

Meeting: Council

Date: 27 October 2016

Wards Affected: All Wards

Report Title: Delivery of Town Centre Masterplans

Is the decision a key decision? No

When does the decision need to be implemented? as soon as possible

Executive Lead Contact Details: Mayor Oliver, Mayor and Executive Lead for Regeneration and Finance, mayor@torbay.gov.uk

Supporting Officer Contact Details: Anne-Marie Bond, Assistant Director Corporate and Business Services, (01803) 207160, anne-marie.bond@torbay.gov.uk

1. Proposal and Introduction

- 1.1 In June 2015 the Council approved the town centre Masterplan regeneration programme. Over the past year the Masterplan sites have been the subject to further testing to ensure that the objectives that the Council and Community have of stronger town centres which create additional investment opportunities, employment, additional footfall and vibrancy can be delivered. The Masterplan Programme Board, chaired by the Executive Lead for Business, recommends the inclusion of Brixham Town Centre car park into the Masterplan programme which would mean there are **eight priority sites** (five of which are Council owned) and which have the potential to deliver substantial mixed-use development. The sites in Torquay are; the Town Hall Car Park site, Lower Union Lane MSCP and the Terrace Car Park. In Paignton the sites are: Crossways, Victoria Centre, Paignton Station and Paignton Harbour. In Brixham the site is: Brixham Town Centre.
- 1.2 It is apparent from the soft market testing that the development community will be expecting the Council to take an important role in building confidence in the developer market place and showing investors its intent to get delivery underway. The requirement to build momentum will help demonstrate that the Council is committed to delivery and is investing in economic infrastructure.
- 1.3 The Masterplan Programme Board, will bring recommendations on the delivery strategy for the Masterplans to the December Council meeting. Ahead of that demonstrating the Council's clear desire to deliver, through the use of its legal powers, investing where required in site acquisition and town centre infrastructure and acting as a flexible and pro active promoter of the schemes is considered by the Programme Board to be desirable.

1.4 Therefore it is proposed to request officers to commence work on identifying sites and ownerships in the vicinity of the Masterplan sites and exploring the potential to acquire or compulsorily purchasing appropriate sites to ensure that site assembly is not an impediment to quick delivery of the Masterplan schemes. Acquisition would be sought so that the Council can have control over the future of the site and ensure that the benefits of suitable development opportunities are maximised.

2. Reason for Proposal

2.1 To ensure that the aspirations and objectives of the Masterplan programme can be delivered securing a range of benefits for the community.

3. Recommendation(s) / Proposed Decision

3.1 That Brixham Town Centre be included in the Masterplan programme.

3.2 That the Assistant Director Corporate and Business Services be requested to consider acquisition/Compulsory Purchase of appropriate sites in support of the objectives of the town centre Masterplan programme subject to satisfactory business case(s) being made.

Background Documents

Masterplans and Adoption Statements -

<http://www.torbay.gov.uk/council/policies/planning-policies/masterplans/>