

Appendix 3

Schedule of Proposed Replacement Main Modifications to the Local Plan – Housing policy tables

(Derived from Torbay Local Plan Inspector's Report, October 2015 - Appendix 1A – Annex 2: Housing policy tables) [Examination Library Document PH/24 - see Council Report Background Document A.1]

Explanatory note: Schedule of Proposed Replacement Main Modifications to the Proposed Submission Plan for Torbay - Annex 2: Housing policy tables

These Tables are the revised Housing Tables that accompany the Replacement Main Modifications. Housing numbers have been changed as a result of additional amendments to overall housing numbers made in the Replacement Main Modifications (RMMs) and the revised numbers are set out below.

Further information is set out in the Schedule of Proposed Replacement Main Modifications.

Note that Table 4.3 is rounded to the nearest 5 dwellings. Other tables are shown unrounded, although the numbers of homes arising must be regarded as approximate.

These tables are as per Appendix 1A of the Inspector's Report of Examination, but with a reduction of 1 year's supply of windfalls, as indicated in Paragraph 30 of the Report. This is to reflect the reduction of the Plan period from 19 to 18 years (2012-30) as indicated in paragraph 30 of the Report. A number of small arithmetical corrections have also been made, although it is noted that the tables do not always add up due to rounding.

Amended Table 4.3 Source of new homes (rounded to nearest 5 dwellings). (Note table becomes part of Policy SS11)-See RMM4 RMM5 and RMM13

	Approx. Numbers in Submission Plan	Approx numbers in Modifications	Notes on change (Modification) from Submission Draft
Torquay (SDT1)			
SDT2 Torquay Town Centre & Harbour	670	<u>825</u>	<p>The following sites are proposed for inclusion as Replacement Main Modifications (RMMs):</p> <p>+50 Town Hall car park, +65 Temperance Street, +20 Lower Union Lane, +20 Terrace car park</p> <p>These sites have been included in the Torquay Town Centre Masterplan, which was adopted by Council on 1st June 2015. The Council considers that water-run off can be managed through SuDS, and that the development of town centre sites brings other sustainability benefits.</p> <p>The Council notes Natural England's concerns about run-off impact on the cSAC. Former MM sites that have not been included in Masterplans are not included in the RMMs, because further information would be needed about their (potential) deliverability.</p>
SDT3 Torquay Gateway	745	745	No change
SDT4 Babbacombe and St Marychurch	255	<u>255</u>	<p>Revert to number in Proposed Submission Plan.</p> <p>The Council notes Natural England's concerns about run-off impact on the cSAC. In relation to Steps Cross, objections were raised (inter alia) issues about NPPF paragraph 74 (loss of playing fields) that require further resolution before the land could be developed.</p>
Elsewhere in SDT1 (excluding SDT2, 3 & 4)	1025	1025 <u>1090</u>	<p>Revert to number as per the Proposed Submission Plan, with an increase of 65 dwellings in years 16-18, which will need to be identified in order to compensate for reduction of 1 year's worth of windfalls (i.e to make an 18 year Plan period) and still meet the requirement in RMM9 (See para 30 of Inspector's Report).</p>
Small windfalls <6 dwellings)	1170	1105 <u>1040</u>	<p>Reduction in the Plan period results in a pro-rata reduction in the windfall allowance of 65 dwellings (1 year). 2 years' windfalls (at around 65 dwellings per year)</p>
Torquay sub total	3865	<u>3955</u>	
Paignton (SDP1)			
SDP2 Paignton Town Centre and Seafont	460	<u>590</u>	<p>The following sites are proposed for inclusion as Replacement Main Modifications (RMMs):</p> <p>+60 Victoria Square, +30 Station Lane, +40 Paignton Harbour,</p> <p>These sites are included in the Paignton Town Centre Masterplan which was adopted by Council on 1st June 2015. The Council notes issues of sewer capacity and flooding but considers that these can be addressed through SuDS and flood prevention measures. The Local plan contains safeguards about sewer capacity and flooding issues.</p> <p>The Council notes concerns about sewer capacity and has not retained</p>

			MM car park sites from outside of the Town Centre Masterplan area, due to potential cumulative effects.
SDP3 Paignton North and Western Area	2625	<u>2250</u>	<u>Revise the number of dwellings at Collaton St Mary to 460 dwellings in line with the recommendation of the Collaton St Mary Draft Masterplan. This is a reduction of 376 dwellings from the Proposed Submission Local Plan.</u>
SDP4 Clennon Valley	N/A		
Elsewhere in SDP1 (excluding SDP2, 3 & 4)	600	600 <u>650</u>	No change <u>apart from an increase of 52 dwellings in years 16-18, which will need to be identified in order to compensate for reduction of 1 year's worth of windfalls (i.e to make an 18 year Plan period) and still meet the requirement in RMM10 (See para 30 of Inspector's Report)</u>
Small windfalls <6 dwellings)	900	850 <u>795</u>	Reduction in the Plan period results in a pro-rata reduction in the windfall allowance of 50 dwellings (1 year) <u>for 2 years (at around 52 per year)</u>
Paignton sub total	4585	<u>4285</u>	
Brixham Peninsula (SDB1)			
SDB2 Brixham Town Centre and Waterfront	65	<u>65</u>	<u>Revert to number in Proposed Submission Plan.</u> The Council's HRA Site Appraisal Report, February 2015 (TC Mod/8) notes the need for additional further assessment of the former MM site at Shoalstone overflow car park, to ensure no likely significant effects on greater horseshoe bats, which could arise from removal of woodland and lighting.
SDB3.1 & SDB3.2 Brixham Urban Fringe and AONB	245	<u>260</u>	The Council notes Natural England's and the HRA Site Appraisal Report's (TC Mod/8) concern about impact on greater horseshoe bats from the development of St Mary's Campsite. The number of dwellings at Wall Park has been increased to 165 (an increase of 15), to reflect the site's planning approval. Wall Park becomes a committed site rather than a Future Growth Area.
SDB 1 (New Proposal) South of White Rock (Relates to SDP3, but within Brixham Peninsula NP area.	0	0	Land south of White Rock is excluded from the Future Growth Area in the proposed RMMs. The Council notes Natural England's concerns about likely significant effects on greater horseshoe bats, and outstanding objections relating to the impact on the South Hams AONB.
Elsewhere within SDB1 (excluding SDB2, 3.1 & 3.2)	220	220 <u>230</u>	<u>Increase of 13 dwellings in years 16-18, which will need to be identified in RMM12 order to compensate for reduction of 1 year's worth of windfalls (i.e to make an 18 year Plan period) and still meet the requirement in RMM12 (See para 30 of Inspector's Report) (Numbers are rounded).</u>
Small windfalls <6 dwellings)	260	245 <u>235</u>	Reduction in the Plan period results in a pro-rata reduction in the windfall allowance of 45 dwellings (1 year) <u>2 years at around 13 per year.</u>
Peninsula sub total	790	<u>790</u>	
Total	9240	<u>9035</u>	<u>Note that this is 5 less than the 9040 identified in the Inspector's Report due to rounding assumptions.</u>

Table 5.2 SDT1: Source of housing in Torquay See RMM9

Estimated delivery period (years)	0-5	6-10	11-15	16-20-18		
Policy	Commitments and other deliverable sites	Commitments (continued delivery), Neighbourhood Plan sites and Future Growth Area			Total	Notes and key infrastructure requirements
SDT2 Torquay Town Centre & Harbour	224	275 327	139 191	30 82	668 824	Flood alleviation works in the town centre in addition to repairs at Meadfoot and Livermead Sea Wall, and Haldon and Princess Piers. <u>+50 Town Hall car park (only possible as part of a mixed-use regeneration of site if preferred scheme of a large supermarket is not delivered here), +65 Temperance Street, +20 Lwr Union Lane, +20 Terrace car park. (155 in total Divided equally across years 6-20).</u> <u>Subject to retention of sufficient car parking.</u>
SDT3 Torquay Gateway	112	224	200	210	746	Buckland Sewage Treatment works may require upgrading. Public transport improvements needed. Open space and leisure schemes important as part of place-making and green infrastructure.
DT4 Babbacombe & St Marychurch	128	127			255	Primary school education capacity.
SHLAA sites elsewhere within SDT1	447	205	100	271 336	4023 1088	Increase of 65 dwellings in years 16-18, which will need to be identified in order to compensate for reduction of 1 year's worth of windfalls (i.e to make an 18 year Plan period) and still meet the requirement in RMM9 (See para 30 of Inspector's Report).
Windfalls	197	325	325	325 258 193	4472 1105 1040	Reduction in 2 years windfall allowance due to reduced Plan period. (see above)
Total Torquay	1108	4456 1208	764 816	836 821	3864 3953	

Table 5.4 SDT2: Torquay Town Centre & Harbour - Key sites for housing (excluding windfalls - see Table 5.2) See RMM9

Estimated delivery period (years)	0-5	6-10	11-15	16-20- 18		
Site	Commitments and other deliverable sites	Commitments (continued delivery), Neighbourhood Plan sites			Total	Notes and key infrastructure requirements
Torre Marine	75				75	
SHLAA deliverable urban		275	139	30	444	
Other sites of 6+	149	<u>52</u>	<u>52</u>	<u>52</u>	449 <u>305</u>	<u>+50 Town Hall car park, +65 Temperance Street, +20 Lower Union Lane, +20 Terrace car park</u> <u>+155 in total</u> <u>Divided equally across years 6-20.</u> <u>All car parks subject to retention of sufficient car parking.</u>
Total SDT2	224	275 <u>327</u>	439 <u>191</u>	<u>82</u>	668 <u>824</u>	

Table 5.6 SDT3: Torquay Gateway - Key sites for housing (excluding windfalls - see Table 5.2) See RMM9

Estimated delivery period (years)	0-5	6-10	11-15	16-20 18		
Site	Commitments and other deliverable sites	Commitments (continued delivery), Neighbourhood Plan sites and Future Growth Area			Total	Notes and key infrastructure requirements
Scotts Meadow	90	65			155	Planning permission in place
Edginswell Future Growth Area	N/A	140	200	210	550	As part of a strategic mixed use development to be brought forward through Masterplanning. <u>This should make allowance for the high pressure gas pipeline north of the Future Growth Area, in consultation with National Grid</u>
SHLAA deliverable urban		19			19	
Other sites of 6+	22				22	
Total SDT3	112	224	200	210	746	

Table 5.8 SDP1: Source of housing within Paignton See RMM10

Estimated delivery period (years)	0-5	6-10	11-15	16-20 18		
Policy	Commitments and other deliverable sites	Commitments (continued delivery), Neighbourhood Plan sites and Future Growth Area			Total	Notes and key infrastructure requirements
SDP2 Paignton Town Centre and Seafront	68	422 165	43	270 314	460 590	Investment in flood defence/resilience infrastructure <u>+60 Victoria Square, +30 Station Lane, +40 Paignton Harbour (130 total)</u> <u>Subject to sufficient car parking being retained.</u>
SDP3 Paignton North and Western Area	433	1022	676 500	494 294	2625 2249	Improvements to Western Corridor. Longer term improvement to A385 Totnes Road. Significant investment in drainage and landscaping. <u>-376 fewer dwellings in Collaton St Mary Masterplan than shown in the Proposed Submission Local Plan</u>
SHLAA sites elsewhere within SDP1	358	150		90 142	598 650	Increase of 52 dwellings in years 16-18, which will need to be identified in order to compensate for a reduction of 1 year's worth of windfalls (i.e to make an 18 year Plan period) and still meet the requirement in RMM10 (See para 30 of Inspector's Report)
Windfalls	121	260	260	260 208 156	904 849 797	Reduction in 2 years of windfall allowance due to reduced Plan period.
Total Paignton	980	1554 1597	936 803	1114 906	4584 4286	

Table 5.10 SDP2: Paignton Town Centre and Seafrost - Key sites for housing (excluding windfalls - see Table 5.8) See RMM10

Estimated delivery period (years)	0-5	6-10	11-15	16-20 18		
Site	Commitments and other deliverable sites	Commitments (continued delivery), Neighbourhood Plan sites			Total	Notes and key infrastructure requirements
Courtland Road	45				45	Committed site
Crossways				150	150	Mixed use development
Hyde Rd/Torbay Rd				50	50	Mixed use development
Queens Park				50	50	Flood protection infrastructure.
SHLAA Deliverable Urban		122			122	Masterplanning of town centre
SHLAA Constrained Urban		<u>43</u>	<u>43</u>	<u>64</u> 20	<u>20</u> <u>150</u>	Subject to CTIA Policy <u>+60 Victoria Square, +30 Station Lane, +40 Paignton Harbour, (130 total)</u> <u>Subject to sufficient car parking being retained in the Town Centre.</u>
Non-identified sites of 6+	23				23	Seaford Hotel and Seaford Sands Hotel, committed sites
Total SDP2	68	422 <u>165</u>	<u>43</u>	270 <u>314</u>	460 <u>590</u>	

Table 5.12 SDP3: Paignton North and Western Area- Key sites for housing (excluding windfalls - see Table 5.8) See RMM10 and RMM11

Estimated delivery period (years)	0-5	6-10	11-15	16-20 18		
Site	Commitments and other deliverable sites	Commitments (continued delivery), Neighbourhood Plan sites, Future Growth Areas			Total	Notes and key infrastructure requirements
SDP3.1 Preston Down Rd		50	50		100	Qualitative improvements to green infrastructure provision .
SDP3.2 Great Parks	144	265	76		485	Western corridor improvements (underway). Masterplan completed.
SDP3.3 Totnes Rd		62	280 104	494 294	836 460	Masterplanning underway. Western corridor improvements (underway). Improvements to A385 . Flooding and sewerage infrastructure. New community facilities including primary school expansion. Development of brownfield land <u>will be promoted in the [RAM57] shorter term.</u> <u>Reduction of 376 dwellings at Collaton St Mary as a result of Masterplanning</u>
SDP3.4 Yannons/Holly Gruit/ Devonshire Park [RAM75]	150	470	220		840	Western corridor improvements. Need to support investment in sewerage capacity, flood protection. New community facilities including primary school expansion. <u>The former Nortel site (Devonshire Park) is within Policy SDP3.4. Early delivery of brownfield sites such as this will be supported.</u>
SPD3.5 White Rock	125	175	50		350	Site has planning permission for mixed use development.
Non-identified sites of 6+	14				14	Kings Ash House (unless retained as offices)
Total SDP3	433	1022	676 500	494 294	2625 2249	

Table 5.14 SDB1: Source of housing within Brixham Peninsula. See RMM12

Estimated delivery period (years)	0-5	6-10	11-15	16-20			
				19 18			
Policy	Commitments and other deliverable sites	Commitments (continued delivery), Neighbourhood Plan sites and Future Growth Area			Total	Notes and key infrastructure requirements	
SDB2 Brixham Town Centre & Waterfront	20		45		65	Investment in sea wall, Northern Arm or similar flood defence infrastructure needed to unlock development.	
SDB3.1 & SDB3.2 Brixham Urban Fringe & AONB	43 73	150 135	29	25	247 262	<p>Provision of Tourism to be considered.</p> <p>Note: Wall Park has planning permission (165 dwellings). Future Growth Area should be brownfield development only (see SA/HRA recommendations), unless there are significant benefits from development of larger area. 30 dwellings assumed to be within first 5 years. The remaining 105 in years 6-10.</p> <p>Note: Fishcombe Cove subject to AONB, tourism and transport impacts being acceptable.</p>	
SHLAA sites elsewhere within SDB1		52	139	25 38	216 229	<p><u>Churston Golf Club added as medium/long term possibility</u></p> <p><u>Increase of 13 dwellings in years 16-18, which will need to be identified in RMM12 in order to compensate for reduction of 1 year's worth of windfalls (i.e to make an 18 year Plan period) and still meet the requirement in RMM12 (See para 30 of Inspector's Final Report).</u></p>	
Windfalls	66	65	65	65 52 39	261 248 235	<p><u>Reduction of 13 dwellings to reflect reduced Plan period to 18 years (see above)</u></p>	
Total Brixham	227 159	267 252	278	415 102	791		

Plan reduced to 18 years by taking 1 year's windfalls from years 16-18 (52/4 x3).

Table 5.16 SDB2: Brixham Town Centre and Waterfront- Key sites for housing (excluding windfalls - see Table 5.14) See RMM12

Estimated Delivery Period (years)	0-5	6-10	11-15	16-49 18		
Policy	Commitments and other deliverable sites	Commitments (continued delivery), Neighbourhood Plan sites			Total	Notes and key infrastructure requirements
SDB2 Brixham Town Centre & Waterfront	20		45		65	Investment in sea wall, Northern Arm or similar flood defence infrastructure needed to unlock development. Brixham town centre and waterfront sites could help fund harbourside regeneration.
Total SDB2	20		45		65	

Table 5.18 SDB3: Brixham Urban Fringe and AONB: Key sites for housing (excluding windfalls - see Table 5.14) See RMM12

Estimated delivery period (years)	0 - 5	6 - 10	11 - 15	16 - 20			
Policy	Commitments and other deliverable sites	Commitments (continued delivery), Neighbourhood Plan sites, Future Growth Areas			Total	Notes and key infrastructure requirements	
SDB3.1 Brixham Urban Fringe & AONB	9				9	<p>Note: Wall Park Future Growth Area should be brownfield development only (see SA/HRA recommendations), unless there are significant benefits from development of a larger area, including the enhancement and safeguarding of AONB and biodiversity features, particularly for greater horseshoe bats [RAM63]</p>	
SDB3.2 Brixham Urban Fringe & AONB (Berry Head and Sharkham)	34 43 64	150 135 135	29	25	238 253 253	<p>Note: Wall Park has planning permission (RAM63) Future Growth Area should be brownfield development only (see SA/HRA recommendations), unless there are significant benefits from development of a larger area, including the enhancement and safeguarding of AONB and biodiversity features, particularly for greater horseshoe bats. 30 dwellings assumed to be within first 5 years. The remaining are within years 6-10</p> <p>Provision of Tourism to be considered.</p> <p>Note: Fishcombe Cove subject to AONB, tourism and transport impacts being acceptable.</p>	
Total	43 73	150 135	29	25	247 262		