

## Supporting Information and Impact Assessment

Service / Policy:	Masterplans
Executive Lead:	Mayor Oliver
Director / Assistant Director:	Alan Denby

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### Section 1: Background Information

1.	<p><b>What is the proposal / issue?</b></p> <p>To update Overview &amp; Scrutiny Committee members on progress made against Masterplan Programme delivery further to the report titled “Torquay and Paignton Town Centre Masterplans - Supplementary Planning Documents” taken to Council 1st June 2015. That report led to the establishment of the Masterplan Programme.</p> <p>This report summarises progress to date and acts to inform members ahead of a presentation at the O&amp;S committee meeting.</p>
2.	<p><b>What is the current situation?</b></p> <p>The Masterplan programme board was convened in July 2015 as per the recommendations approved by the Council.</p> <p>The Masterplans are fundamentally about delivering successful regeneration and revitalisation of Torbay’s town centres with Brixham having been added post 1<sup>st</sup> June 2015 to Paignton and Torquay. The masterplans recognise that revitalising the town centres is critical to the delivery of high quality growth in the Bay. It is also recognised that this revitalisation is about more than picking the easy wins and avoiding the difficult situations and the programme team have sought to identify projects which will create short term momentum and build up longer term delivery confidence in Torbay.</p> <p>The programme board is chaired by Cllr Richard Haddock and the senior responsible officers are Alan Denby &amp; Pat Steward.</p> <p>In November 2015 Montagu Evans LLP was engaged to provide viability assessments and other support to the programme to allow the programme board to make recommendations on the masterplan sites which should be programmed for delivery.</p> <p>The programme that Montagu Evans is working to was broken into three phases with the end of the second phase in April. This led to the April 25<sup>th</sup> 2016 board meeting determining the recommendations it wants to make of the sites that should be prioritised and delivered.</p> <p>It is expected that these recommendations will be taken to July Council</p>

meeting however this is to be determined following the scrutiny meeting when the O&S Committee will be briefed on the recommended sites.

An all members briefing, following the scrutiny meeting, has also been arranged to ensure that all elected members have visibility and understanding of the work to date.

With regards to the sites there have been meetings with a variety of partners and property owners with the programme team working to understand the requirements of landowners, potential purchasers and users of a number of the sensitive sites in Torquay and Paignton and these discussions have influenced the recommendations that the programme board will make. In the event that a private sector solution is not forthcoming for some of these sensitive sites a formal business case for compulsory purchase will be developed. There have also been meetings with the integrated care organisation to understand their requirements in Paignton.

Discussions have taken place with Network Rail who have confirmed that Paignton Station is a priority site for investment, see below for further information. There have also been meetings with food retailers re town centre sites and with the Homes & Communities Agency re town centre sites.

There is partner support from Network Rail, Stagecoach and GWR in place for inclusion of the station square area as a masterplan project. Network Rail has indicated that Paignton is one of their higher priorities in the South West. This complements the expression of interest submitted for Growth Deal 3 funding submitted to the Heart of the SW partnership in April. This has now been revised in light of the above and the ask is for approx £5.25 M to assist in the areas regeneration.

We have also been made aware of a Dept for Communities & Local Government station regeneration programme and a letter setting out desire to be included in that programme will be sent to Brandon Lewis MP, Minister of State in DCLG, next week. It is not clear yet what specific funding opportunities or benefits are attached to this programme as DCLG is in discussion with HM Treasury over funding.

As noted above we have engaged Montagu Evans to support the programme and they have appointed local architects to prepare detailed scheme proposals for the selected priority sites to assist the appraisal work and soft market testing. These will be presented to the Committee at the meeting.

Highways consultants are also working alongside the Council's parking review to understand the future capacity required for parking in Paignton and Torquay, to include:

- Level of parking required now and in the future i.e. a forecast year (2025) Reviewing whether the main car parks are in the optimum locations for the future parking levels
- Reviewing future parking capacity in relation to Park and Ride proposals presented in the Local Plan and how this will impact/relate to town centre parking numbers and location
- The highway consultants are reviewing, together with the Council's

	<p>highway team, the car parking capacity requirements for the priority sites to inform the scheme options evolution</p> <p>A soft target list has been prepared comprising a mix of housebuilders, regeneration developers, a registered provider and more specialist regional housebuilders. The soft market testing will commence in the summer once the priority scheme plans have been prepared.</p> <p>The masterplan programme is on programme was due to make recommendations on priority sites</p>
<p><b>3.</b></p>	<p><b>What options have been considered?</b></p> <p>Please refer to June 2015 Council report.</p>
<p><b>4.</b></p>	<p><b>How does this proposal support the ambitions, principles and delivery of the Corporate Plan 2015-19?</b></p> <p>By attracting inward investment, creating and safeguarding jobs and working in to improve the Council's financial position the proposal is consistent with the aspiration in the Corporate Plan to promote a Prosperous and Healthy Torbay.</p>