

## Supporting Information and Impact Assessment

Service / Policy:	Torquay Gateway (Edginswell) Masterplan SPD
Executive Lead:	Cllr Mark King
Director / Assistant Director:	Anne Marie-Bond

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### Section 1: Background Information

1.	<p><b>What is the proposal / issue?</b></p> <p>The proposal is to adopt a Masterplan for the Edginswell Future Growth Area, as outlined in the Council's new Torbay Local Plan, as a Supplementary Planning Document (SPD). SPDs expand on Local Plan policies to provide further guidance, principles and detail for how development proposals should be managed. Once adopted by a local planning authority, having been through a statutory plan making process, they hold material weight for the purpose of making decisions regarding planning applications.</p> <p>The Torquay Gateway (Edginswell) Masterplan SPD provides further detail on the delivery of new growth in the Edginswell Future Growth Area allocated in the new Torbay Local Plan.</p>
2.	<p><b>What is the current situation?</b></p> <p>Currently there is no local planning policy framework to positively facilitate growth at Edginswell. The new Local Plan, when adopted, provides a strategic framework for growth in this area (i.e. expected area and quantum of growth) but the Masterplan adds important further detail and guidance regarding the principles for the nature of development that should be delivered in accordance with the Local Plan as well as detailed design guidance.</p>
3.	<p><b>What options have been considered?</b></p> <p>Options for growth in Torbay have been tested in detail through the Local Plan process and were informed by a significant evidence base including but not limited to detailed Sustainability Appraisal, a Strategic Housing Land Availability Assessment (SHLAA), an Employment Land Review. For a full list of documents see the evidence base for the Torbay Local Plan.</p> <p>Different options for the nature and scale of growth in the Torquay Gateway area were tested during the masterplanning process, including through consultation with the community, before completion of the final masterplan</p>

4.	<p><b>How does this proposal support the ambitions and principles of the Corporate Plan 2015-19?</b></p> <p>The SPD builds upon and adds detail to policies set out in the Local Plan. Specifically this SPD will facilitate growth which supports a Prosperous and Healthy Bay through the provision of sustainable and high quality development. Development delivered in line with the principles set out in the Masterplan will create jobs, build economic prosperity, improve education provision, provide a well-connected and diverse living environment to support growth, improve accessible natural greenspace and improve transport links.</p>
5.	<p><b>Who will be affected by this proposal and who do you need to consult with?</b></p> <p>All persons in Torbay will be affected directly and indirectly by new growth at Edginswell. The area is strategically important in terms of the new Local Plan's strategy for sustainable growth in Torbay. For this reason, masterplan preparation has included consultation with statutory consultees as well as other interested stakeholders from our Local Plan Consultee Database.</p> <p>The affected area lies in Torquay and will have a greater direct impact on Torquay residents and businesses, therefore additional consultation has been undertaken with a range of selected stakeholders in the form of specific workshops and meetings, to include businesses, residents, members of the Torquay Neighbourhood Forum, the Shiphay and the Willows Community Partnership and landowners. Extensive public consultation was also undertaken with the wider community at various points during the preparation of the Masterplan.</p>
6.	<p><b>How will you propose to consult?</b></p> <p>Extensive consultation has been undertaken in accordance with the Town and Country Planning Regulations 2012. The production of SPDs is a statutory process and consultation requirements are prescribed in the Town and Country Planning (Local Planning) (England) Regulations 2012 [as Amended], in the context of supporting primary legislation. Further guidance is set out in the Council's Statement of Community Involvement. A variety of methods of public participation have been used, detailed in the accompanying Public Participation Statement and the Masterplan document itself. There has been a considerable emphasis on bottom-up community engagement, with the Torquay Neighbourhood Forum playing a key role in its development and assisting the Council with ensuring the Masterplan reflects the hopes, desires and needs of the local community.</p> <p>Following Adoption of the SPD, the Council is required to publish an Adoption Statement and notify those persons who requested to be notified of its adoption, that this has happened. This needs to be carried out in a timely manner, in accordance with guidance in the Regulations.</p>

## Section 2: Implications and Impact Assessment

7.	<p><b>What are the financial and legal implications?</b></p> <p>The Masterplan will be adopted within the legal framework of the Town and Country Planning Regulations 2012 to become a Supplementary Planning Document which would give it statutory weight as a material consideration when making planning decisions.</p> <p>The provision of new homes (shelter) and jobs (income) will contribute to the reduction in levels of deprivation. This will be augmented by healthy place-making principles which form a fundamental philosophy of the Masterplan (promoting physical activity, healthy homes, mixed and balanced communities, quality green space). Development proposals in this area will provide opportunities for income generation for provision of community facilities and infrastructure via S106 Agreements, Community Infrastructure Levy and award of new Homes Bonus (NHB). For instance, development proposals contained in the Local Plan and Masterplan for this area (Torquay Gateway) could deliver £4.62m of NHB and £48m of GVA.</p>
8.	<p><b>What are the risks?</b></p> <p>The importance of adopting the Masterplan as an SPD has been outlined in this Report, including within para 1.7. If the document is not adopted as SPD, the Council will be less able to influence planning applications which come forward in this area and therefore less likely to secure the principles and associated benefits contained within the Masterplan.</p>
9.	<p><b>Public Services Value (Social Value) Act 2012</b></p> <p>The production of the Masterplan has utilised a specialist multi-disciplinary consultant team to produce the document in conjunction with technical input from Council officers and stakeholders (e.g. through consultation and engagement). The contract for this work was based on an existing framework agreement.</p>
10.	<p><b>What evidence / data / research have you gathered in relation to this proposal?</b></p> <p>The National Planning Policy Framework requires local planning authorities to ensure that plan preparation is informed by an up-to-date, relevant and proportionate evidence base. Torbay Council has prepared wide range of studies for this purpose, both individually and jointly with other organisations, to inform Local Plan preparation. These documents have also been utilised to inform preparation of the Torquay Gateway (Edginswell) Masterplan.</p> <p>Evidence and data has been drawn from a wide range of sources. See supporting information relating to the new Torbay Local Plan for further information of those sources.</p>

11.	<p><b>What are key findings from the consultation you have carried out?</b></p> <p>Extensive consultation has influenced the proposals contained within the masterplan relating to all matters, including all details, guidance and principles which are outlined for future development at Edginswell.</p> <p>A detailed series of consultation was carried out prior to a formal consultation stage on the draft Masterplan. This included stakeholder workshops and meetings as well as numerous public exhibitions, an online survey supported by promotion of such events to consultees and the wider public. This meant that the draft Masterplan had a high degree of community engagement and the proposals which it contained were heavily influenced through the 'bottom-up' masterplan preparation process.</p> <p>12 individuals and organisation made formal representation on the draft Masterplan in November 2014. The relatively low number of respondents (and objectors) compared to those who participated during earlier consultation stages could be said to be reflective of the high degree of community involvement which is evident in the proposals. These representations can be viewed on the Council's website at <a href="http://www.torbay.gov.uk/masterplans">www.torbay.gov.uk/masterplans</a> . Since the consultation stage in November 2014, the Council has had further discussions with a number of these respondents to deal with and resolve issues that were raised. Some of these issues have been dealt with through modifications to the Masterplan and indeed other issues through modifications to the Local Plan – both documents work together to frame development proposals in this area.</p> <p>The final Masterplan document is supported by the community including the Torquay Neighbourhood Forum, the Shiphay and the Willows Community Partnership as well as local business network organisations such as the Torbay Business Forum and the Torquay Chamber of Commerce.</p>
12.	<p><b>Amendments to Proposal / Mitigating Actions</b></p> <p>See comments above (11) and supporting documents on the website for schedule of changes at <a href="http://www.torbay.gov.uk/masterplans">www.torbay.gov.uk/masterplans</a> .</p>

## Equality Impacts

13	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people	<p>The Masterplan delivers further guidance regarding facilitating acceptable developmental growth in accordance with the new Torbay Local Plan. The new Torbay Local Plan, as modified by the Inspector, contains various Policies that specifically support the needs of older and younger people. The Masterplan will help deliver objectives set out in Policies SS11 Housing, H1 Applications for new homes, H2 Affordable Housing, H3 Self-build affordable housing and exception sites, H6 Housing for people in need of care, SC3 Education, skills and local labour, SC5 Child poverty, and SS10 Sustainable Communities.</p>		
	People with caring Responsibilities			No differential impact
	People with a disability	<p>The Masterplan delivers further guidance regarding facilitating acceptable developmental growth in accordance with the</p>		

	<p>new Torbay Local Plan. The new Torbay Local Plan, as modified by the Inspector, contains various Policies that specifically support the needs of people with a disability. The Masterplan will help deliver objectives set out in Policies SS11 Housing, H1 Applications for new homes, H2 Affordable Housing, H3 Self-build affordable housing and exception sites and H6 Housing for people in need of care.</p>		
Women or men			No differential impact
<p>People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i></p>	<p>The Masterplan delivers further guidance regarding facilitating acceptable developmental growth in accordance with the new Torbay Local Plan. The new Torbay Local Plan, as modified by the Inspector, contains various Policies that specifically support the needs of people who are black or from a minority ethnic background. The Masterplan will help deliver objectives set out in Policies SS11 Housing and H1 Applications for new homes.</p>		
Religion or belief (including lack of belief)			No differential impact

People who are lesbian, gay or bisexual			No differential impact
People who are transgendered			No significant effect
People who are in a marriage or civil partnership			No significant effect
Women who are pregnant / on maternity leave			No significant effect
Socio-economic impacts (Including impact on child poverty issues and deprivation)	The Masterplan delivers further guidance regarding facilitating acceptable developmental growth in accordance with the new Torbay Local Plan. The new Torbay Local Plan, as modified by the Inspector, contains various Policies that specifically address socio-economic impacts. The Masterplan will help deliver objectives set out in Policies SS3 Presumption in Favour of Sustainable Development, SS4 Economy and employment, SS10 Sustainable Communities, SS11 Housing, H1 Applications for new homes, H2 Affordable Housing, H3 Self-build affordable housing and exceptions sites, H6 Housing for people in need of care, SC3 Education, skills and local labour, SC5 Child poverty and ES1 Energy.		
Public Health impacts (How will your proposal impact on the general health of the	The Masterplan has been drawn-up with health as a key factor in defining the brief and it is		

population of Torbay)	expected that health will be positively affected through the development of quality green infrastructure, new homes for mixed and balanced communities, high quality employment and opportunities to undertake physical activity as part of normal life. In addition, the Masterplan delivers further guidance regarding facilitating acceptable developmental growth in accordance with the new Torbay Local Plan. The new Torbay Local Plan, as modified by the Inspector, contains various Policies that specifically address public health impacts. The Masterplan will help deliver objectives set out in Policies SS3 Presumption in Favour of Sustainable Development, SS4 Economy and employment, SS8 Natural environment, SS9 Green infrastructure, SS10 Sustainable Communities, SS11 Housing, H1 Applications for new homes, H2 Affordable Housing, H3 Self-build affordable housing and exceptions sites, SC1 Healthy Bay, H6 Housing for people in need of care, SC3 Education, skills and local labour, SC4 Sustainable Food production, SC5 Child poverty and ES1 Energy. The Local Plan and Masterplan require development proposals to		
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		undertake Health Impact Assessment to help further understand and inform planning applications for the Edginswell Future Growth Area..		
<b>14</b>	<b>Cumulative Impacts – Council wide</b> (proposed changes elsewhere which might worsen the impacts identified above)	<p>The guidance and principles contained within the Masterplan add further detail to the Torbay Local Plan and together set a framework for sustainable development at the Edginswell Future Growth Area including the provision of new homes and jobs, and the protection and enhancement of the environment. The Masterplan also embraces corporate priorities.</p> <p>Where changes are made in Council wide policy, those with spatial implications, including Council-led development, has to be in accordance with the policies of the adopted Local Plan and the Masterplan SPD. The development management process should help to reinforce the positive impact of development and ensure mitigation of any harmful impacts.</p>		
<b>15</b>	<b>Cumulative Impacts – Other public services</b> (proposed changes elsewhere which might worsen the impacts identified above)	<p>The guidance and principles contained within the Masterplan add further detail to the Torbay Local Plan and together set a framework for sustainable development at the Edginswell Future Growth Area including the provision of new homes and jobs, and the protection and enhancement of the environment. The Masterplan also embraces corporate priorities.</p> <p>Where changes are made across other public services, those with spatial implications, has to be in accordance with the policies of the adopted Local Plan and the Masterplan SPD. The development management process should help to reinforce the positive impact of development and ensure mitigation of any harmful impacts.</p>		