Torquay Neighbourhood Plan

Community led Planning

Torquay Neighbourhood Plan Forum

Dr Rodney Horder

Chair

Topics

Torquay Neighbourhood Plan
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- The Forum
- The Torquay Neighbourhood Plan
- Planning Applications
- Engagement
- Community Infrastructure Levy (CIL)
- Questions

The Forum

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Our Ambition

Torquay as the **best place to live in the West Country**

- a vibrant and well balanced economic area
- sufficient well paid jobs
- homes that are suitable and affordable for all
- a revitalised central area offering quality retail, leisure, homes and office space.

The **right** development in the **right** place

The Forum

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Aim

- To bring together local people to add value and achieve a better quality of life for the local community.
- The express purpose of the Torquay Neighbourhood Plan Forum will be to promote or improve the social, economic and environmental well-being of an area through our objectives

The community's opportunity to shape the future of Torquay

Objectives

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- To promote the economic, social, health and environmental well being of the Community within each Partnership area;
- To provide an opportunity for **local people to influence** local decision making;
- To encourage openness and transparency amongst statutory agencies and provide an opportunity for **local people to influence** the priorities and services of these agencies;
- To improve community leadership for the benefit of the whole area;
- To improve democratic **participation by local people**;
- To develop area plans to **benefit the local community** and Torbay as a whole.

The Forum

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- Membership
  - All residents of Torquay, plus those who work in Torquay
- Steering Group
  - Officers: Chair, Vice Chair, Secretary, Treasurer, Communications
  - Representatives of Community Partnerships (can include Councillors)
- What we do
  - Prepare and update Torquay Neighbourhood Plan
  - Engage with Torbay Council
  - Input for Planning Applications
  - Review and Approve CIL applications

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Our activities

Steering Group Meetings 2024/2025

- 18 Meetings since last AGM
- 6 presentations on development proposals
- David Edmondson – Director of Planning & Rob Palmer – Conservation
- Chair & Vice-Chair of Planning Committee
- Helen Warren – CEO TCCT
- Key topics
  - Good Design
  - Review of Planning System
  - Housing sites
  - Shopfront design

The Plan

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- Prepared under the auspices of the Localism Act 2011.
- Power to the Community
- Over 1000 ‘made’ Plans
- Torquay Neighbourhood Plan Adopted after Referendum June 2019
- Aspirations
  - Defined by Community Partnerships
  - Drive new projects
- Policies
  - Achieving the Aspirations

The Plan

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Key Achievements

- Protecting 101 Greenspaces in Torquay
- Protecting Heritage Assets
- Partner in obtaining £21.9M Town Deal funding
- Legal weight in determining Planning Applications
- Process established for CIL funding

The Plan

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Update in progress

- Updated Community Aspirations
- Reviewing Policies
  - Strengthening where needed
  - New Policies
    - Affordable Homes
    - Second Homes
    - Drainage & flood risks
    - Good Design
- Stalled by lack of definition of housing numbers/sites
- New NPPF published December 2024
- Consultation – later in 2025, followed by Examination
- Referendum –2026

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Planning Applications

- Forum advised weekly on all Planning Applications in Torbay
- Invited to submit Consultee Response for Torquay
- Review by Steering Group – is Response needed?
- Prepare Response, using Policy Checklist
- Steering Committee approves Response prior to submission
- Planning Committee
  - Prepare statement, approved by Steering Group
  - Present statement (can be in support or objecting)

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Our activities

Planning Applications

- Consultee Responses:
  - 2024 – 1 support, 5 Object
  - 2025 – 7 support, 8 Object

Planning Committee

- Statements:
  - 2024 – 8 support, 3 Object
  - 2025 – 6 support, 0 Object

Engagement

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Torbay Council are encouraging engagement

- Regular meetings with Planning
- Forum briefed on major schemes
  - Union Square
- Town Deal – key partner
- Torquay Place Leadership Board
- You can have your say via the Forum
- Our website: https://torquayneighbourhoodplan.org.uk/

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Community Infrastructure Levy (CIL)

- Charge on new developments (£30 or £70 per m^2)
- 25% of Torquay CIL available for communities in Torquay
- Applications from Community Partnerships
  - Initial screening against criteria, and approval in principle
  - Detailed Application for Approval by Steering Group
  - Confirmation by Torbay CIL Panel
- Process being refined

Community Infrastructure Levy (CIL)

- Key projects 2024/2025
  - Maidencombe beach steps - handrails
  - Unleashed Theatre
  - Anstey's Cove - access
  - Armada Park – changings facilities
  - SuDs for Torbay Schools
  - Barton Cricket Club
  - Turning Heads Café

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Questions?