

Representations to Torbay Local Plan 2025-45

Kingsland Gateway, Torquay

ABS Inc Ltd

January 2026

McMurdo Land Planning and Development Ltd
a The Basement Office, 4 Baring Crescent, Exeter, EX1 1TL



Contents

1. Representations
2. Appendices
 - Appendix 1 Google Aerial Photograph (Site A edged in red)
 - Appendix 2 Kingsland, Marldon Road Site A Plan
 - Appendix 3 Draft Site A Layout
 - Appendix 4 Torbay Gateway Masterplan/Site A Plan overlay
 - Appendix 5 Site A Layout Plan with Access Improvements
 - Appendix 6 Torbay Local Plan Policy Map
 - Appendix 7 Torbay Local Plan Update Reg 18 Allocation Map
 - Appendix 8 Torquay Neighbourhood Plan – Adopted Policy Map Sheet 4
 - Appendix 9 Torquay Gateway Masterplan SPD Edginswell Valley Illustrative Masterplan
 - Appendix 10 Torquay Gateway Masterplan SPD Edginswell Valley Concept Plan
 - Appendix 11 Torquay Gateway Masterplan SPD Edginswell Valley Open Space Distribution
 - Appendix 12 Torquay Gateway Masterplan SPD Edginswell Valley Land Use

1. Representations

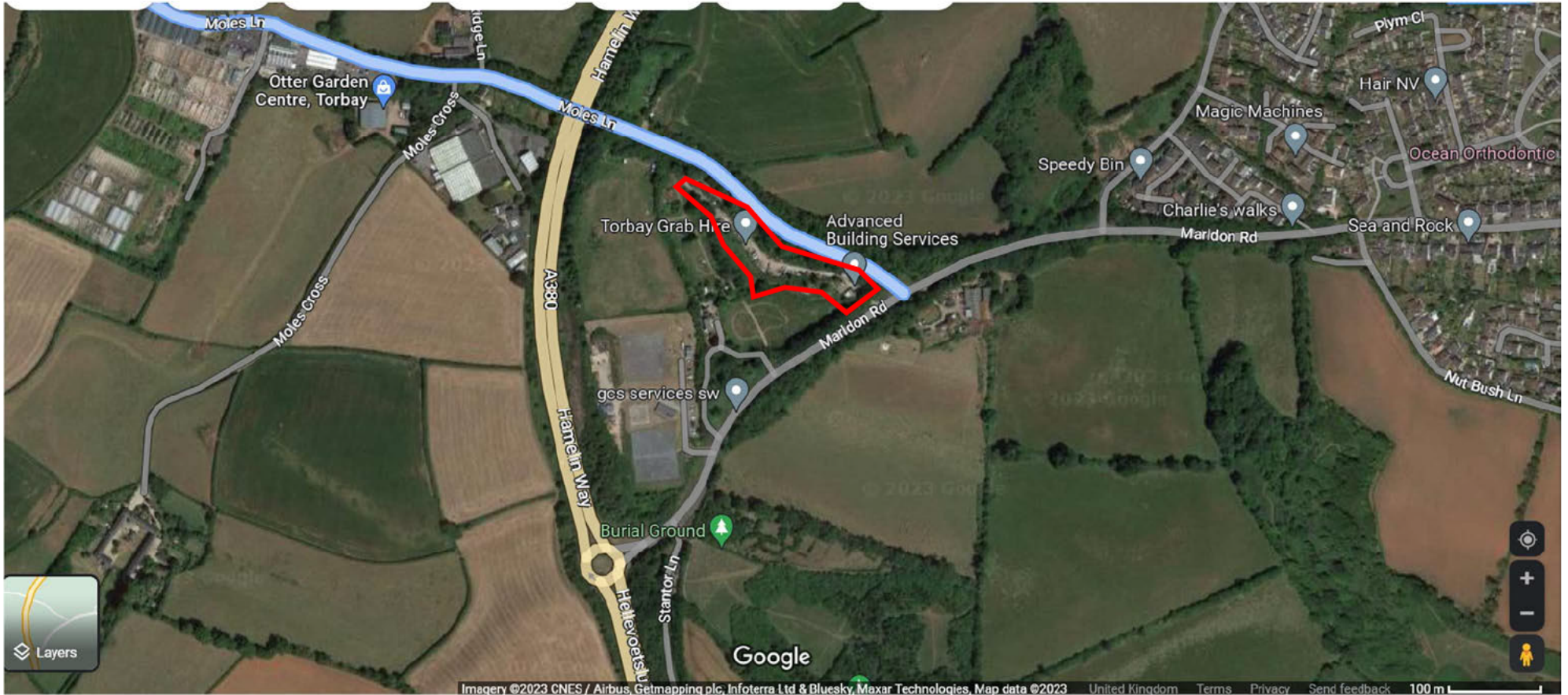
1. We make representations to the Torbay Local Plan 2025-2045 on behalf of ABS Inc Ltd on land of approximately 1ha, located adjacent to Moles Lane and Marldon Road in the Edginswell Future Growth Area (an allocation in the Torbay Local Plan 2013-33), as shown in the Torquay Gateway (Edginswell) Masterplan (adopted 2015), as referenced in emerging policies SDT2 and E1, and as show on the emerging Policies Map accompanying the emerging Local Plan's text.
2. The site is, in part, brownfield land (and should be on the Council's Brownfield Land Register) with areas of hardstanding, shipping containers and at least one building. To the north east is an area of woodland and areas of grassland form the remainder of the site. The site is currently occupied as a builder's yard. It is proposed to develop the land for housing, but the emerging policy identifies it for employment uses.
3. Though an appeal (PINS ref 3291386) was dismissed for housing on the adjacent site, mainly for reasons to do with flood risk (not applicable to this site), the Inspector determined that the site was locationally sustainable and suitable for housing.
4. Torbay does not have a 5 year housing land supply, has not had for some time and, its emerging Plan states that it cannot possibly meet its assessed housing needs without reliance on land in other Council areas .
5. This site would contribute towards reducing this identified shortfall in housing supply. Not only that, it is in part brownfield land, and its development for housing (including self-build housing) would comply with other emerging policies which assert that the Council wants to focus the delivery of housing on brownfield land "at every opportunity".
6. Backed by highways consultancy (Bellamy), ecological survey work (EPS), a landscape and visual impact assessment (Redbay), and flood risk and drainage work (GWD), the plans attached as appendices show a readily accessible, well designed, housing layout on brownfield land, in a sustainable location for housing (i.e close to social and community and green infrastructure; see PINS ref 3291386). ¹
7. Respectfully, our client asks you to put their land onto Part A of the Council's brownfield land register and allocate it as a small housing site (including for self-build housing) in the emerging Plan, all to help meet the Council's identified housing shortfall without reliance on land in other Council areas.

¹ The Highways work shows vehicular and pedestrian connections.
The Ecology work shows that there would be no ecological impacts.
The LVIA shows that housing could be built without landscape impacts;
The FRAD shows that the development could proceed without FRAD issues;
And there would be negligible impacts on the Council's employment strategy.

8. Our client thanks you for the opportunity to comment on the Plan and trusts their comments will be considered.

2. Appendices

Appendix 1 Google Aerial Photograph (Site A edged in red)



Appendix 2 Kingsland, Marldon Road Site A Plan



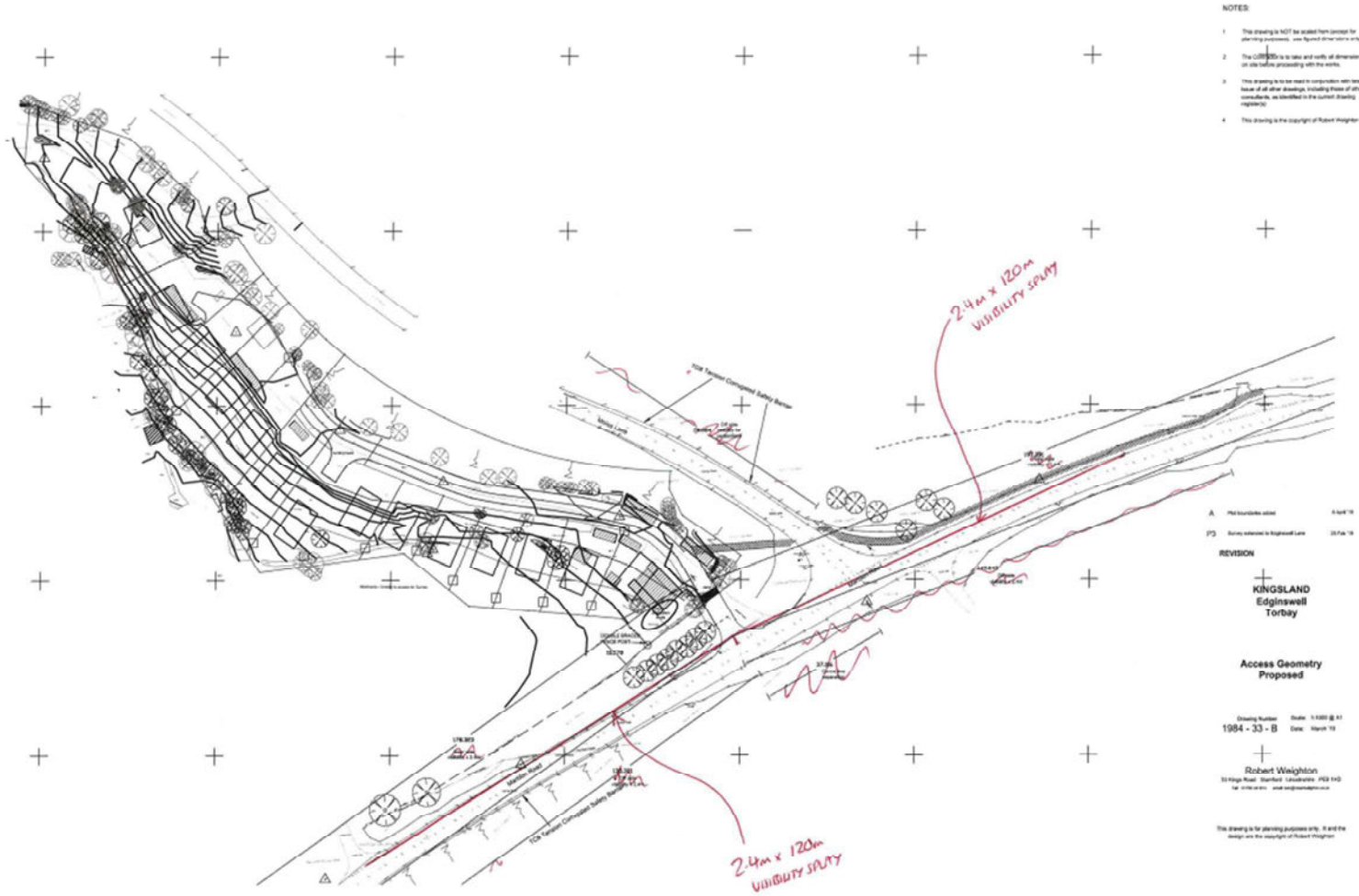
Scale: 1:1250 @ A4

Date: April 2020

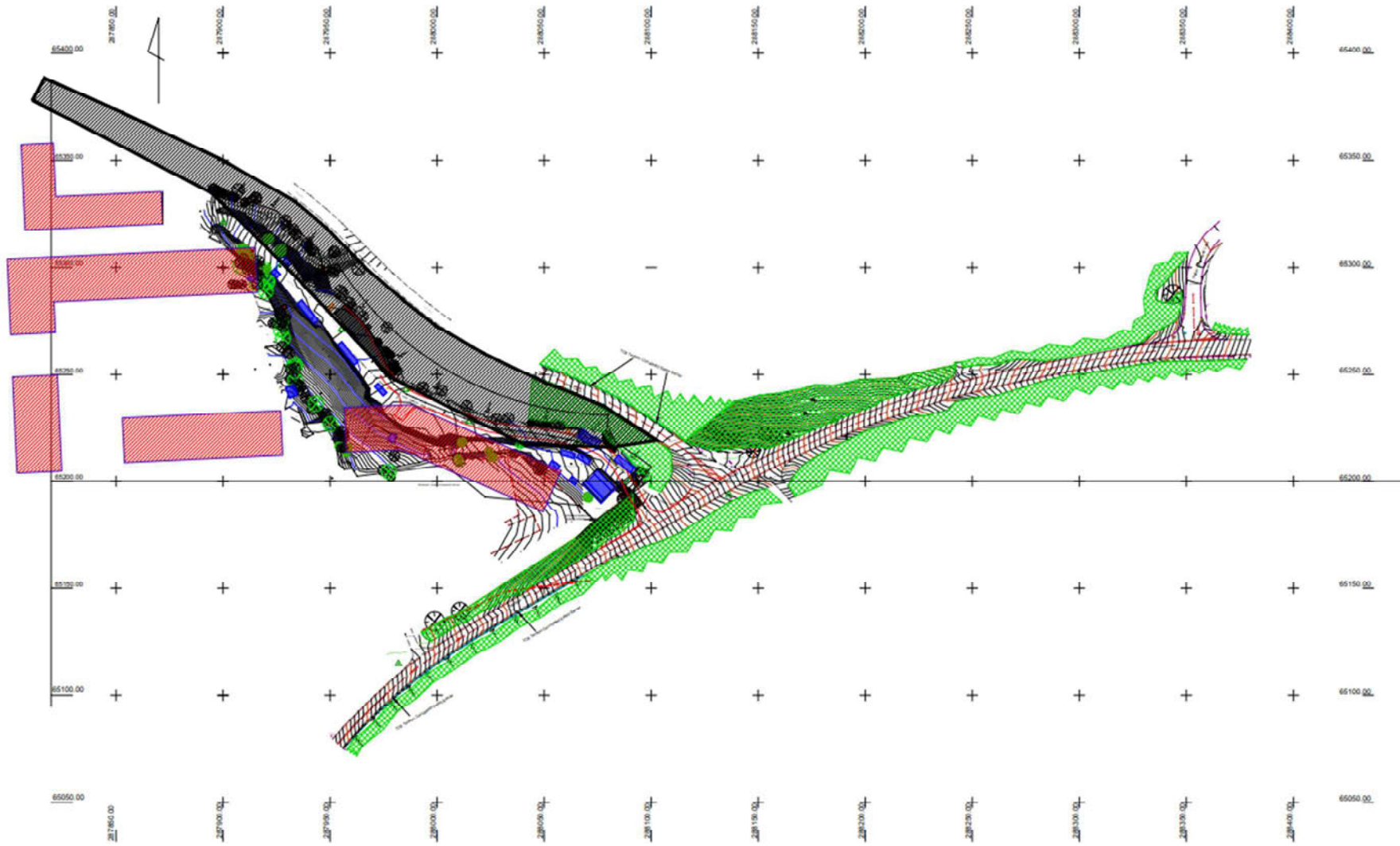
KINGSLAND
Marldon Road
Edginswell

SITE PLAN

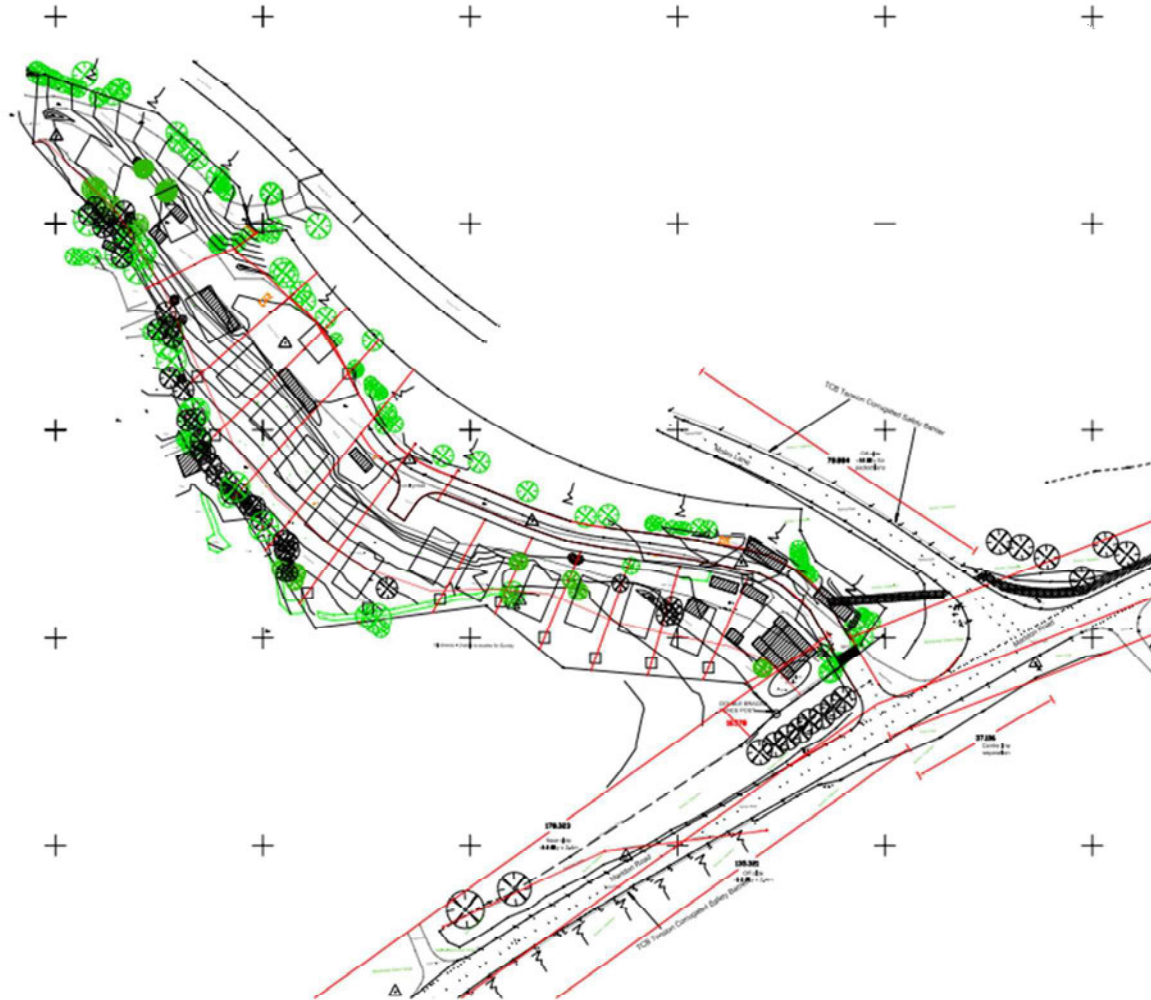
Appendix 3 Draft Site A Layout



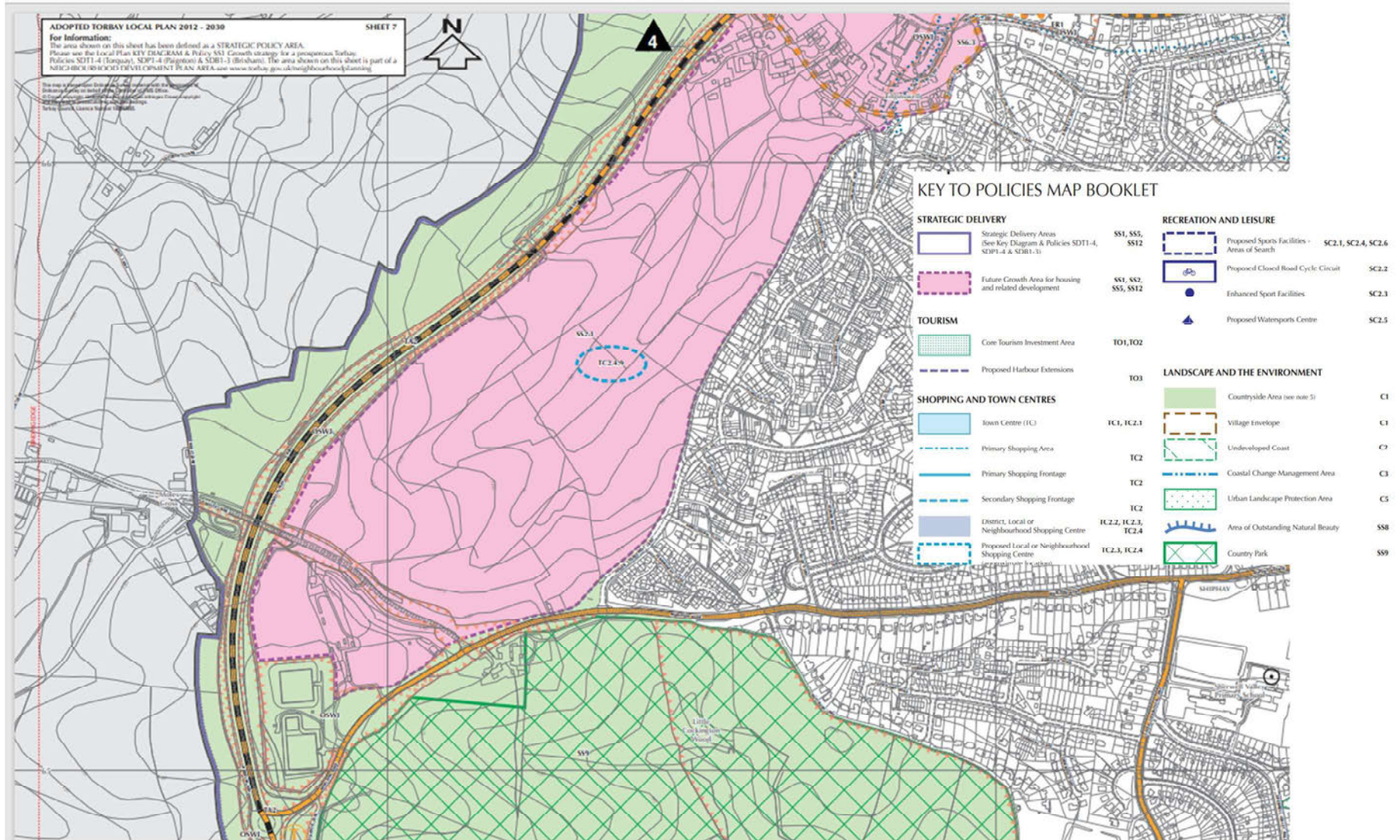
Appendix 4 Torbay Gateway Masterplan/Site A Plan overlay



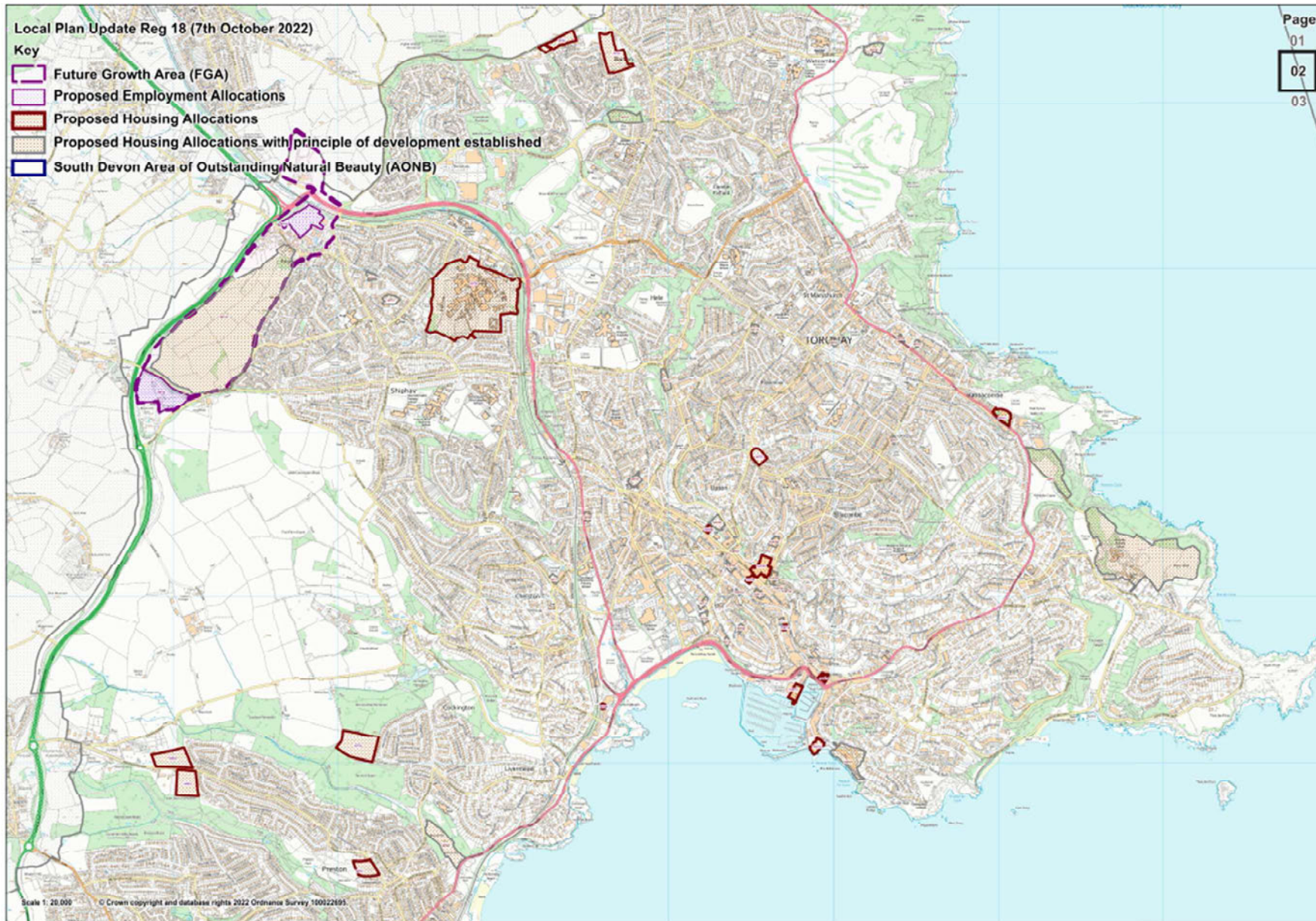
Appendix 5 Site A Layout Plan with Access Improvements



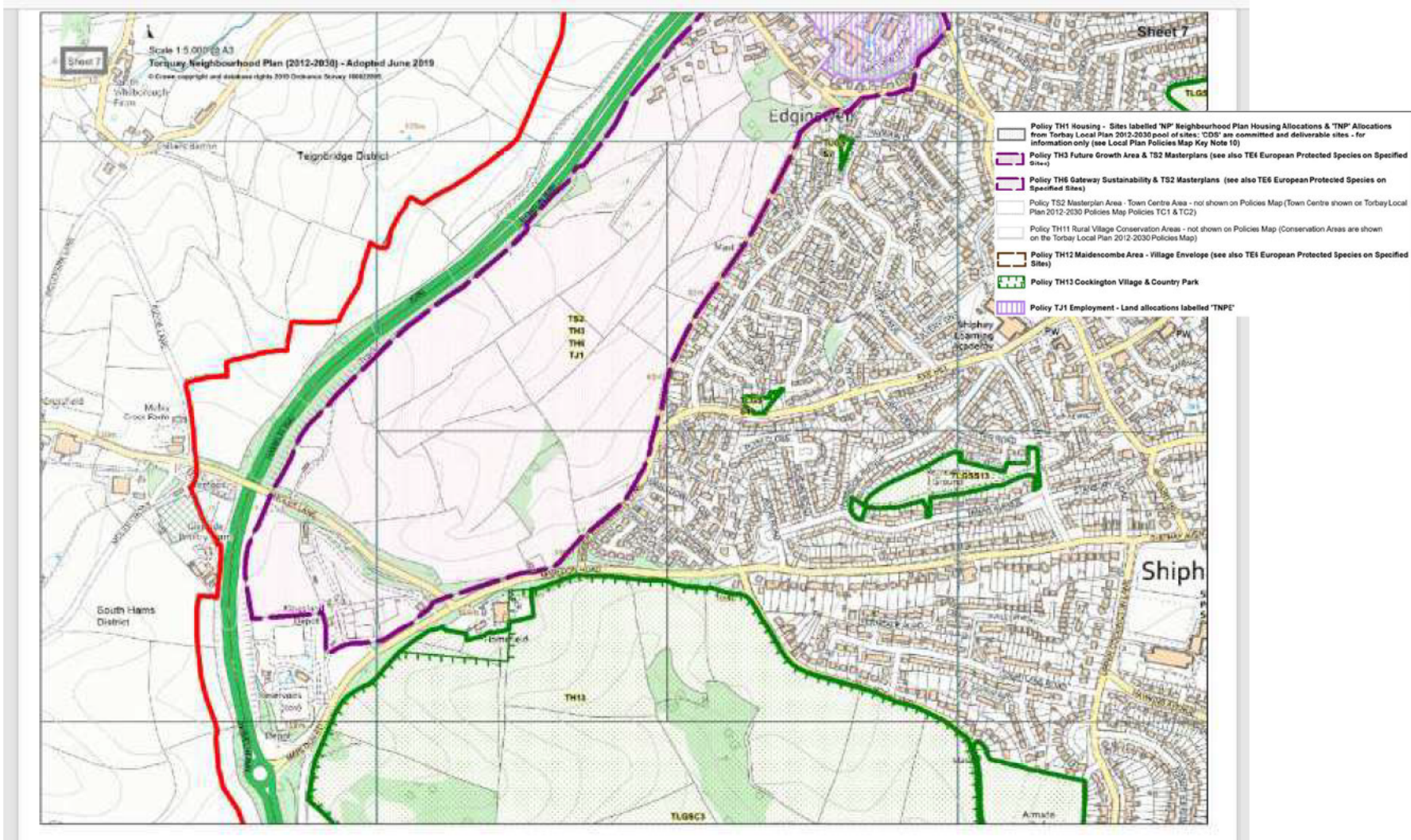
Appendix 6 Torbay Local Plan Policy Map



Appendix 7 Torbay Local Plan Update Reg 18 Allocation Map



Appendix 8 Torquay Neighbourhood Plan – Adopted Policy Map Sheet 4



Appendix 9 Torquay Gateway Masterplan SPD Edginswell Valley Illustrative Masterplan

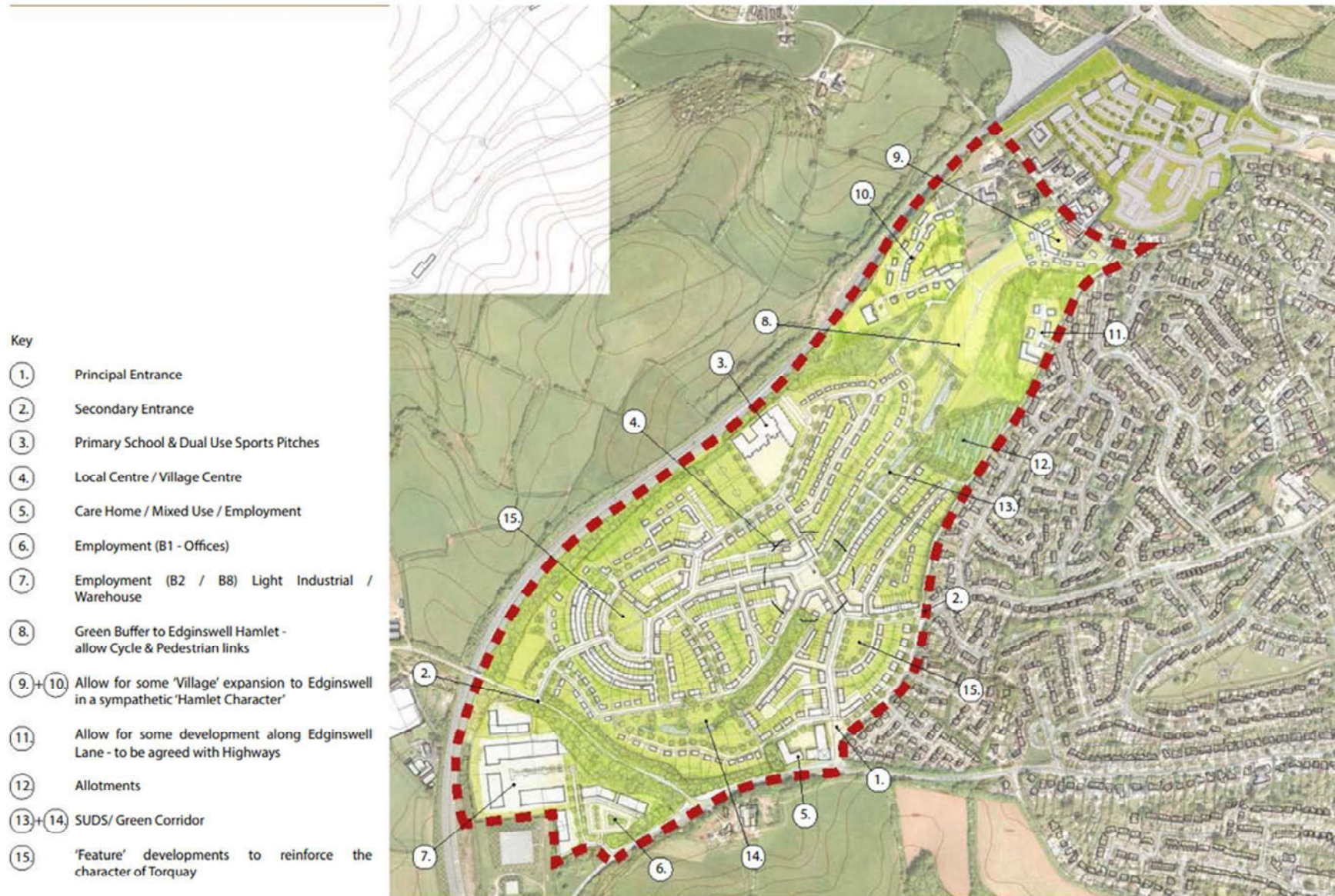


Figure 14: Edginswell Valley Illustrative Masterplan

Appendix 10 Torquay Gateway Masterplan SPD Edginswell Valley Concept Plan

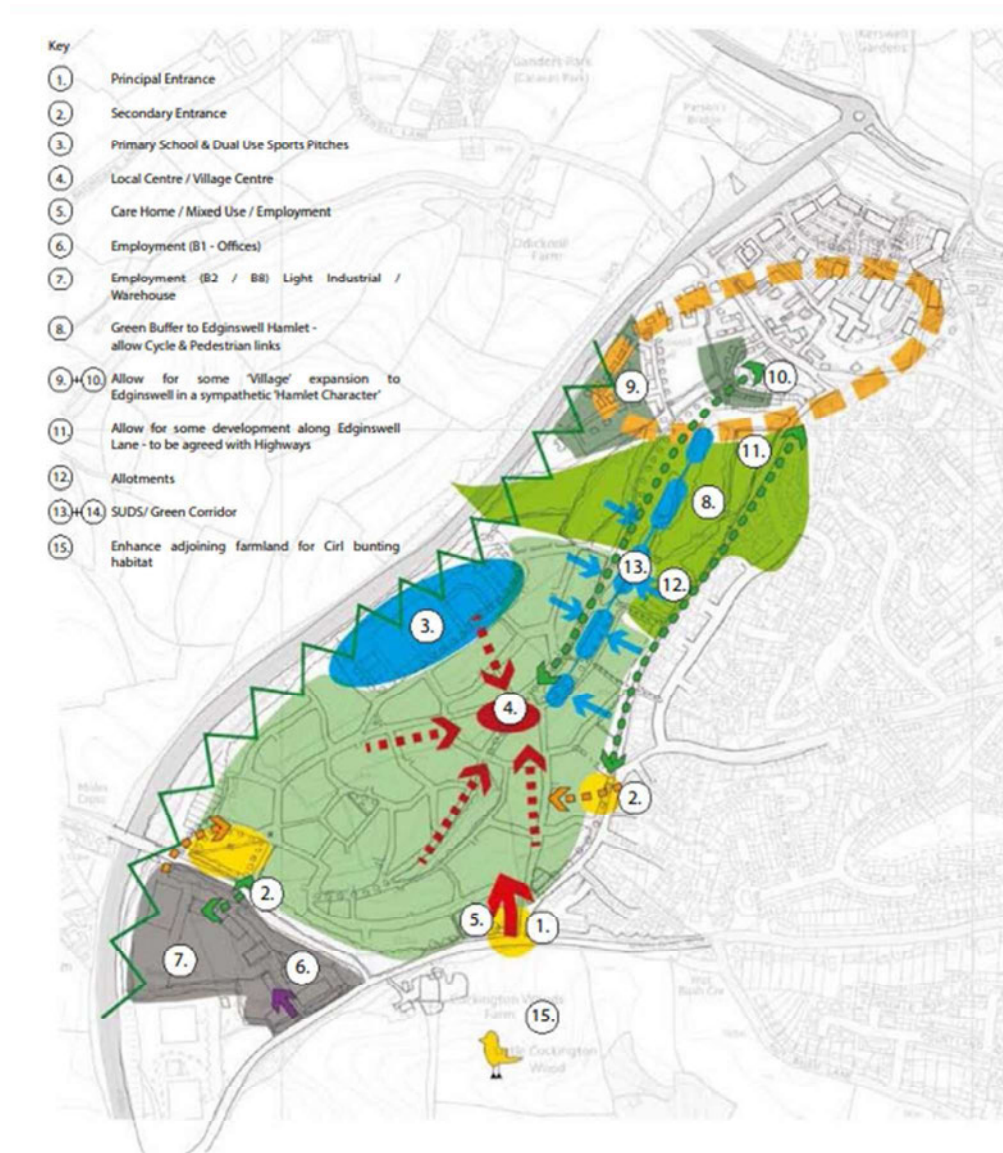
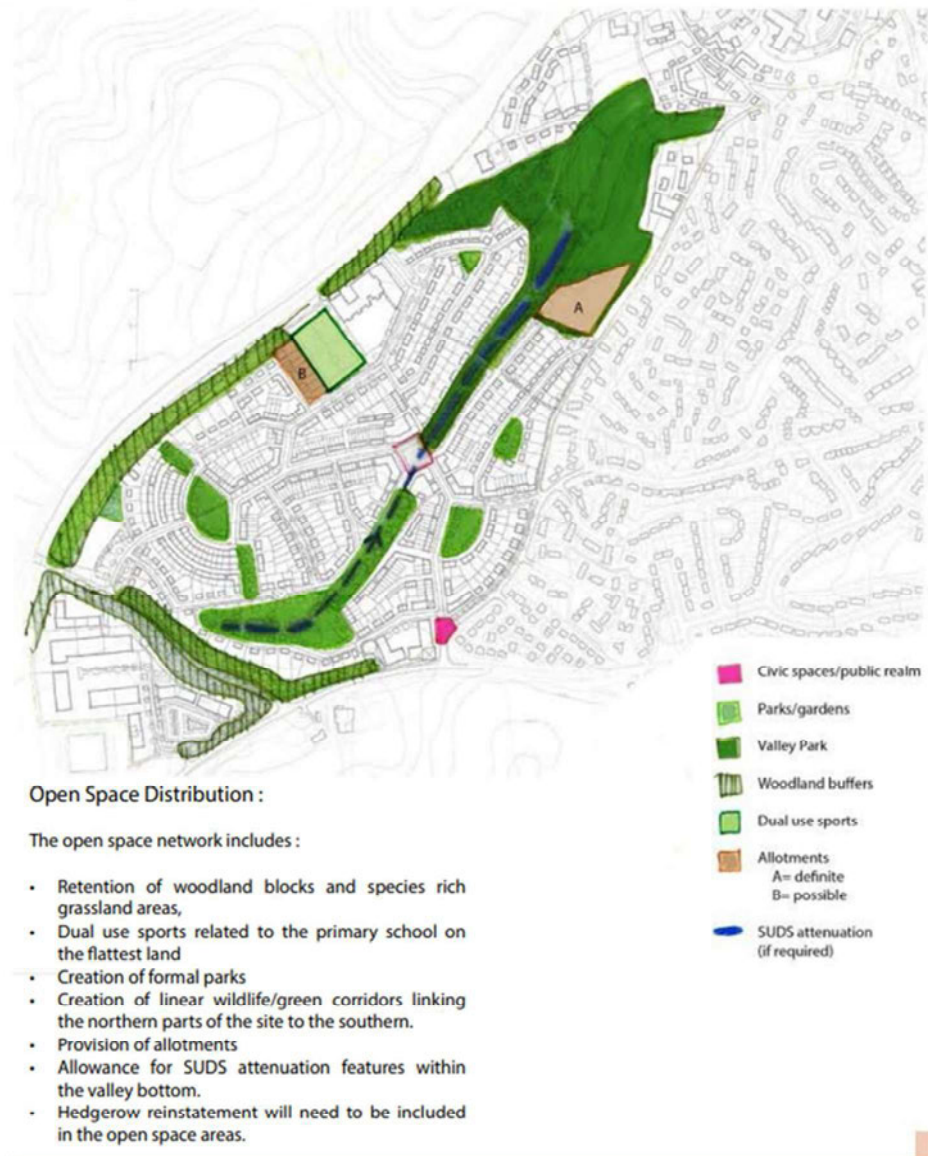


Figure. 13: Edginswell Valley concept plan

Appendix 11 Torquay Gateway Masterplan SPD Edginswell Valley Open Space Distribution

Figure. 16: Edginswell Valley Open space distribution



Appendix 12 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.

McMurdo Land Planning and Development Ltd

a The Basement Office, 4 Baring Crescent, Exeter, EX1 1TL



James McMurdo MRTPI MRICS
Director
Land Planning & Development
Exeter