



Land to the North and South of
Preston Down Road, Paignton, Devon, TQ3 1DH

Marketing Brief

In relation to the procurement of a development partner

On behalf of

Torbay Council and
Torbay Development Agency

The Tender documents can be accessed at
www.supplyingthesouthwest.org.uk



Residential Development Site



Introduction

This marketing brief should be read in conjunction with the Part 2 Specification. The purpose of this brief is to provide an overview of this excellent development opportunity and to outline the procurement process. It will cover key site attributes, technical information available and the requirements of the development partner.

The site is owned freehold by the Local Authority, Torbay Council. Full Council approval was sought and given on 18th July 2018 for formal consent to the disposal of the subject site and for approval to enter into a development agreement with a chosen partner.



The Site

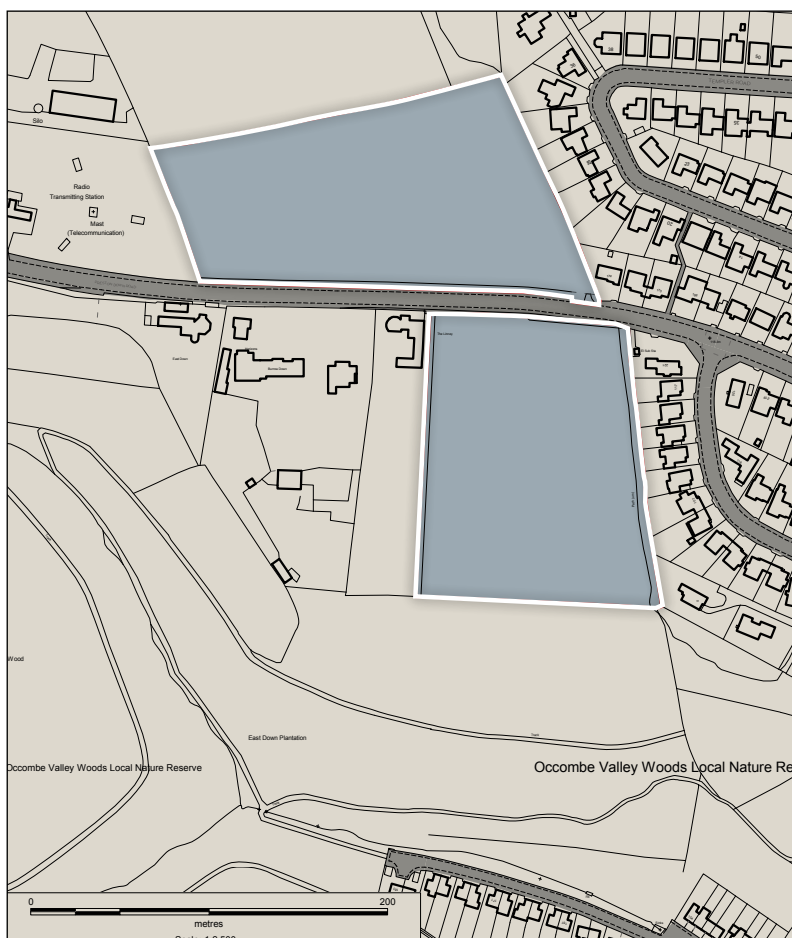
- > Approximately 4 hectares (10 acres)
- > Potential for approximately 135 residential units
- > Excellent location and well connected by road
- > Site straddles Preston Down Road offering opportunity to create a high profile gateway development

The site is split into two sections that sit either side of Preston Down Road, which links Paignton sea front with the A380.

The Preston Down Road site is situated approximately 2 miles from the centre of Paignton and 22 miles from the centre of Exeter.

The site currently comprises a vacant agricultural land. It extends to approximately 4 hectares (10 acres). Boundaries are defined by trees and mature hedgerows. The site is bordered centrally by Preston Down Road, by residential dwellings to the east and west and open countryside or woodland to the north and south.

The land at Preston Down Road was transferred from Devon County Council to Torbay Council upon Torbay Council becoming a Unitary Authority on 1 April 1998.



To the Council's knowledge the land was used for agricultural purposes prior to the transfer. Subsequently the land was leased to tenant farmers under various legal agreements before being leased to Torbay Coast and Countryside Trust (TCCT) on 1st December 1999.

On 28 February 2019 TCCT surrendered its leasehold interest at Preston Down Road to Torbay Council. TCCT continues to farm the land under a licence (no exclusive possession) which shall terminate no later than 30 March 2020.

Torbay Council

Torbay, known as the English Riviera, comprises three towns: Torquay, Paignton, and Brixham. With 22 miles of coastline and 48% of its land area being countryside or with an important landscape designation, it is one of the country's top 10 visitor destinations welcoming 4.5m visitors every year.

Torbay has a population of c. 135,000 and has an increasingly skilled workforce; increasing numbers of small and micro businesses; and a large catchment population. The recent £110m investment in the A380 South Devon link road, directly connecting Torbay with the M5 at Exeter, has significantly reduced travel times locally and regionally making the Torbay area an increasingly attractive place to live and work with improving connections to national and international markets.



Housing Needs

Housing needs for Torbay have been objectively assessed in accordance with NPPF guidance which, taking into account local policy added targets for employment growth, estimate that 615 new homes are required to be provided per year over the Local Plan period. However, as part of the Examination of the Torbay Local Plan, this figure was reduced to 495 homes per year to reflect environmental constraints in Torbay.

Consequently, the adopted Torbay Local Plan 2012-2030 identifies land for the delivery of around 8,900 new homes over the plan period.

The National Planning Policy Framework (NPPF) requires that local authorities maintain a 5 year supply of specific, deliverable housing sites. Torbay Council can demonstrate less than 5 year's supply of deliverable housing land and therefore applications for new housing in Torbay must be considered against the Presumption in Favour of Sustainable Development in the NPPF.



Development Brief

Preston Down Road is not allocated for housing in the Local Plan, however, it is identified as being suitable for development as a result of a Strategic Housing Land Availability Assessment (SHLAA). A Sustainability Appraisal confirmed that development of the site for housing would be consistent with planning for sustainable development.

Although the Torbay Local Plan provides for the site to be considered for allocation within the Paignton Neighbourhood Plan, the adopted Paignton Neighbourhood Plan does not allocate any sites for housing development in the Paignton area.

In accordance with the Torbay Local Plan, identified housing need in Paignton is 4,285 homes. In order to meet this identified housing need and demonstrate a five year supply of deliverable housing sites Torbay Council, as Local Planning Authority, needs to make further residential site allocations.

The Council intends to allocate further sites for development through a review of the Local Plan. Sites which have been identified for development within the Torbay Local Plan but have not been allocated such as Preston Down Road will form a starting point for the consideration of new housing allocations.



Development objectives

In developing the site there are some key objectives that will ensure the best form of development whilst enhancing the site and preserving the surrounding areas:

- > Maximise the residential capacity
- > Complement the village character of the area
- > Reflect the countryside setting
- > Ensure a good standard of amenity
- > Integrate green infrastructure into the development
- > Create well designed, safe and visible links between the site and its surroundings

Further information is available from the following sources:

Briefs are available from:





Land Release Funding

The subject site received grant funding from the Land Release Fund (LRF). The LRF was announced in February 2018 and in total extends to a £45m cash injection into key community projects that will kick start the building of thousands of homes across the Country. Funding is only available to Local Authorities for the release of their own land.

The LRF in respect of the subject site has been used to procure various technical reports in respect of the site.

Not all of the funding allowance has been spent. Approximately £675,000 remains. This grant is available as a contribution towards site works and surveys as it has been deemed that a developer led approach is more appropriate in respect of the following:

- i. Highways enabling works, including associated fees in the design and overseeing of the highways works.
- ii. Site surveys and investigations to include undertaking percolation tests.
- iii. Grounds maintenance works required in accordance with feedback from RSPB and specialist environmental and legal advice.
- iv. Drainage strategy review.
- v. Traffic impact assessment
- vi. Ecology mitigation works
- vii. Procurement of EIA and HRA advice and reports.
- viii. Site servicing and utilities

Affordable Housing



Planning Policy requires that 30% of the proposed scheme be affordable housing. The Council require this to be provided equally between Social Rent, Affordable Rent and Shared Ownership tenures.

A requirement of the procurement process is that the development partner provides the affordable housing units on site back to Torbay Council on a turnkey basis.

To inform layout proposals, the Council has provided the following guidance:

- > The affordable mix needs to be representative and proportionate to the market housing mix
- > Units must be tenure blind
- > The affordable housing should be spread equally through phases and not clustered into more than 15 units
- > Shared ownership units should be 2 and 3 bedroom houses
- > 5% of the social rent units should be adaptable accommodation

A standard affordable specification is available in the information pack.

A schedule of unit prices payable by Torbay Council, subject to contract and on a turn key basis, is also included within the information pack. Prospective partners should use these figures when appraising the site.

Known constraints

Preston Down Road was designated as part of the Occombe Farm Local Nature Reserve (LNR) at the request of the then tenants, Torbay Coast and Countryside Trust (TCCT), at a meeting of the Executive on 22 February 2005.

TCCT hoped that the designation would allow it to attract further funding for conservation work and Torbay Council consented to TCCT's request on the basis that the designations would not add any additional conservation burden on the Council and the TCCT would remain entirely responsible for their management.

TCCT's Lease was terminated on 28 February 2019 and they currently occupy the land under a Licence which shall expire on 31 March 2020.

A suite of ecological surveys has been undertaken by the Council's advisers, Tor Ecology, whom have

confirmed that in their professional opinion none of the habitats or species present at the site warrant categorisation as a Local Nature Reserve.

As TCCT no longer manages Preston Down Road as a LNR; there are no species or habitats present that warrant its designation as a LNR; and responsibility for management is soon to transfer back to the Council, approval is being sought on 15 October 2019 to de-register Preston Down Road as a LNR.

Based on prior consultations with Members, no objections to the de-registration are anticipated and approval is expected to be forthcoming. Consequently, it is anticipated that de-registration will complete prior to 31 December 2019.



Tenure

The site is owned freehold by Torbay Council under Title No. DN521329.

Disposal process

The selection of a development partner is being procured by way of an OJEU Competitive Dialogue process.

The procurement process is set out in Part 1 Information.

The successful development partner will enter into a Development Agreement (DA) with the Council which will provide a framework for the future planning and development of the site.

The freehold of the site will be transferred to the partner in pre-agreed phases with a land payment structure attached to this. The phased release of land ensures that the Council holds security over the site to exercise a degree of control over the delivery of a successful high quality scheme in line with the development partner's final submission.

The trigger for release of subsequent phases of the site will be the payment of land value and meeting quality and timing criteria during the preceding phase. The trigger point for release is to be agreed.

A draft Development Agreement is available within the information pack.

Timeline

The Procurement Timetable can be found in Part 1 Information.

Further information

TECHNICAL INFORMATION

Further technical information has been published alongside Tender Documents at **www.supplyingthesouthwest.org.uk** and includes:

- > Draft Development Agreement
- > Title information
- > Planning information
- > Desktop ground investigation
- > Topographical survey
- > Ecological surveys

SITE ACCESS

The site is secured by various fences and hedges and is currently vacant. Please do not attempt to access the site outside of the stated site walk over date.

Further information and contact

All communications must be through the Messaging Facility on the opportunity itself at **www.supplyingthesouthwest.org.uk**

Marketing Brief dated September 2019
Aerial photographs dated September 2019