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r MLPD 17015

20th April 2026

Brownfield Register – Kingsland Gateway, Torquay

Dear Sir/Madam,

McMurdo Land, Planning and Development (MLPD) have been instructed by ABS Inc. (Client) to submit a request for its land at Kingsland Gateway, Torquay (see Appendix 1) to be included within the Brownfield Register.

Brownfield Register

The Brownfield Register is a register of previously developed land considered appropriate for residential development, having regard to the Town and Country Planning (Brownfield Land Registers) Regulations 2017 (The Regulations).

Regulation 4 (1) of the Regulations confirms that to be included within the Brownfield Register, it must be at 0.25ha or capable of supporting at least 5 dwellings, be suitable and available for residential development and for residential development on the land to be achievable.

The Regulations define 'available' as the relevant owner having expressed an intention to sell or develop the land and at a date and 'achievable' as 'likely to take place within 15 years of the entry date. The Regulations define 'suitable' as including where the Local Planning Authority consider the land is appropriate for residential development having regard to any adverse impact on the natural environment, local built environment, local amenity and any relevant representations received.

This letter represents the owner's intention to develop the land for housing, reflecting its availability for development. The site is achievable within the next 15 years, and there is an intention to develop it quickly following all relevant permissions being achieved.

The issue of suitability is dealt with below.

The Site and its Surroundings

The site, outlined in red on the plan below, is brownfield land around 0.5ha and currently occupied as a builders yard. The site is made up of areas of hardstanding shipping containers and building/s. The Client also owns the area of woodland and grassland to the north east and south west of the site.



The site is located adjacent to Moles Lane and Marldon Road. It forms part of the Edginswell Future Growth Area allocation of the Torbay Local Plan 2013-33, which is also covered by the Torquay Gateway (Edginswell) Masterplan, adopted in 2015 (see Appendices 2 - 7).

The adjacent site at Kingsland (Site B) was subject to assessment as part of application reference P/2019/0710 and appeal reference APP/X1165/W/22/3291368. The appeal Inspector in this case identified it as an accessible site for housing development and in light of the lack of 5 year housing supply in Torbay attributed significant weight to this matter in the planning balance. It is reasonable to conclude that, in light of the continued housing crisis such matters would continue to hold significant, if not more, weight in the consideration of applications for housing development. Noting the proximity of the Client's land to Site B, it is reasonable to conclude that the Client's land would represent an accessible and so a sustainable site for housing development.

The Council's emerging policy strategy relies very heavily on the regeneration of brownfield sites and is strongly supportive of brownfield development as a means to meet housing need. The development of our Client's land would involve the redevelopment of brownfield land for housing purposes in an accessible location.

The redevelopment of this site for housing would make a contribution to housing supply in Torbay, where a 5 year housing land supply cannot be demonstrated.

To assist in demonstrating that the site is suitable for residential development, initial plans have been drawn up by the Client. These plans show a scheme of 14 dwellings (Appendices 8 - 11), making best use of the previously developed site, whilst providing opportunities for the enhancement of existing green infrastructure, and thus improving visual amenity and the biodiversity of the site.

We trust that the submitted documentation is sufficient to enable the LPA to favourably consider the inclusion of this site within the Brownfield Register, but should you require any further information, please do not hesitate to get in contact.

We look forward to hearing from you.

Yours Sincerely

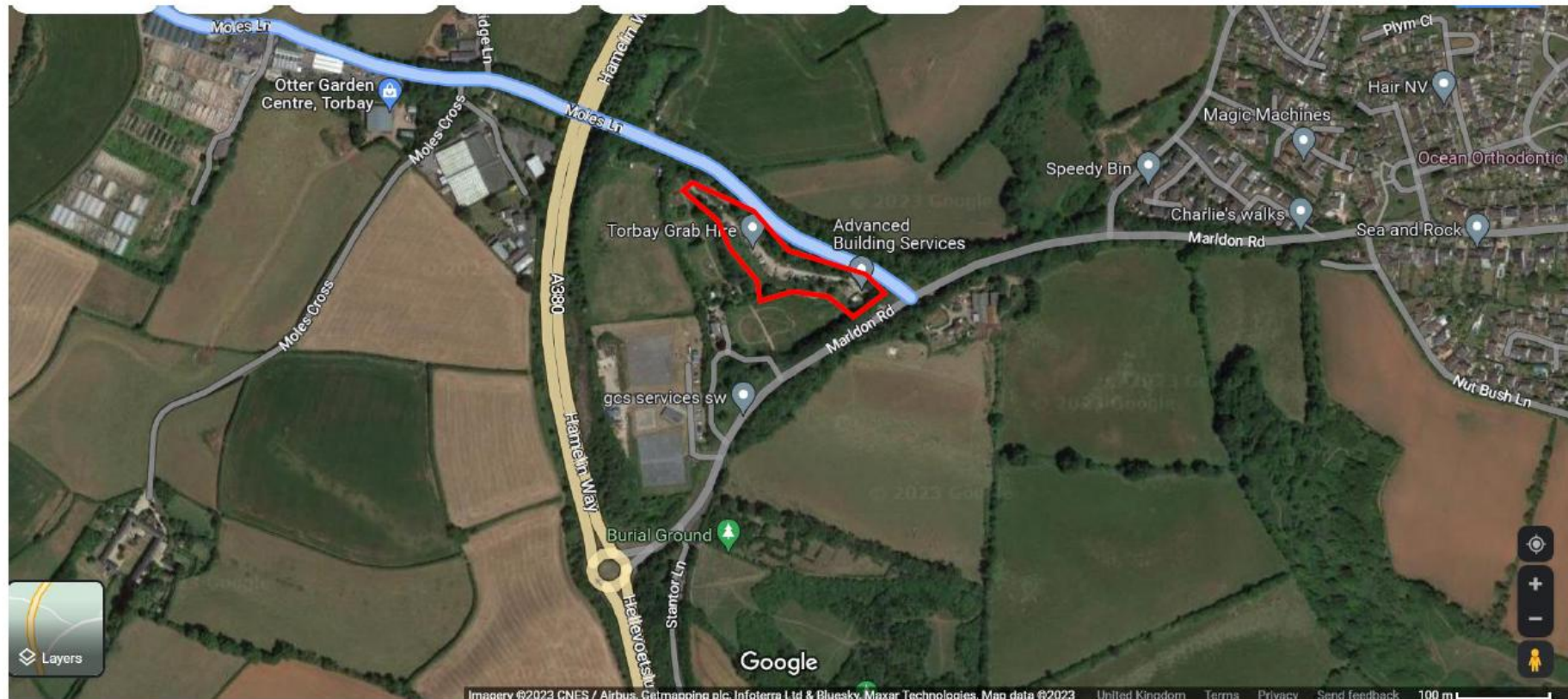
James

James McMurdo MRTPI MRICS

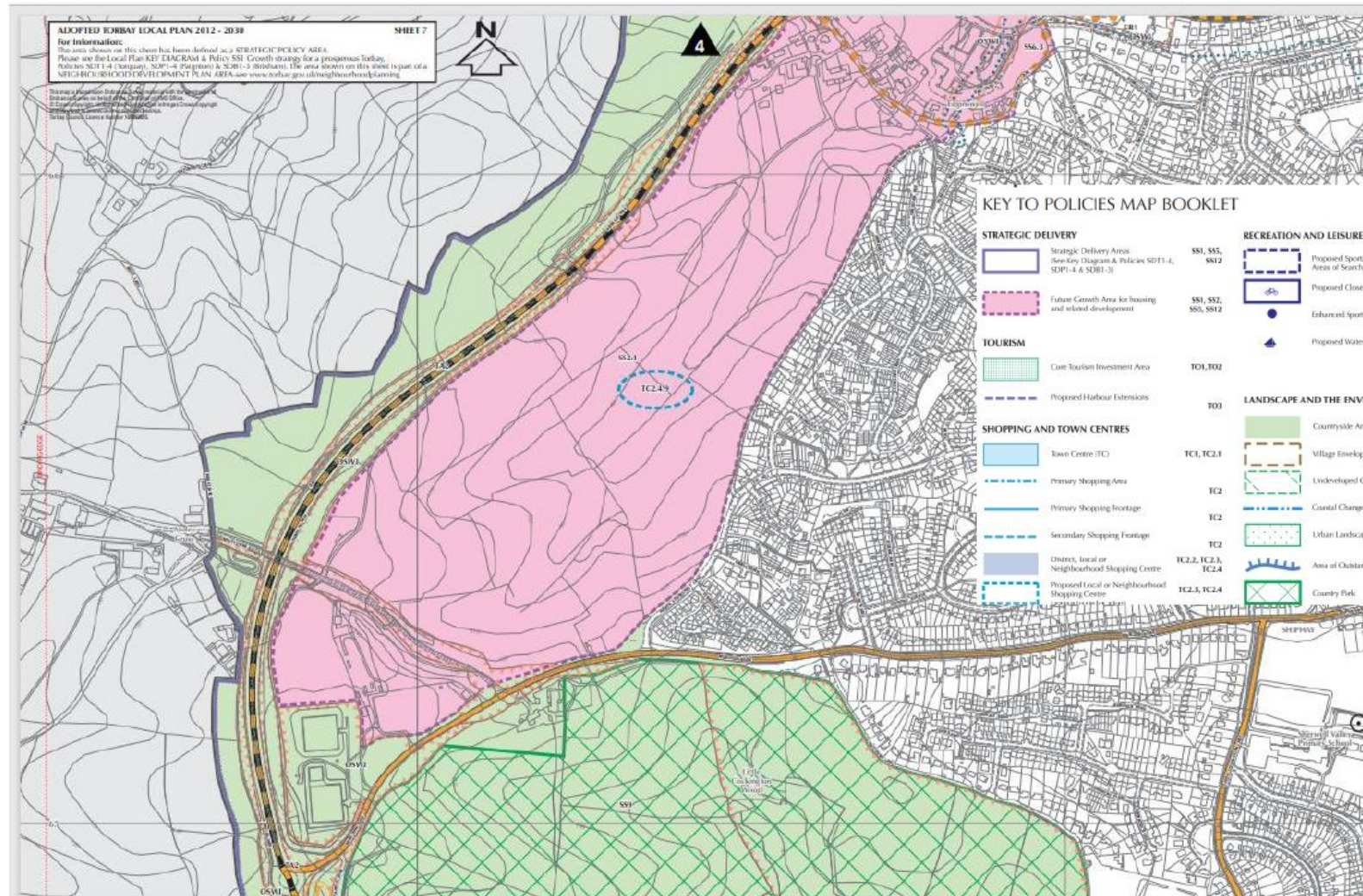
Director

For and on behalf of McMurdo LPD

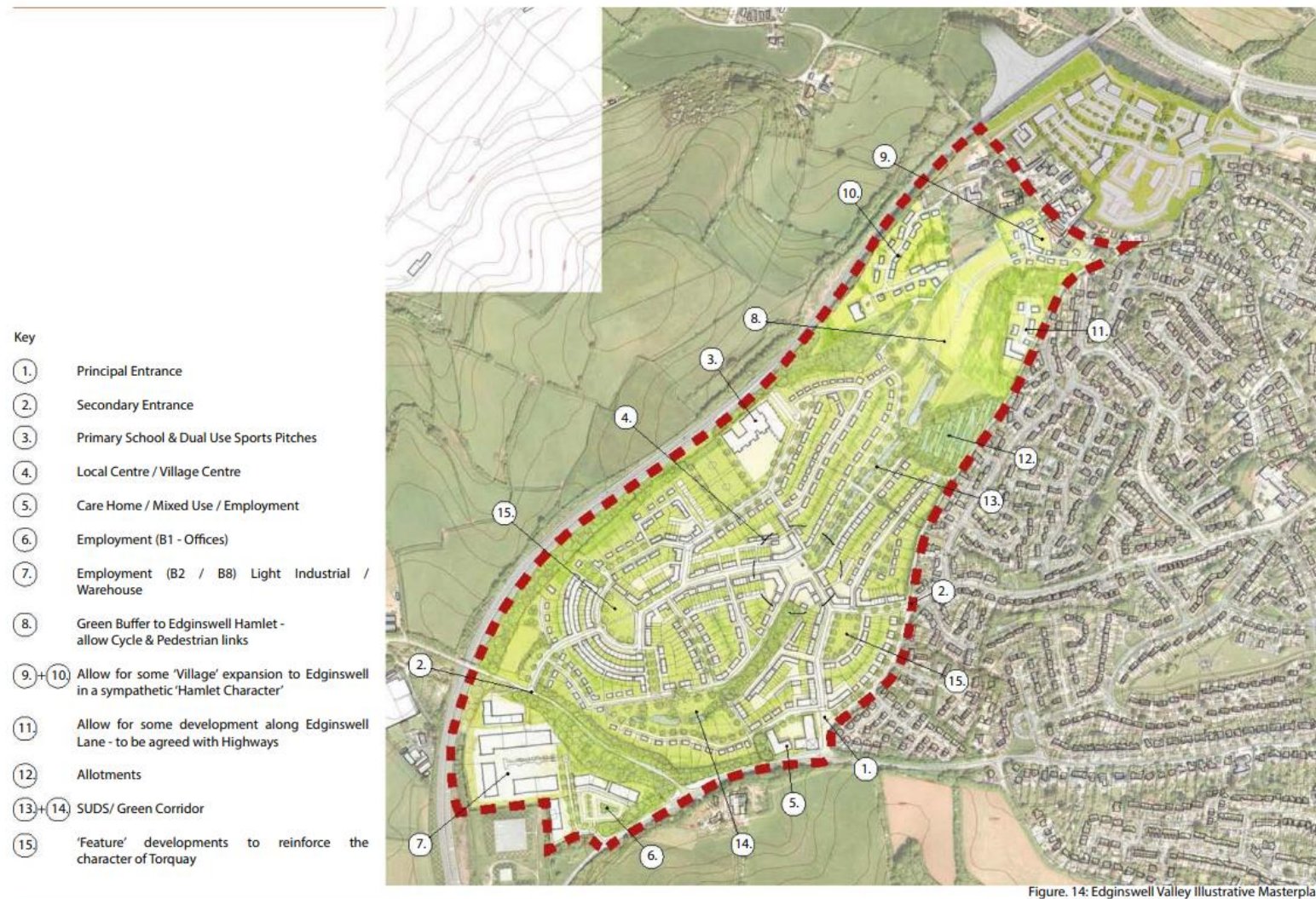
Appendix 1 Google Aerial Photograph



Appendix 2 Torbay Local Plan Policy Map



Appendix 4 Torquay Gateway Masterplan SPD Edginswell Valley Illustrative Masterplan



Appendix 5 Torquay Gateway Masterplan SPD Edginswell Valley Concept Plan

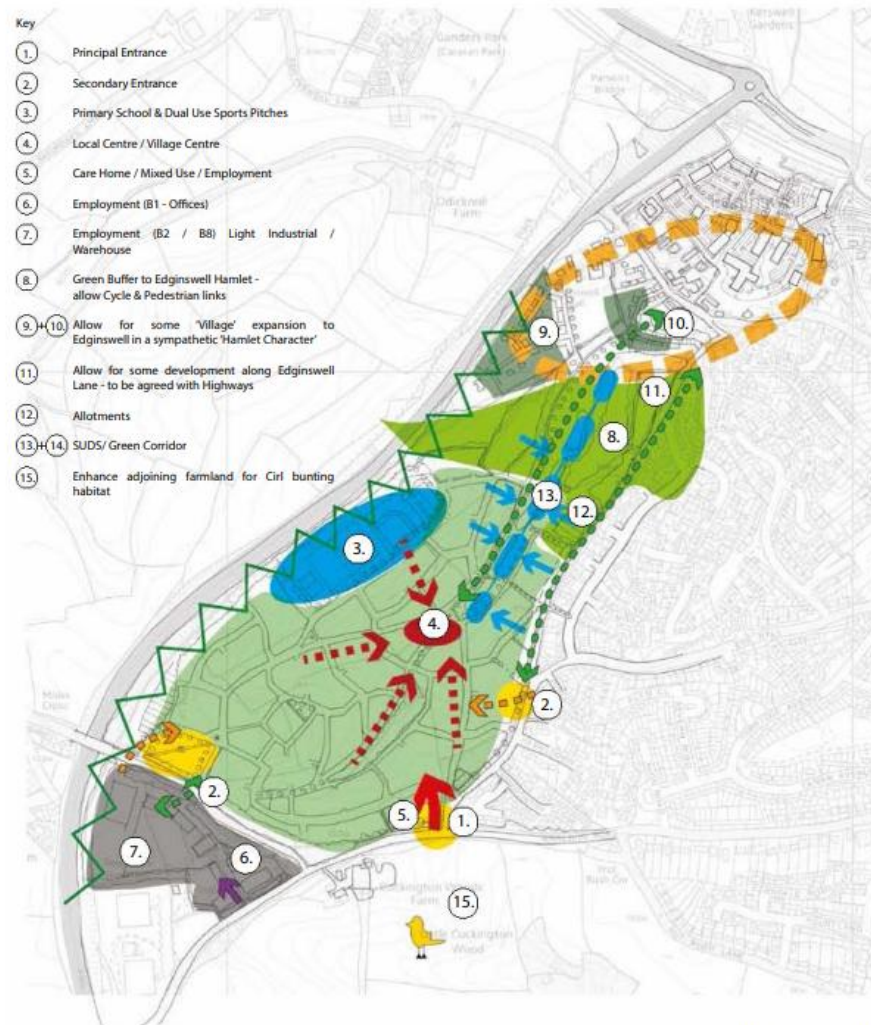


Figure. 13: Edginswell Valley concept plan

Appendix 6 Torquay Gateway Masterplan SPD Edginswell Valley Open Space Distribution

Figure 16: Edginswell Valley Open space distribution



Appendix 7 Torquay Gateway Masterplan SPD Edginswell Valley Land Use

Figure 18: Edginswell Valley Land Use



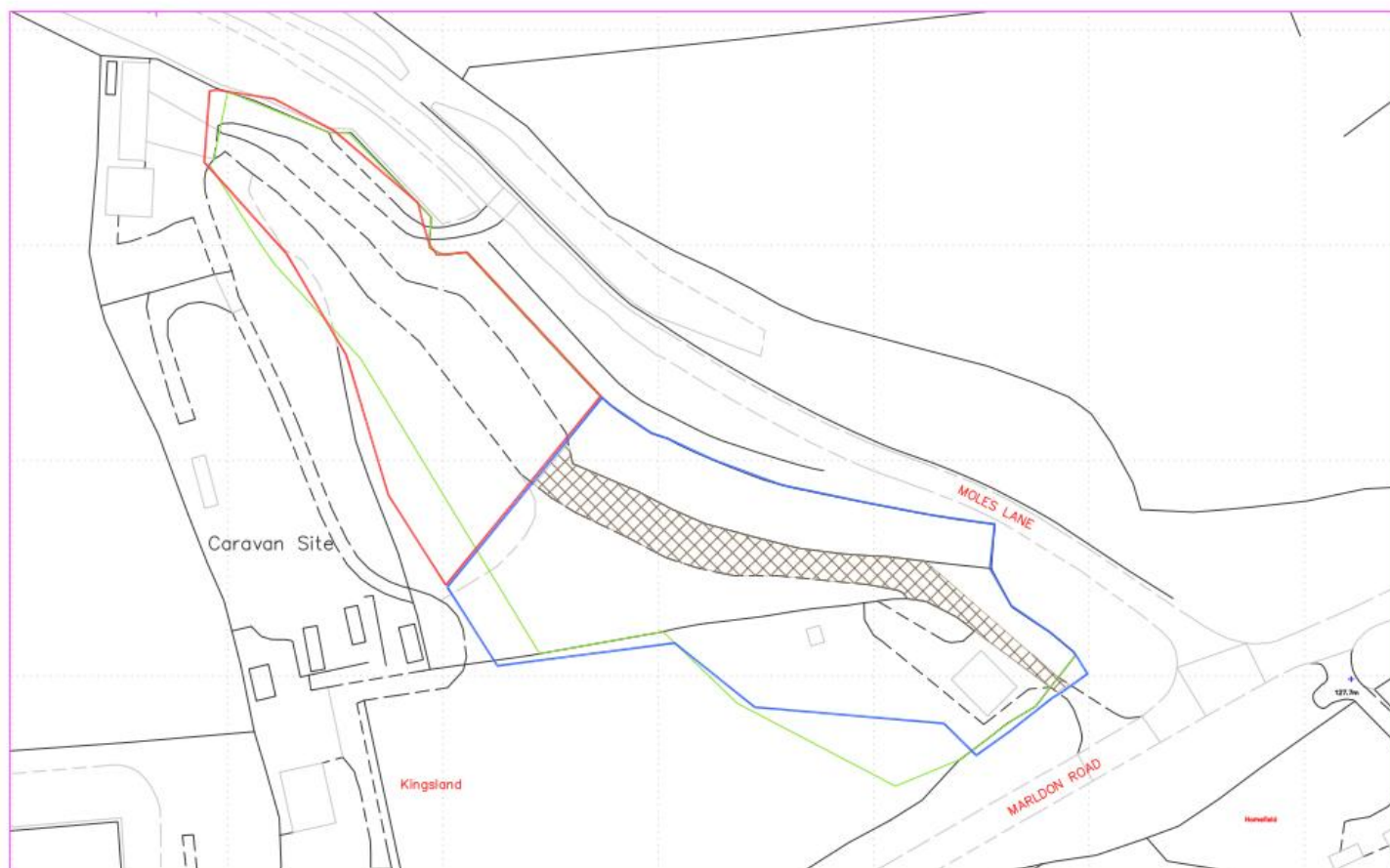
Land Uses

- The scheme needs to provide a mix of uses including employment (B1, B2 and potentially B8), small local retail, care home, primary school (2 form entry).
- The residential mix will include a small amount of apartments (1 & 2 bed), terraced 2 bed houses, terraced and semi 3 bed houses and detached 4+ bed houses.
- Densities will vary from very low (10 units/ha) to high density (70 units/ha) in the centres.

- Employment (4.36ha)
- Retail/ Community (0.09ha)
- School (Primary) (1.82ha)
- Residential (19.19ha)
30/ha = 575 units

Residential = at least 575 homes
Employment = at least 19,000 sqm of employment.

Appendix 8 Kingsland, Marldon Road Site A Plan



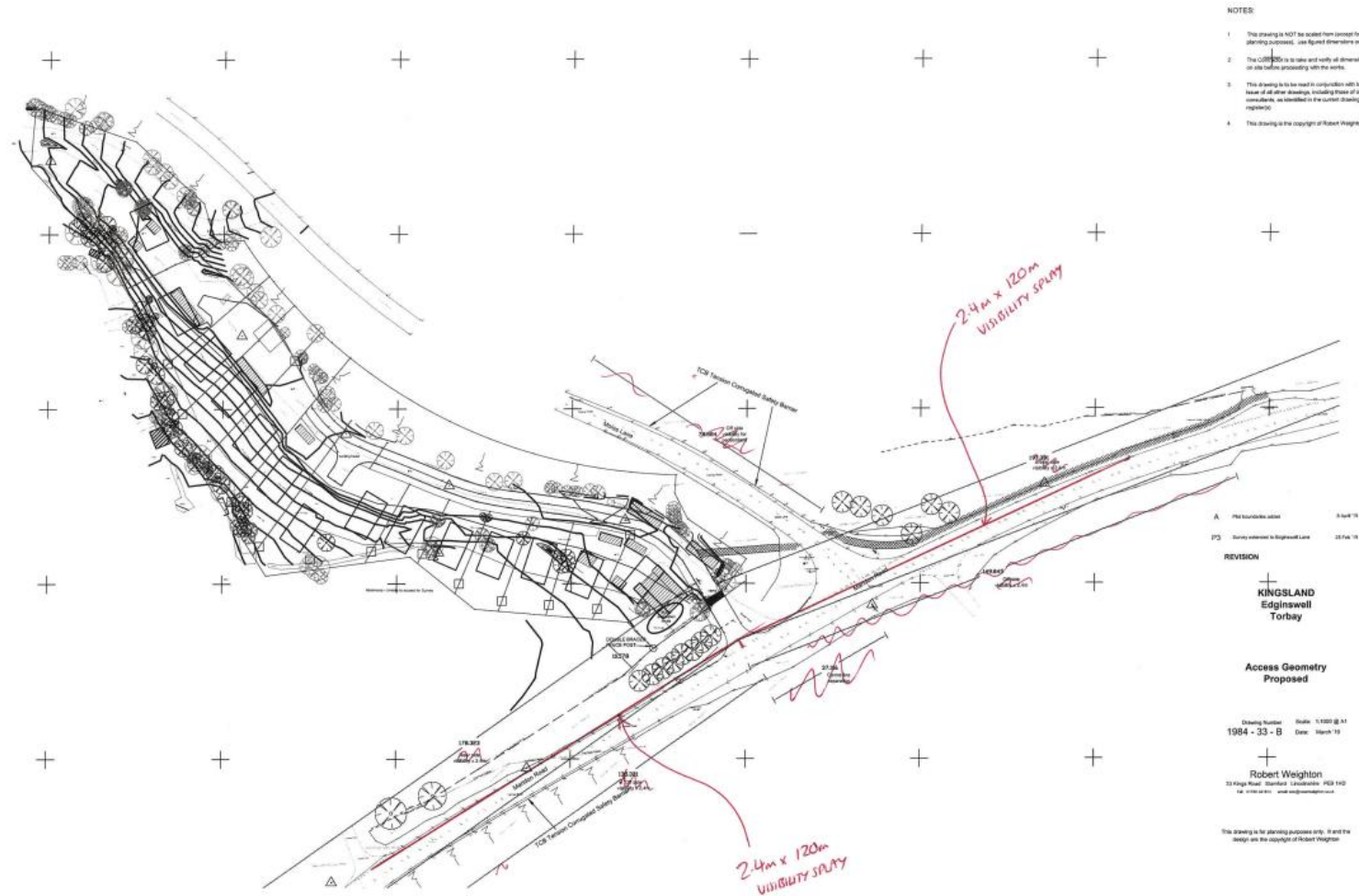
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Date: April 2020

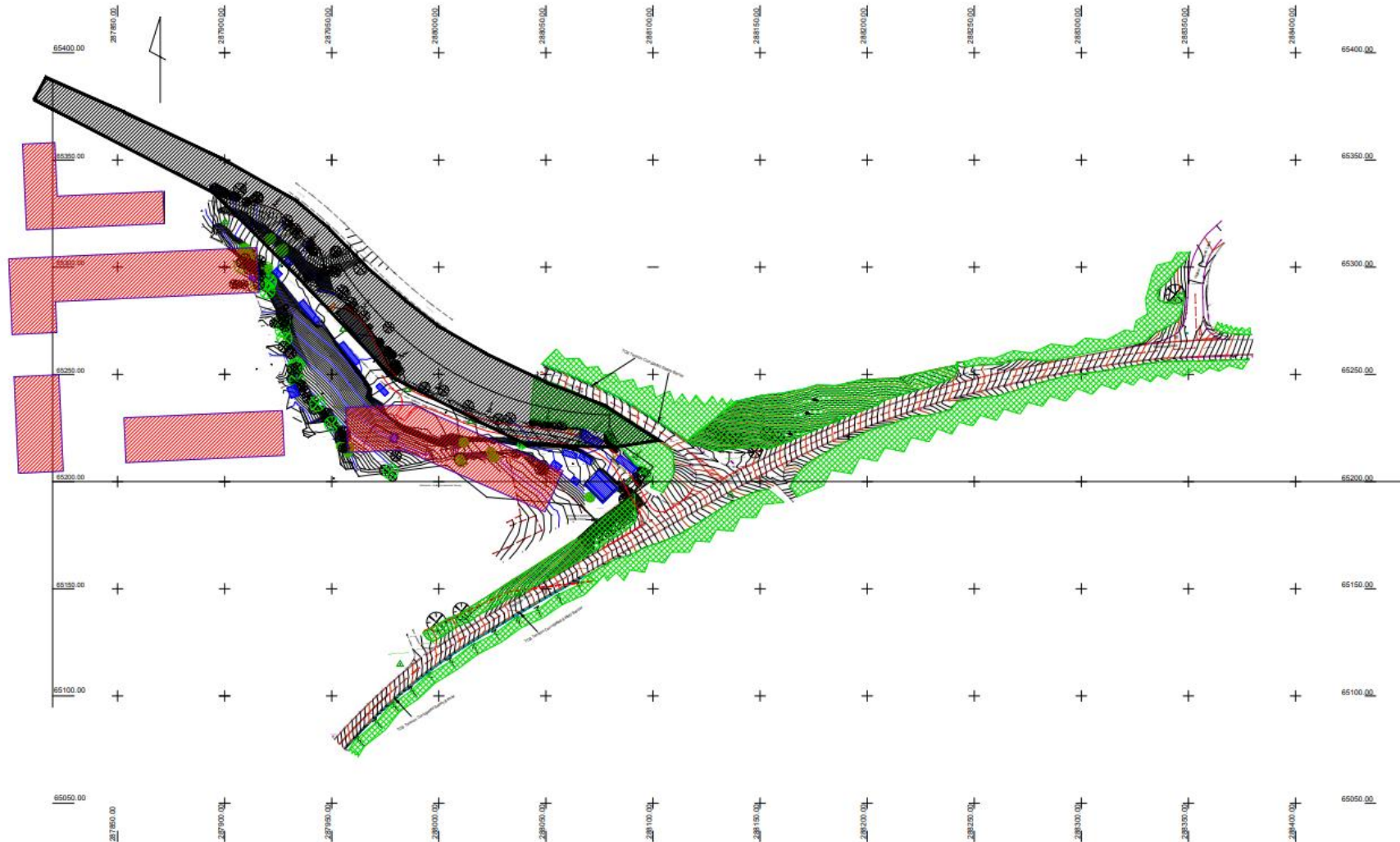
KINGSLAND
Marldon Road
Edginswell

SITE PLAN

Appendix 9 Draft Site A Layout



Appendix 10 Torbay Gateway Masterplan/Site A Plan overlay



Appendix 11 Site A Layout Plan with Access Improvements

