MINUTES OF TORQUAY NEIGHBOURHOOD FORUM Steering Group

Tuesday 9th December 2025, 6.30pm, amended 6/01/2026

APPENDIX 1 – Review of housing allocations in the Regulation 18 Draft Local Plan

Table 3 Town Centre Regeneration Areas

Area	Sites (for information)	Yield (Numbers are approximate and subject to further assessment)	Forum Notes
Torquay			
H1T1 Castle Circus Area	Town Hall Car Park* 21T032a Magistrates Court 21T070 Municipal Chambers* 21T035 Castle Circus House & adj. Buildings 21T140	50	Sounds reasonable/Could be more
H1T2 Union Street, Union	21T075 Union Square	200	Could be substantially more

Square, Lower Union Lane,	21T146 Land rear of Castle Circus House* 21T141 Former New Look Store		
H1T3 Temperance Street, and Market Street, Pimlico	21T037 Former Blockbuster/ Morrisons TCRT09 3-9 Pimlico* TCRT010 Pimlico* 21T123 Telephone Exchange Lower Union Lane* 21T034 Land rear of Market Street (former Auction Rooms)	150	Agreed but confirm the number
H1T4 Abbey Road, Rock Road, Roebuck House	21T038 Roebuck House* TCRT013 Adj. Abbey Hall (former Laundry Site)	100	Ok
H1T5 Fleet Street, Torquay Harbour: Living Coasts, Strand, and Marina Car Park	21T161 30-34 The Terrace* 24T008 48-50 The Terrace 21T081 Strand 21T139 The Marina Car Park (adj. The Pavilion)	100	No to the Marina Car Park – rest possible depending what else comes forward.

	TCRT018 Living Coasts 21T093 The Imperial Hotel* 21T047 Fleet Walk Shopping Centre (upper floors).		
Torquay Town Centre Sub Total		**600**	

Future Growth Areas: The following broad locations are proposed for development. Parts of the areas are allocated under the Torbay Local Plan 2012-30. These allocations are retained and expanded. The number quoted is the total proposed allocation for the area (unbuilt at 2025)

H2T.1	Torquay Gateway, Edginswell 21T122 Number reduced from previous Local Plan to reflect deliverability.	350	**Forum notes** Consult with Hele, Watcombe and the Willows CP?

Table 5 Proposed Housing Sites

The following sites are proposed for housing development:	

Ref.	Site	Anticipated number	Notes	Forum Notes
	Torquay			
H3T.1	Maidencombe North of Sladnor park and around Jon Glanvill Autos	150	HELAA Sites T21065, 21T126, 21T111, 21T158, 21T143	– Too many – could have a light ribbon distribution also
H3T.2	Sladnor Park, Maidencombe. Due to High Court decision the principle of development has been established, see application P/2020/0315*	120	21T064	Contentious – problems with drainage etc. Likely to have been determined before the Local Plan Suggested 36.
H3T.3	Brunel Manor, conversion of buildings and additional site to the north	45	Conversion of Brunel Manor 21T148. Land to the north 23T007	Seems reasonable
H3T.4	Great Hill	130	21T154, 21T155 and 25T001 land to the west between Great Hill Road and Claddon Lane (Cherry Blossom Farm) .	Will need a lot of infrastructure and seems a bit dense
H3T.5	Land at Kingskerswell Road and r/o Barton Hill Road	10	21T056	?
H3T.6	Holiday Parks, North of The Willows	250	21T016,21T017, 21T018 Existing allocation. Need	Questions re access?

			to retain and enhance tree cover.	
H3T.7	Land adjacent and south of Watcombe Hall	10	24T012	Possible
H3T.8	Babbacombe Business Park, Babbacombe Rd, Torquay	12	21T072	Feasible
H3T.9	Land North of Bottompark Lane, Barton Hill Road.	20	21T145	Ok
H3T.10	Former Tennis Courts, Palace Hotel	38	21T006 Under construction	In process
H3T.11	Grand Hotel Garage Block	10	21T138	Not feasible
H3T.12	Land adjacent to Broadley Drive, Livermead, Torquay	50	21T050	Too many – a smaller no
H3T.13	Grounds of Rowcroft, Avenue Road	40	24/T009– assisted living units	Approved
H3T.14	Maycliffe Hotel, St Lukes Road South	10	24/T002	Ok – could be 14 (Now has 30-36 self contained rooms with kitchens)
H3T.15	Meadfoot Beach Car Park	10	24/T001	Taking back to Wellswood
H3T.16	Site 1 Higher Cadewell Lane	18	21T021	Ok
H3T.17	Site 2 Higher Cadewell Lane	12	21T020	Ok

H3T.18	Hatchcombe Lane, Scotts Bridge/Barton	50	21T129	Ok
H3T.19	Westhill Garage, Chatto Road	15	21T131	Ok
H3T.20	Seabury Hotel, 11 Manor Road, Torquay	12	21T080	Ok
H3T.21	Quintaville, Junction of Reddenhill Road	10	21T023	Ok
H3T.22	Stoodley Knowle, Ansteys Cove Road, Torquay	80	21T085(not including built units)	90 on Planning Application
H3T.23	R/O Edinburgh Villas, McKay Avenue, Torre Marine (Specialist housing)	75	21T095	Possibly smaller
H3T.24	Shelley Court Hotel, 29 Croft Road, Torquay	20	21T003	Julie to add
H3T.25	Brampton Court Hotel, St Lukes, Road South	14	22T003	Done
H3T.26	Conway Court, Warren Road	14	21T060	Permission granted ok
H3T.27	Shedden Hall Hotel Site, Shedden Hill	30	21T124	Ok
H3T.28	Bancourt Hotel, Avenue Road	30	21T054	Ok
H3T.29	Hollicombe (former gas works)	50	21T015	Increase to 100+

H3T.30	Coppice Hotel	20		Ok
H3T.31	Hotel Virginia, Falkland Road	15		Ok
H3T.32	Chelston Telephone Exchange Goshen Road	20	24/T005	Suggest 15
H3T.33	Menzies House Parkfield Road	10	24/T007	Ok
	Torquay Sub Total	**1395**		