Development Brief

Land at Collaton St Mary, South of Totnes Road, Paignton

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1. Introduction

Development briefs provide planning guidance on how specific larger, complex or sensitive sites should be developed. They are usually decided following consultation with the public, developers and delivery partners and are a material consideration when considering planning applications.

This development brief sets out the nature of the site, current policies, constraints and opportunities which should be addressed to make progress with any future scheme. It should be read in conjunction with the Collaton St Mary Masterplan [adopted February 2016].

Torbay Council and the TDA recognise the area as being particularly important as part of the planned growth of Collaton St Mary and the west of Paignton.

2. Site description

Collaton St Mary lies in a valley with Totnes Road [A385] running west towards South Hams. The area is a key arrival point into the Bay from the west. The main local services and facilities, other than Parkers Arms Public House, are to the east of the site at Tweenaway Cross. There are a number of bus stops on Totnes Road.

In terms of the site specifically:

- It is approximately 18.5 hectares and lies to the south of Totnes Road in Collaton St Mary.
- To the east, the site wraps around Higher Ridge and between St Marys Park and Stoke Road. The remainder of the site occupies a triangular area of land, behind Beechdown Park and residential properties along Totnes Road. It includes Little Blagdon Farm, but excludes Brakes Copse to the west.
- The surrounding residential properties vary widely from bungalows on St Marys Park, a variety of bungalows and row of terraces on Totnes Road and a holiday park.
- Ocean BMW and The Parkers Arms occupy the north east of the site on Totnes Road.
- The entire site forms an enclosed patchwork of agricultural fields, the boundaries of which are formed by mature trees and hedgerows.
- The land rises up towards the south.
- A watercourse runs through the eastern edge of the site.

- The topography, mature trees and hedgerows create a sense of enclosure around the area.
- The landscape character type is rolling farmland with a secluded valley to the east.

3. Constraints

The following constraints have been identified:

- Flood Zone 3 running along the north of the site, parallel with Totnes Road into the eastern end of the site cutting across Stoke Road at the junction with St Marys Park.
- It is identified in the Local Plan as being within the Countryside Zone.
- There are two Special Areas of Conservation [SAC] within 5km of the site at South Hams and Lyme Bay and Torbay [Berry Head SAC].
- The entire site is within the Greater Horseshoe Bats sustenance zone. A Greater Horseshoe Bat Strategic flyway also follows the watercourse within the eastern part of the site.
- Cirl Buntings have been identified within 2km of the site.
- Tree Preservation Orders on the boundary with Totnes Road and to the north east corner of the site. There is also a group TPO around Higher Ridge.
- Torbay's Landscape Character Assessment identifies the area as rolling farmland and secluded valley.
- Totnes Road is classified as major road network.

4. Key policies and relevant documents

The **Corporate Plan 2015-2019** has been prepared by the Mayor and the Executive and approved by the Council. It is a key document and provides an overarching framework setting out the strategic ambitions for the council over the next four years and the principles within which the council will operate.

The plan contains five key actions:

- Protecting all children and giving them the best start in life.
- Working towards a more prosperous Torbay.
- Promoting healthy lifestyles across Torbay.
- Ensuring Torbay remains an attractive and safe place to live and visit.
- Protecting and supporting vulnerable adults.

Torbay Local Plan - 'A landscape for success' [2012 to 2030]

'Section 3.1 Aspirations for the Bay:

Aspiration 1. Secure economic recovery and success.
Aspiration 2. Achieve a better connected, accessible Torbay and essential infrastructure.
Aspiration 3. Protect and enhance a superb natural and built environment
Aspiration 4: Create more sustainable communities and better places.
Aspiration 5: Respond to climate change.'

Allocated in SDP3: Paignton North and Western Area – included in the broad area Totnes Road SDP3.3. The locations are expected to provide a balance of homes and jobs, facilitating transport and other infrastructure and safeguarding the areas biodiversity and landscape character.

The Local Plan goes on to identify the complex infrastructure needed to facilitate the development, including sewerage, strategic highway issues, flooding, landscaping, green and community infrastructure.

Other relevant Local Plan policies:
SS1 - Growth strategy for a prosperous Torbay
SS2 - Future Growth Areas
SS3 - Presumption in favour of sustainable development
SS5 - Employment space
SS9 - Green Infrastructure
SS12 - Housing
SS13 - Five year housing land supply
SS14 - Low carbon development and adaptation to climate change
SDP3 - Paignton North and Western Area
TA1 - Transport and accessibility
TA2 - Development access
TA3 - Parking requirements
C1 - Countryside and the rural economy
C4 - Trees, hedgerows and natural landscape features
NC1 - Biodiversity and geodiversity
H1 - Applications for new homes
H2 - Affordable housing
C4 - Trees, hedgerows and natural landscape features
DE1 - Design
DE2 - Building for life
DE3 - Development amenity
DE4 - Building heights
SC1 - Healthy Bay
ES1 - Energy
ER1 - Flood risk
W1 - Waste hierarchy

Collaton St Mary Masterplan [adopted February 2016]
The masterplan includes the site as part of this development brief and also a large area of land to the north of Blagdon Road towards Queen Elizabeth Drive.

'The main focus of the masterplan has been on place making, and demonstrating how the existing village can grow in a sustainable, organic way. The masterplan report sets out the strategies underpinning the proposed layout and how the information received locally has contributed to the design.'

The key principles guiding the process are:

1. Enhance a strong sense of community through effective design and layout of homes and the provision of facilities.
2. Provide a mix of housing types.
3. Creation of employment space.
4. Essential transport, utilities and green infrastructure.
5. A range of recreational, leisure and tourism facilities.
6. High quality design standards.
7. Appropriate phasing.

Strategic Housing Land Availability Assessment 2013 [SHLAA]

Land at Collaton St Mary site ref: T737 includes 8.81 hectares in the area contained between Totnes Road and St Marys Park. The SHLAA identifies this eastern part the site as greenfield with the capacity of around 135 dwellings.

The Paignton Neighbourhood Plan [2019]
On 2 May 2019 there will be a referendum for the Neighbourhood Plan.

The Plan identifies the sites in Table 8.1 Housing sites phasing conclusions as being capable of delivering …. dwellings each between …..

The key policy relating to the site is PNP 24 Collaton St Mary Village. It supports development on the site providing it accords with the adopted SPD. Over and above this, it requires details on allotments and community orchards for community use.

Other key policies relating to the sites include:
PNP 1 Area Wide
PNP 1 (c) Design Principles
PNP 1 (d) Residential Development
PNP 1 (f) Towards a sustainable local carbon energy efficient economy
PNP 1 (g) Designing Out Crime
PNP 1 (h) Sustainable Transport
PNP 1 (i) Surface Water

Other key documents include can be found: **https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/**
Key documents to note include:

- Planning Contributions and affordable housing
- Greenspace Strategy
- Urban Design Guide
- Healthy Torbay SPD
- Also see the **Highways Design Guide**
- **Torbay Landscape Character Assessment**

5. Objectives

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

- 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.

6. Development Considerations

The various development considerations are expanded on below:

Principle

- The site has been identified as a Future Growth Area.

- Policy SDP3 Paignton North and Western Area also establishes the principle of development.

Development quantum

- The Local Plan allocation for the site identifies an indicative figure of …..units.
- Housing mix is specified within Policy H2 Affordable Housing – 30+ dwellings should provide 25% affordable housing and 5% self-build plots in accordance with Policy H3.

Design quality

- Design layouts which respond to local character, topography and the open countryside.
- Recognise the opportunity to demonstrate the sites as visual entry point into Collaton St Mary and wider Torbay.
- Include a variety of market and affordable housing.
- 2 to 2.5 storey in height in plots with both front and rear gardens in a layout complementing the variety in the existing area.
- Ensure high quality design and appearance.
- Ensure private, public and open spaces which provide a high level of surveillance.

Open space and landscape setting

- Retain the existing protected mature trees. Where appropriate, retain existing hedgerows and mature trees.
- Integrate the development into the surrounding countryside, and reduce its potential impact on views.
- Any new planting should be local species and designed to complement the landscape setting and new development.
- Lighting should be designed to minimise light spill and impact on the character of the area.

Transport and access

- The site should promote access by foot, cycle and bus as a priority.
- Make the site accessible by junctions with appropriate levels of visibility and access for pedestrians and cyclists.
- Include an appropriate hierarchy of streets and spaces benefits vehicle, pedestrian and cycling.
- The internal highway layout needs to meet the needs of all users.
- Adequate parking needs to meet current standards.

Environmental sustainability

- Minimise carbon emissions and the use of natural resources expected to arise from the lifetime of the development.
- Demonstrate a low carbon approach influencing the design strategy.
- Ensure the proposal is resilient to climate change taking into account design, layout, form, location and the increase to flood risk.

7. Consultation

As part of the process of producing the development brief……

8. Application Requirements

There are national and local requirements for the submission of planning applications:
https://www.torbay.gov.uk/planning-and-building/planning/local-list/

A list of requirements for the application can be obtained on request.

Given the complexity of the site, we recommend the signing of a Planning Performance Agreement [PPA]. The PPA is intended as a project management tool which the TDA, Torbay Council and …… will use to agree timescales, actions and resources for taking forward planning proposals for residential development.

9. Contact

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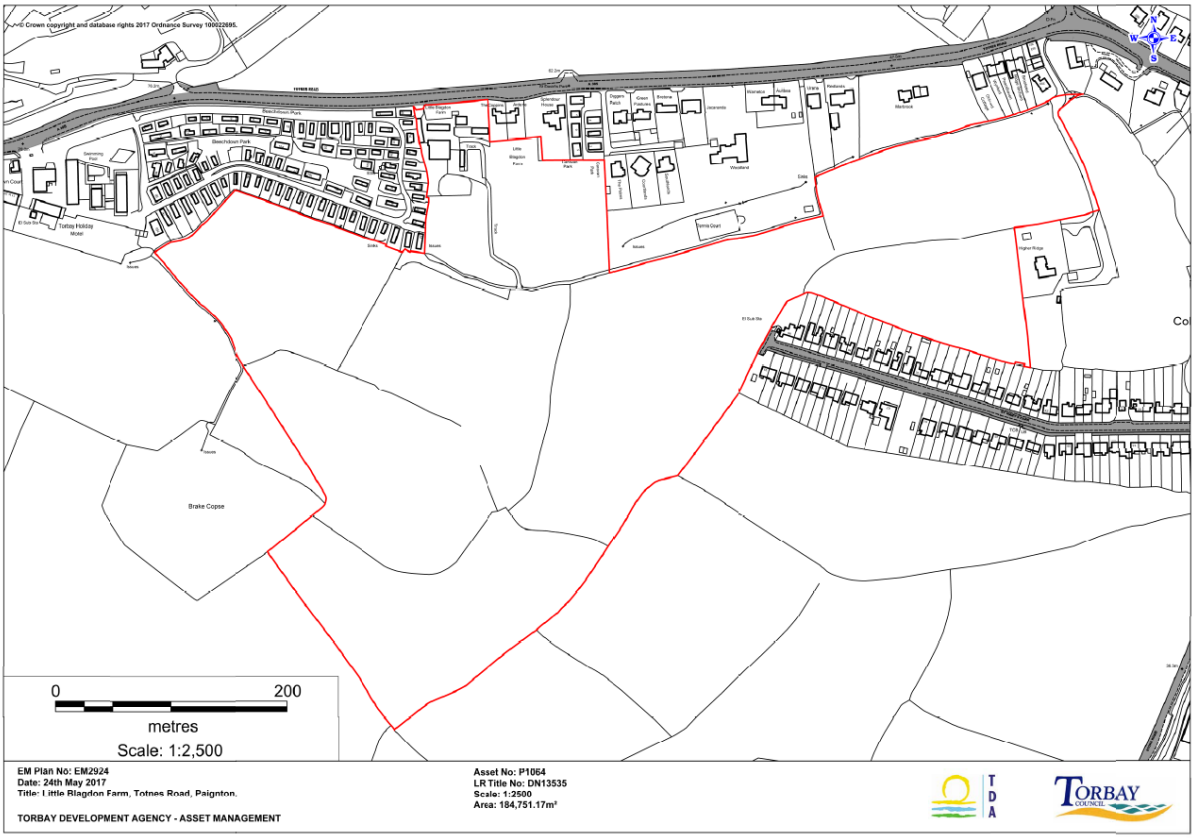
© Crown copyright and database rights 2017 Ordnance Survey 100022695.
Brake Copse
0
200
metres
Scale: 1:2,500
EM Plan No: EM2924
Date: 24th May 2017
Title: Little Blagdon Farm, Totnes Road, Paignton.
TORBAY DEVELOPMENT AGENCY - ASSET MANAGEMENT
Asset No: P1064
LR Title No: DN13535
Scale: 1:2500
Area: 184,751.17m²
TDA
TORBAY COUNCIL