, which is likely to be on land / in areas that are far more sensitive – in planning terms – than Churston Golf Course (1st & 18th)</p>	

