

Meeting: Council Meeting

Date: 10 December 2015

Wards Affected: All

Report Title: Torquay Gateway (Edginswell) Masterplan Supplementary Planning Document

Is the decision a key decision? Yes

When does the decision need to be implemented? Immediately

Executive Lead Contact Details: Mark King, Executive Lead for Planning, Transport and Housing, Telephone 07873254117, Email mark.king@torbay.go.uk)

Supporting Officer Contact Details: Andrew Gunther, Senior Planning & Public Health Officer, Telephone (01803) 208815, Email andrew.gunther@torbay.gov.uk)

1. Proposal and Introduction

- 1.1 The Torquay Gateway (Edginswell) Masterplan further defines the nature of future development within the Edginswell area of Torquay. This area is allocated as a Future Growth Area within the new Torbay Local Plan to deliver new homes, employment and infrastructure to facilitate new growth in Torbay. Note that the new Torbay Local Plan is also put before Members for adoption at this same meeting.
- 1.2 Members are asked to agree that this Masterplan should be adopted as a Supplementary Planning Document (SPD). This will give the Masterplan statutory weight in the planning process for the purposes of guiding development and promoting investment in this area.
- 1.3 The (Torquay Gateway) Edginswell Future Growth Area is strategically important in helping Torbay to meet needs for new housing and employment growth. It is identified as such within the new Torbay Local Plan which, after undergoing Examination, has been found sound subject to a small number of Modifications. The area is identified within the Local Plan to deliver high quality employment space, new homes and local infrastructure to serve local needs and raise the economic prosperity of Torbay. A high quality of design to enhance the built and natural environment, befitting of its Gateway position adjacent to the newly constructed South Devon Highway, is a key feature of the masterplan.
- 1.4 The Masterplan adds important detail to the Local Plan regarding matters related to future development within the Future Growth Area, including further defining the design, layout and massing relating to the provision of around 550 homes, the delivery of significant amounts of employment space, new green spaces, a primary

school and community facilities. This includes the delivery of high quality employment space at Edginswell Business Park.

- 1.5 In February 2014, the Council commissioned four Masterplans to be produced for Torquay Town Centre, Torquay Gateway (Edginswell), Paignton Town Centre and Collaton St. Mary. Both of the town centre masterplans were adopted in June 2015, on the back of the then existing Local Plan. The Torquay Gateway and Collaton St. Mary Masterplans could only be adopted once the new Torbay Local Plan is adopted as it is this document which agrees the principle of growth in these areas. SPDs must provide further detail on Local Plan policies. The Torquay Gateway Masterplan is ready to be adopted. The Collaton St. Mary Masterplan has required further minor modifications and consultation so will be ready to be put before Members for adoption in early 2016.
- 1.6 SPDs build upon and provide more detailed advice and guidance on the policies in a local planning authority's adopted Local Plan. Torbay Council has a number of SPDs currently in place covering a variety of matters such as the local approach to achieving quality urban design; planning contributions and affordable housing (under review); and the greenspace strategy. These documents provide a clear indication to applicants on how to make successful planning applications, as well as helping to provide clarity and certainty in the development process. SPDs must be produced in accordance with the Town and Country Planning Regulations 2012.
- 1.7 It is important to adopt the Torquay Gateway Masterplan, as soon as possible, for a number of key reasons:
 - a) Members will be aware of the disposal by Tesco of a number of sites across the UK. The Edginswell site is amongst those sites. An adopted masterplan will help secure employment space on that site in the future and helps protect the Council against speculative purchase of the site for other uses;
 - b) There is already significant and positive activity on behalf of the landowners in the Gateway area, working closely with a lead developer, to progress development of the site. This may result in the submission of an outline planning application, for around 35 ha's of the Gateway area, in the first half of 2016. An adopted masterplan will help secure the outcomes the Council requires for that site;
 - c) The Council has submitted an outline bid, under Growth Deal 3, to the Heart of the South West Local Enterprise Partnership, for significant funding to support early delivery of infrastructure within the Gateway area. Adoption of the masterplan will support that bid and any further, more detailed, funding applications.
 - d) Adoption of the masterplan will help the Council and TDA bring forward much needed employment space, to help maximise the benefits of the South Devon Highway and to meet business demand for space in this location.

2. Reason for Proposal

- 2.1 As this document is intended to become part of the Council's Policy Framework, it must be agreed by Members prior to adoption.
- 2.2 This masterplan has been the subject of extensive community engagement and is supported by the Torquay Neighbourhood Forum. Some events have been run by the community themselves. There is strong community and business support for

the proposals contained within the Masterplan. Now that the Council is in a position to adopt the new Torbay Local Plan, this Masterplan can now be adopted as an SPD and materially affect the future development of this area.

3. Recommendation(s) / Proposed Decision

- 3.1 That the Torquay Gateway (Edginswell) Masterplan set out in Appendix 2 to the submitted be approved and adopted as a Supplementary Planning Document.

Appendices

Appendix 1: Supporting Information and Impact Assessment

Appendix 2: Torquay Gateway (Edginswell) Masterplan Proposed Supplementary Planning Document – www.torbay.gov.uk/masterplans

Appendix 3: Public Participation Statement – www.torbay.gov.uk/masterplans

Background Documents

Further background documents relating to earlier stages of the masterplan preparation process can be found on the Council's website – www.torbay.gov.uk/masterplans