

Climate Change, Environment and Transport

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VIA EMAIL ONLY TO
[REDACTED]

2nd February 2026

Dear Sir/Madam,

RE: Torbay Local Plan – Regulation 18 Draft Plan Consultation January 2026

Thank you for the opportunity to comment on the Torbay Local Plan – Regulation 18 Draft Plan Consultation January 2026.

The County Council's principal interests relate to potential strategic cross boundary implications as neighbouring authorities. Therefore, the County Council is responding in its role as the Local Transport Authority (LTA) and the Local Education Authority (LEA) for Devon.

As you will be aware, the County Council and the Devon and Torbay County Combined Authority (DTCCA) are concurrently fulfilling the LTA role. It is expected that from 1st April 2026, the LTA role will be undertaken by the DTCCA and any participation prior to this date relevant to the LTA should be assumed to transfer to DTCCA. Both authorities will be involved in the Torbay Local Plan process from 1st April 2026, fulfilling the separate LTA functions.

Devon County Council is broadly supportive of the Draft Local Plan, in terms of the County Council's responsibilities as neighbouring authority. Detailed comments are provided below.

Highways and Transport (including public transport)

The Devon and Torbay Local Transport Plan 4 is the strategic document that sets out the priorities for transport across the county between 2025 and 2040. This Plan was endorsed by Devon County Council in March 2025, and adopted by the Devon and Torbay Combined County Authority in July 2025.

The Draft Torbay Local Plan suggests that it will align with the aims and objectives of the joint Devon and Torbay LTP. The County Council welcomes this, especially with regard to the development of LCWIP routes and the improvement of strategic links into and out of Torbay. It is therefore important that the Torbay Local Plan aligns with the aims and objectives of the joint Devon and Torbay LTP.

In addition to this, a number of the sites that the draft Torbay Local Plan seeks to allocate land for housing and employment are located on or close to the Devon/Torbay border. The Local Plan should consider the implications this may have on cross boundary transport movements. Growth in these areas should consider

transport infrastructure travelling into Devon, as well as Torbay. It is noted that the Draft Plan refers to improving strategic links between the towns within Torbay as well as routes to and from Torbay, and refers to LCWIP routes being progressed. The County Council would recommend that the Plan emphasises the improvement of links to and from Torbay, especially in conjunction with the development proposed on the Devon/Torbay border. It is recommended that this is acknowledged within the Plan's discussion about Travel Plans.

Paragraph 6.8 and 6.9 of Strategic Policy TAS (Integrated transport vision, transport hierarchy and strategic connectivity) refers to the delivery of local enhancements to walking, wheeling and cycling infrastructure and refers to the five strategic trails collectively named as 'Bay Trails' identified within Torbay's Local Cycling and Walking Infrastructure Plan. To further support the improvements of links to and from Torbay, it is recommended that the delivery of the Hospital Trail is aligned with the Kingskerswell and Torbay route identified within the Heart of Teignbridge LCWIP (2023).

Local Education Provision (including early years)

Devon County Council has reviewed the proposed housing allocations and has considered the potential impact these may have on schools located within the County Council's boundary. The County Council has only considered those sites that are proposed to be located on, or in close proximity, to the Devon/Torbay border as it is considered that these sites have the most potential to impact Devon schools.

The nearest and most accessible schools for each proposed allocation are considered to be within Torbay. Therefore, should additional education infrastructure be required, the County Council would expect Torbay Council to explore the appropriate mitigation measures within its administrative boundary.

Should development need to be mitigated at nearby schools located within the Devon administrative boundary, the County Council will seek to request education contributions as set out in the Education Approach for Developer Contributions (September 2025)¹. As set out in this approach, the County Council may request contributions relating to pupil places for primary, secondary, early years, SEND and home to school transport provision. It should be noted that not all adjacent schools within the Devon boundary have the capacity to expand, and where they do, this future opportunity for growth may already be required to support development allocated within Devon.

In addition to this, the County Council notes Torbay Council's expectation for windfall development to be 120dw per year. Should any major developments come forward on the Torbay/Devon border, specifically on the edge of Teignbridge areas, the County Council is likely to seek education contributions, as described above.

Minerals and Waste Planning

The Draft Local Plan seeks to allocate a future growth area in the White Rock and Inglewood area of Paignton (ref. H2P.4). The County Council notes that this proposed allocation is located in close proximity to the Devon Mineral Safeguarding

¹<https://devoncc.sharepoint.com/:b:/s/PublicDocs/Planning/EdrY7E9MmkVEkV12TyDZCX4BiiN9TrW-cJh2kiivPysjDg?e=K9c23x>

Area (MSA), associated with a nearby limestone resource. Development at this site has the potential to constrain future working within the Devon MSA.

Given Torbay Council is the Mineral Planning Authority for this area, and has adopted their own MSA for limestone, the County Council would encourage Torbay to take into account their own safeguarding policies for this future growth area.

The County Council has reviewed the mineral policies proposed within the draft Local Plan. It is unclear what data has been used to inform these policies, specifically with regard to the references made to landbanks and reserves in Policy M1. The County Council wishes to ensure that the mineral policies within the Torbay Local Plan are consistent with the work that DCC undertakes as Mineral Planning Authority. DCC would therefore be happy to discuss these policies further, and work alongside Torbay to produce up to date evidence and data.

The County Council has reviewed the waste policies and notes the reference made with Policy W1 to exporting of residual waste to Devon County Council's administrative area. It is unclear what the policy means by residual waste. Whilst it is noted that part 5 of this policy seeks to minimise the amount of this waste exported to Devon County Council's administrative area, the County Council considers that waste is also disposed of elsewhere. The County Council would be happy to discuss this policy further with Torbay Council.

Economy

The County Council supports Torbay Council's intention to produce a growth strategy. DCC is happy to discuss this further with Torbay to understand the impact on Devon and whether the County Council can support this work in any way.

Housing and Unmet Need

Torbay Council's housing need target is 950 dwellings a year, and the Draft Local Plan proposes the provision of a minimum of 400 dwellings per year. The Draft Plan refers to unmet housing need being a sub-regional matter that needs to be resolved in cooperation with wider Devon Authorities.

The delivery of housing additional to that set out in the Local Plans of wider Devon Authorities will have an impact on infrastructure requirements within Devon and will therefore place a burden on the County Council in terms of education and highways in particular. It will be essential for Torbay to demonstrate a robust, evidence based need for development to be located out of area and to work closely with the County Council to ascertain infrastructure requirements to support this development.

We trust these comments are useful and we look forward to continuing our work with you as you progress your local plan. If you have any queries, please do not hesitate in contacting me.

Yours sincerely,



Sarah Ratnage
Planning Manager