



Land South of
Totnes Road, Collaton St Mary, Devon, TQ4 7PS

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 18.42 hectares (45.53 acres)
- > Allocated for development in the adopted Torbay Local Plan
- > Potential for approximately 300 residential units
- > Planning permission granted for access road, junction with Totnes Road and demolition of existing farm buildings

The site is located to the south of Totnes Road (A385) within the village of Collaton St Mary. The village is a key arrival point into Torbay, amenities include a public house, church, school and BMW car dealership.

Collaton St Mary lies approximately 5 miles to the south west of Torquay, 2 miles west of Paignton and 25 miles south of Exeter.

The site currently comprises a vacant farm (to be demolished) as well as land in agricultural use. It extends to approximately 18.42 hectares (45.53 acres) and rises up towards the south. Boundaries are defined by trees and mature hedgerows. The site is bordered by a mixture of residential dwellings and fields to the north, east and west and by open fields to the south.



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.

The site is located within the Paignton area of Torbay. The land at Little Blagdon Farm 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 April 2005.

On 28 February 2019 TCCT surrendered its leasehold interest in Little Blagdon Farm to Torbay Council and the land has remained vacant since this date.

Specialist legal advice has been obtained from environmental lawyers, Freeths, with regards to the Council's ongoing obligations for management of the site and the Council has fully complied with this advice.

On 1st May 2019, TDA and Tor Ecology met with RSPB to agree a programme for maintenance of the site prior to development. This was a voluntary arrangement working alongside RSPB and it was agreed that the north of the site was to be ploughed early summer 2019 with the southern fields being subject to a hay cut in October 2019. The ploughing works completed in June 2019 and were subsequently inspected by RSPB. The hay cut is scheduled for October 2019 in accordance with advice from Tor Ecology.

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

Torbay's adopted Local Plan (Policy SS2) has identified three 'Future Growth Areas' in the region; the three town centres, Torquay Gateway and West Paignton, to help encourage investment. The plan aims to explore the best ways to expand and improve communities in these areas. The subject site is located within West Paignton, which offers the largest area for expansion within Torbay.

Development within these areas must be integrated with existing communities and only be implemented upon necessary infrastructure upgrades taking place.

A masterplan has been prepared for the village of Collaton St Mary and was adopted as a Supplementary Planning Document (SPD) in February 2016. The masterplan was designed to inform the subsequent Neighbourhood Plan.

Whilst the masterplan suggested delivery of the subject site in 2024, the Local Plan states that 'the Plan will support early delivery where infrastructure, environmental and other relevant planning matters are satisfactorily addressed'. TDA, on behalf of Torbay Council as landowner, has liaised fully with Torbay Local Planning Authority (LPA) over recent months to ensure that site investigations and the proposed enabling works satisfy these requirements and the LPA is fully supportive of early release of the site for residential development.

The date of 2024 was relevant as previously Torbay Coast and Countryside Trust had a lease until that date. This lease was terminated on 28th February 2019.

The Paignton Neighbourhood Plan was adopted by Torbay Council in June 2019 and now forms part of the Development Plan for Torbay. Policy PNP24 of the Neighbourhood Plan supports residential development where certain criteria are satisfied, particularly relating to infrastructure upgrades.

Planning permission (Ref: P/2019/0478) for 'demolition of nine disused farm buildings and construction of new vehicular access' was granted in September 2019.

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 £1,976,000 in 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 obtain planning for the site access road, ecological works, off site and on site infrastructure and demolition of existing structures. The Council will soon be progressing the demolition of 9 disused farm buildings in line with the planning permission to meet timescales relating to ecology issues.

Not all of the funding allowance has been spent. Approximately £875,000 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
- ix. Site contamination surveys following demolition of the redundant former farm buildings to the north of the Collaton St Mary site.

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

Little Blagdon Farm has the following identified constraints. Actions taken to mitigate these constraints is detailed below:

i. Reptiles

Slow-worm have been identified throughout the site and reptile fencing has been erected to the north to facilitate reptile relocation in connection with the proposed demolition of the redundant farm buildings in November 2019. The Council has set aside c. 7ha for ecological offsetting on site which is suitable for relocation of slow-worm when the site is developed.

ii. Bats

Several species of bats have been recorded roosting within the redundant farm buildings to the north of the site. Consent to demolish the buildings was obtained on 9 September 2019 and a European Protected Species Licence (EPSL) was submitted to Natural England on 19 September for consent to demolish. As Natural England did not object to the planning application for demolition and has been prior consulted via its Discretionary Advice Service we expect consent to be forthcoming by 31 October 2019 whereupon the buildings will be demolished in accordance with the planning conditions and terms of the EPSL. This includes the provision of new bat boxes and the installation of a Lesser Horseshoe bat cool tower, which will be installed on site prior to commencement of the works.

iii. Greater Horseshoe Bats

The site falls within a Landscape Connectivity Zone and partially within a Sustainance Zone for the Greater Horseshoe Bat roost at Berry Head SSSI (part of the South Hams Special Area Conservation (SAC)). Although numbers of Greater Horseshoe bats

recorded on site are low, to ensure risks are fully mitigated and that the strategy adopted is not open to legal challenge, Torbay Council has engaged with Natural England's Discretionary Advice Service to agree the bat survey methodology and this has been approved by Natural England.

An independent Habitat Regulations Assessment was obtained from Devon County Council's Senior Ecologist in connection with the demolition works which concluded that these works were unlikely to have a significant impact on the South Hams SAC.

iv. Badgers

A main badger sett has been identified to the north of the site in the vicinity of the vacant farm buildings which will be required to be relocated and subsequently closed when the site is brought forwards for development. An alternative location for an artificial sett has been identified within the retained ecology mitigation fields.

v. Cirl Bunting

Both wintering and breeding habitat for this species were identified at the site, triggering a suite of surveys in 2018/19. Winter surveys undertaken between November and February 2019 identified a nationally significant flock of 25 birds. Summer breeding surveys undertaken between April and early September have identified 2 breeding pairs of Cirl Bunting on site. RSPB has been consulted and is working alongside Torbay Council to agree a strategy for mitigation. These discussions are ongoing.

DRAINAGE

The drainage infrastructure within Collaton St Mary village, and in particular foul drainage, does not have sufficient capacity to serve current dwellings in the Collaton St Mary area. It therefore requires an upgrade to allow new developments to link into the infrastructure. The requirement for a drainage attenuation scheme is mentioned in the Masterplan and a Business Case has been submitted to, and approved by, the Environment Agency. Torbay Council engineers are overseeing these works on behalf of the Environment Agency and are at detailed design stage. Tenders are being invited this autumn with an anticipated start on site in January 2020.

The LRF at Little Blagdon Farm is funding part of these works as a cash transfer to Torbay Council, alongside other developers and house builders in the local area. A financial contribution to these works is being sought from private developers as a S.106 planning condition. However, as this will have been prior agreed, and paid, in respect of Little Blagdon Farm Torbay Council has confirmed that it will not be seeking any further contribution towards these works when Little Blagdon Farm is brought forwards for development.



Tenure

The site is owned freehold by Torbay Council under Title No. DN13535

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**](http://www.supplyingthesouthwest.org.uk)

Marketing Brief dated September 2019
Aerial photographs dated September 2019