



Torbay Local Plan 2025-2045 Reg 18 Consultation

Torquay Neighbourhood Forum Response to Housing Sites

General comment: Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

Currently, no sustainable transport infrastructure is planned to support many development sites and so that must be caveated in the local plan. – This could be rectified by developing an Infrastructure Delivery Plan

Site Ref	Details	Number	Forum Response	
			Number	Comments
H1T.1	Castle Circus Area	50		
H1T.2	Union Street, Union Square, Lower Union Lane	200		
H1T.3	Temperance Street, and Market Street, Pimlico	150		
H1t.4	Abbey Road, Rock Road, Roebuck House	100		
H1T.5	Fleet Street, Torquay Harbour: Living Coasts, Strand, and Marina Car Park	100	<100	51 Consented P/2021/0120 at Imperial Hotel. Development on Marina Car Park not supported owing to proximity to Pavilion.
	TOTAL Town Centre	600		
H2T.1	Torquay Gateway, Edginswell, Torquay	350		See general comment
	TOTAL Future Growth Areas	350		
H3T.1	Maidencombe North of Sladnor park and around Jon Glanvill Autos	150	0	Not Sustainable Development Flood risk and no mains drainage Unsafe walking/cycling Landowners unwilling to sell/develop
H3T.2	Sladnor Park, Maidencombe	120	36	Not Sustainable Development Flood risk and no mains drainage Unsafe walking/cycling Reduced number on existing footprints acceptable
H3T.3	Brunel Manor, conversion of buildings and additional site to the north	45	45	Acceptable
H3T.4	Great Hill	130		Not Sustainable Development. Potential flood risk to Rocombe & Stokeinteignhead. Lack of infrastructure to support this number
H3T.5	Land at Kingskerswell Road and r/o Barton Hill Road	10		



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H3T.6	Holiday Parks, North of The Willows	250		
H3T.7	Land adjacent and south of Watcombe Hall	10	10	
H3T.8	Babbacombe Business Park, Babbacombe Rd, Torquay	12	10	
H3T.9	Land North of Bottompark Lane, Barton Hill Road.	20		
H3T.10	Former Tennis Courts, Palace Hotel	38	10	38 Consented P/2019/0716
H3T.11	Grand Hotel Garage Block	10	0	Eliminates parking and will add to road congestion. The entrance and exit to the garage are opposite the Hennapyn Road railway bridge and on a sharp bend. The road directly in front of the garage entrance can be obstructed by delivery vehicles and coaches unloading or loading hotel guests who have nowhere else to park due to cars parked along the road. This makes it an extremely dangerous route to navigate as it is a direct route when the seafront is closed.
H3T.12	Land adjacent to Broadley Drive, Livermead, Torquay	50	50	This currently farm land but is a natural infill with access immediately at the top of Broad Park Road.
H3T.13	Grounds of Rowcroft, Avenue Road	40		
H3T.14	Maycliffe Hotel, St Lukes Road South	10		
H3T.15	Meadfoot Beach Car Park	10	0	H3T.15 Meadfoot Beach car park is in the Lincombes CA. Major adverse visual impact as inline of sight of nearby Listed buildings on Hesketh Crescent. Development of this site will contravene CAA policies and will contradict Strategic Priority 4 Protect Torbay's Natural, Cultural and Built Heritage Also loss of trees and parking spaces, which are needed to support the beach in high season. See also comments on Policy ER7 (Coastal Change Management Areas) and L3 (Coastal landscape and



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				change management), as H3T.15 is within both these areas. These policies prohibit residential development in the ER7 areas and limit to exceptional cases in the L3 areas. Also, in view of the current storms and impact on Meadfoot Car park, this should be removed as a housing site
H3T.16	Site 1 Higher Cadewell Lane	18		
H3T.17	Site 2 Higher Cadewell Lane	12		
H3T.18	Hatchcombe Lane, Scotts Bridge/Barton	50		
H3T.19	Westhill Garage, Chatto Road	15	15	
H3T.20	Seabury Hotel, 11 Manor Road, Torquay	12	14	14 Consented P/2023/0721
H3T.21	Quintaville, Junction of Reddenhill Road	10	14	14 Consented P/2023/0327
H3T.22	Stoodley Knowle, Ansteys Cove Road, Torquay	80	90	90 Consented P/2024/0693
H3T.23	R/O Edinburgh Villas, McKay Avenue, Torre Marine (Specialist housing)	75		
H3T.24	Shelley Court Hotel, 29 Croft Road, Torquay	20		
H3T.25	Brampton Court Hotel, St Lukes, Road South	14		
H3T.26	Conway Court, Warren Road	14		
H3T.27	Shedden Hall Hotel Site, Shedden Hill	30		
H3T.28	Bancourt Hotel, Avenue Road	30		
H3T.29	Hollicombe (former gas works)	50	>185	This is a brown field site. Planning approval was granted 11th October 2012 for 185 residential dwellings. There could be space for more especially if apartment blocks are built
H3T.30	Coppice Hotel	20	20	Acceptable. Building is currently an eyesore with ASB
H3T.31	Hotel Virginia, Falkland Road	15		
H3T.32	Chelston Telephone Exchange Goshen Road	20	20	Brownfield site,suipported
H3T.33	Menzies House Parkfield Road	10		



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	TOTAL other allocated sites	1395		