

2nd February 2026

Delivery via email

Torbay Planning Office
Town Hall,
Castle Circus,
Torquay,
TQ1 3DR

Our ref: 04907

Dear Mr Pickhaver,

TORBAY LOCAL PLAN 2025-2045 - REGULATION 18 LOCAL PLAN CONSULTATION: TORBAY REGENERATION PARTNERSHIP

Introduction

This letter has been prepared by Turley on behalf of the Torbay Regeneration Partnership which comprises Torbay Council, Willmott Dixon Construction Ltd and Milligan. This letter provides the context to, and an overview, of representations submitted on behalf of the Partnership to the Torbay Local Plan 2025-2045 Regulation 18 Consultation.

Torbay Regeneration Partnership

In 2023, a new public and private sector partnership was set up between Torbay Council and Willmott Dixon and Milligan to accelerate economic growth and regeneration in Torbay. Drawing on the knowledge and expertise of Willmott Dixon and Milligan, the partnership is driving forward ambitious plans for key sites in the region. Through accelerating regeneration of these key sites in the short term, the proposals will improve housing delivery, local infrastructure, and public amenity and in the medium to long term, will act as catalysts for wider investment in the area, improving quality of life.

Support for Local Plan Update

This innovative and forward-thinking Partnership is an important milestone in the delivery of the Council's growth and regeneration programme, with a number of sites already being significantly progressed including Union Square, Crossways and The Strand as well as Visions for Torbay as a whole, Torquay, Paignton and Brixham town centres. We welcome the recognition with the draft Local Plan of the regenerative potential of a number of the TRP sites and the overarching support for regeneration across Torbay.

The Partnership supports the Plan's goals for growth and strong promotion of regeneration and modernisation of the built-up area **with a focus on maximising the potential of brownfield land**. The robust presumption in favour of urban regeneration aligns with the partnership's objectives. The Partnership is keen to work with the local planning authority and key stakeholders to see deliver on appropriate sites early in the plan period, **helping to address the acute need for housing through deliverable proposals on available sites**. The emphasis on place-making through improved connectivity, renewal of town centres and investment in the public realm, including

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

waterfronts, residential areas, places of work and town centres is a welcomed priority. We support the reference in the draft Plan to the ‘visions’ for each town centre, which **have been driven by the TRP** in collaboration with **Torbay Council**. To realise these visions, it is important for the Local Plan policies to align.

To ensure the TRP can deliver on its objectives, we have reviewed the draft Local Plan both in respect of the Partnership’s sites but general development plan policies to ensure the next Local Plan is well aligned and maximises the opportunities presented by these sites. It is recognised that the sites are in different stages of design and development with some having achieved resolution to grant planning, others at the pre-application and some still in a design and feasibility phase, and our representations reflect this. Across the three main towns, representations are submitted in respect of the following sites:

Torquay

- Union Square
- The Strand
- Lower Union Lane
- Fleet Walk Shopping Centre
- Torre Marine

Paignton

- Crossways
- Victoria Centre
- Paignton Station Masterplan
- Paignton Hospital
- Kings Ash House

Brixham

- Oxen Cove Car Park / Harbour
- Central Street Car Park, Brixham
- Brixham Hospital

TRP are keen to continue working in collaboration with Torbay Council’s Planning Officers and support the preparation of the new Local Plan. Please let us know if you would like to discuss any of the above sites or the content of our representations. We would like to be kept informed of the progress of the Local Plan.

Yours sincerely

Cat White and Phil Jones

Director, Planning; and Director, Head of Planning South West

████████████████████

████████████████████