

## Availability of the Local Plan

The Torbay Local Plan is accessible on the Torbay Council Website in interactive electronic form (available both as a link to the Government's Planning Portal web site (see below) and in PDF format) as well as in CD-ROM format. Paper copies can be referred to or purchased at Roebuck House (see below) and at each of the Council's Connections Offices and Libraries, price £50.00 (or £60.00 including postage and packing).

If in the meantime you wish to discuss any points raised, please get in touch with members of the Strategic Planning Group who will be pleased to help. We can be contacted in writing at the following address, or by phone, fax or email:

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Further information on the work carried out by the Strategic Planning Group is available via the web site [www.torbay.gov.uk/strategicplanning](http://www.torbay.gov.uk/strategicplanning)

The Planning Portal web site is [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

To request a copy of this leaflet in another format or language please contact the Strategic Planning Group on 01803 208804

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## ADOPTED TORBAY LOCAL PLAN 1995-2011



A new Local Plan for Torbay - what is it  
and how does it affect me?



Environment Services Directorate

## Why do we need local plans?

We are all affected by what is built around us. The planning system provides the main framework governing land use in Britain. It aims to ensure that the development we need is carried out with the least impact and that sensitive areas are protected or improved. By setting out in detail where development is proposed we can be more certain of what will be built in the future, and what planning applications are likely to be approved.

Councils like Torbay are required by law to produce development plans. At present, the development plan in Torbay consists of the Devon Structure Plan and the Torbay Local Plan. The Devon Structure Plan sets out key strategic policies as a framework for local planning. Torbay Council is involved in the preparation of the Structure Plan. The Local Plan sets out more detailed policies to guide development in Torbay and identifies site specific proposals for development. It also includes policies on waste and minerals.

The Torbay Local Plan 1995-2011 was adopted by the Council on 5th April 2004.

## Involving the community

Many local people have been involved in the preparation of the Local Plan, largely through several periods of public consultation. A Public Local Inquiry was held during 2001 - 2002 which resulted in modifications to the Plan, following recommendations made by the Inquiry Inspector.

The Adopted Torbay Local Plan provides a framework for the sustainable development of Torbay up to 2011. It aims to maintain a balance between the need to provide homes, jobs and community facilities and at the same time to protect the high quality of Torbay's environment which is so important to the overall attractiveness of the area.

## The link with the Community Plan

The Local Plan reflects the community's wider aspirations, which are now being highlighted in the Council's Community Plan. The themes in the Community Plan are; making Torbay a safer place; improving health and social care; improving access to good quality affordable homes; improving Torbay's economy; valuing our environment; placing learning at the heart of the community; developing Torbay's culture; and creating sustainable communities.

The Local Plan and Community Plan must relate closely to each other. The Adopted Torbay Local Plan (1995-2011) and the next local plan, which will be called a Local Development Framework, will provide the basis for implementation of those aspects of the Community Plan that involve the development and use of land.

## The new planning system

Everything is changing! The Planning and Compulsory Purchase Act 2004 aims to make planning more efficient, sustainable and responsive to the needs of the community. Local Plans and Structure Plans will be replaced by Local Development Frameworks and Regional Spatial Strategies. The new system will form the basis for the first review of the Adopted Torbay Local Plan. The process will involve a comprehensive programme of community involvement to ensure ownership of the new plan, which is to be prepared during the next three years. However, during this three year period the Local Plan will continue to be the main basis for planning decisions in Torbay.

## What's in the Local Plan?

The Adopted Torbay Local Plan (1995-2011) sets out policies and proposals on a wide range of issues:

- **Housing** - The Local Plan seeks to provide 6200 dwellings in Torbay between 1995-2011. This is about 17% less than the number of houses implied as being required by population alone, due to the need to respect the area's important environmental constraints. The Plan aims to provide about 65% of all new housing on brownfield land, in order to minimise the use of greenfield sites. The major areas proposed for new housing are Scotts Bridge/Barton in Torquay, Great Parks in Paignton and the former Dolphin Holiday Camp in Brixham. The Local Plan also sets out proposals to provide affordable housing.
- **Employment and the Local Economy** - The Local Plan aims to provide a framework for regeneration and business investment through identifying a range of sites for new employment, including business parks and improvements to the fishing port at Brixham.
- **Tourism** - The Local Plan supports tourism, including new facilities, and aims to provide a climate in which the tourist economy can adapt to current and future changes. Important waterfront and harbourside developments are proposed in Torquay and Brixham. The Local Plan sets out to protect 'shop window' holiday areas from potentially damaging development.
- **Shopping and Town Centres** - The Local Plan aims to protect and regenerate the town centres in order to retain their role as attractive places to shop, meet and do business, and to provide for a wide range of shopping needs.
- **Community, Education and Health Services** - The Plan includes policies to provide an appropriate range of such facilities which are necessary for the creation of sustainable communities.
- **Recreation and Leisure** - Amenity open space, new and improved recreation, leisure and cultural facilities are proposed and safeguarded.
- **Infrastructure** - The Plan aims to ensure that there is a satisfactory range of physical services to support the community. Policies address matters such as water supply, overhead high voltage cables and telecommunications.
- **Waste and Minerals** - The Local Authority is the Minerals and Waste Planning Authority and the Local Plan incorporates policies to deal with these in a sustainable manner.
- **Landscape and the Green Environment** - Torbay's natural coastal environment is unique. The Local Plan seeks to safeguard the area's unique landscape, which includes areas of national importance.
- **Nature Conservation** - The Local Plan sets out policies protecting Torbay's range of exceptionally rich wildlife habitats, including Sites of Scientific Interest and wildlife corridors.
- **Environmental Protection** - The Plan contains a number of policies to ensure that development is sustainable. These relate to issues such as pollution control, derelict land, flooding and coastal protection.
- **The Built Environment** - The Plan places a priority on protecting the built environment- within and outside of conservation areas- achieving urban renewal, greening urban areas and managing key areas of open space for recreation and conservation.
- **Transport and Accessibility** - The Plan aims to make walking, cycling and public transport more attractive and more competitive alternatives to reliance on the private motor car, whilst providing the highway infrastructure essential to Torbay's economic prosperity. The Local Plan complements more detailed transport proposals set out in the Council's Local Transport Plan.