



Development Brief

Land at Preston Down Road, Paignton

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.

Torbay Council and the TDA recognise the area as being particularly important as part of the planned growth of Preston and wider Paignton.

2. Site description

The site is being considered as one, although it is made up of two fields either side of Preston Down Road. It lies towards the western edge of the authority boundary which reaches as far as Occombe Farm before running north to south. There are few local services in walking and cycling distance although the Preston Down Road is a bus route. There is a transition from 40mph speed limit to 30mph limit moving towards Paignton.

For clarity, the two sites are described separately below:

Field to the north:

- Broadly rectangular area of land [2.03 ha] running parallel to Preston Down Road.
- There are two gated access points into the field from Preston Down Road with a 2m verge and vehicle pull in half way along.
- The entire rectangular boundary has dense hedgerow and mature trees. The north boundary has mature trees the entire length.
- The rear gardens of residential properties on Templar Road are to the east. There are five mature oaks in this section protected by Tree Preservation Order.
- The field is currently in agricultural use.

Field to the south:

- Rectangular area of land [1.93 ha] with the shorter edge bounding Preston Down Road.

- It is separated from the highway by a narrow footway and mature hedge running its entire length.
- The boundary to the east has a mature hedgerow separating the rear of detached properties on Sandringham Drive.
- There are a bank of mature trees to the south.
- The boundary to a west is a well-managed fence and hedge with residential property behind.
- The field is currently in agricultural use.

3. Constraints

The following constraints have been identified:

- Designated as a Countryside Area in the Local Plan.
- Locally important protected site at Ocombe Farm.
- Paignton's Rural Character Area Management and Strategy identifies the area wrapping around the North West and south of the site as Ocombe Cross. It considers the surrounding land as highly sensitive and must be conserved.
- The site to the north is currently managed by Ocombe Farm and is mainly grade 3b agricultural land with a small amount of grade 1.
- Mature trees and hedgerows with several oaks protected by Tree Preservation Order.
- The distance from accessible local services.

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 – key sites for housing as 50 units in each site with qualitative improvements to green infrastructure requirements. Sites identified as SDP3.1 Preston Down Road.

Para 5.3.3.6: 'Development of the sites must be sensitive to the landscape setting, to minimise impact on rural areas around the location.'

Other relevant Local Plan policies:

SS3 - Presumption in favour of sustainable development

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

Strategic Housing Land Availability Assessment 2013 [SHLAA]

Land at Preston Down Road North site ref: 13195

Land at Preston Down Road South site ref: 13196

The SHLAA identifies the sites as greenfield with the capacity of around 50 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 50 dwellings each between 2027/30.

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:

- 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 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

- Policy SDP3 Paignton North and Western Area establishes the principle of development in both locations.
- The site forms part of the identified growth of Preston which has been subject to the Local Plan and Neighbourhood Plan process.

Development quantum

- The Local Plan allocation for the site identifies an indicative figure of 50 units per field.
- 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 Preston 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 the 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 both sites accessible by a simple junction 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. Contacts

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