

How is it monitored?

- Site surveys are undertaken in August of each year, the peak of the holiday season, for each of the thirteen PHAAs (eight in Torquay and five in Paignton).
- A record is made of the use of each property, and the rating and other features of holiday establishments are also noted. A 'Health Check' is now undertaken at each PHAA which encompass e.g issues of accessibility for pedestrians, number of pedestrian crossings, availability of bus services etc.
- An additional desktop study identifies holiday establishments that are advertised in the English Rivera Journey Planner (formerly Guide), from which further details about the establishments are obtained.
- The data is tabulated and mapped to indicate the individual properties by use class.
- The monitor also helps to identify pressures on holiday accommodation areas from other uses, in particular conversion to residential use. This is used as an indication of the health of the PHAAs and the effectiveness of Policy TU7 of the Adopted Torbay Local Plan (1995-2011).

Why Monitor?

Monitoring is essential to establish what is happening now, what may happen in the future and then to compare these trends against existing policies and targets to determine what needs to be done. (Local Development Framework Monitoring : A Good Practice Guide Para 1.1)

- Government guidance on the planning system states that we should plan, monitor and manage land use.
- The Monitors are consistent with Best Practice Guidance from the Department for the Communities and Local Government and the following Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs)
PPS3: Housing
PPG4: Industrial and Commercial Development and Small Firms
PPS6: Planning for Town Centres
Good Practice Guide on Planning for Tourism

- The Monitors also feed into the documents produced as part of the emerging Local Development Framework 2006-2026 including the Annual Monitoring Report (AMR) and the Torbay Local Area Agreement (LAA).

The Strategic Planning Group of Spatial Planning carries out monitoring of land use in Torbay.

Documents are usually published at the end of the summer.

The documents can be viewed in the Reception Area of Roebuck House and purchased from:

*Strategic Planning, Third Floor, Roebuck House,
Abbey Road, Torquay, Devon TQ2 5TF*

Torbay Monitors price list (plus £1.50 P&P):

Employment Land Monitor	- £40.00
Housing Land Monitor	- £60.00
Retail Monitor	- £60.00
Principal Holiday Accommodation Areas Monitor	- £50.00

Further information is available at
www.torbay.gov.uk/landusemonitoring

The Torbay Local Plan can be viewed at
www.torbay.gov.uk/localplan

For information on the emerging Local Development Framework visit www.torbay.gov.uk/ldf

This document can be made available in other formats. For further information please contact (01803) 208804.



A Quick Guide to Torbay Council's

Land Use Monitoring Documents



- Torbay Housing Land Monitor
- Torbay Employment Land Monitor
- Torbay Retail Monitor
- Torbay Principal Holiday Accommodation Areas Monitor



Torbay Housing Land Monitor

What is monitored?

- Large sites of over 0.4 ha/1 acre including H1 sites (sites allocated for housing in the Adopted Torbay Local Plan (1995-2011)).
- Small 'Windfall' sites (less than 0.4 ha) comprising infills, redevelopments and conversions/changes of use. Windfall sites are a form of housing potential not identified in the Local Plan on a site specific basis but derived from the monitor of planning permissions and building regulation certificates.
- Housing density, brownfield sites, house types, affordable housing and car parking provision are included.

How is it monitored?

- Site surveys are undertaken in April of each year to assess the status of each housing site ('proposed with planning permission but not started', 'under construction' or 'completed and fit for habitation') in Torquay, Paignton and Brixham.
- The sum of annual completions is identified in the summary table and on the accompanying maps.
- The anticipated completion date of sites with planning permission but not started and sites under construction is noted in the main table. They will fall into one of 3 anticipated completion periods covering the period to 2026.

Torbay Employment Land Monitor

What is monitored?

- Provision of employment land within Use Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- New employment land on identified sites (Adopted Torbay Local Plan (1995-2011) E1 proposals).
- Business Investment Areas (Local Plan E3 areas).
- Small Business Areas (Local Plan E4 areas).

- New Employment Land windfalls (including change of use)
- Loss of employment land to other uses, from the implementation of planning permissions.

How is it monitored?

- Site surveys are undertaken in April of each year for each allocated E1 employment site ('proposed with planning permission but not started', 'under construction' or 'completed'), in Torquay, Paignton and Brixham. Business Investment Areas and Small Business Areas are also visited.
- The amount of employment land gained (or lost) is indicated in the table.
- This enables calculation of take up of employment land and the stock of suitable sites. It provides an indication of performance towards meeting the Local Plan target of providing 70 ha of new employment land over the Plan period of 1995-2011.
- The monitor also helps to identify pressures on employment land from other uses, such as retail or leisure.

Torbay Retail Monitor

What is monitored?

- Retail units are monitored by their Use Class to distinguish between a shop, financial service, eating place, etc.*
- The name of the business and a summary of goods/services provided, as well as the year since the business has been in that unit.
- Seasonal closures, vacancies and charity shops.
*(As outlined in the Town and Country Planning (Use Classes) Order 1987 (as amended) including changes introduced by the Town and Country Planning (Use Classes) (Amendments)(England) Order 2005 and 2006).

How is it monitored?

- Site surveys are undertaken annually in July for the Central Areas (town centre shopping areas) of Torquay, Paignton and Brixham. Surveys are also

carried out for the three District Centres of The Willows, St Marychurch and Preston, which provide a different level and range of shops and services, as well as the 29 Local Centres (18 in Torquay, 7 in Paignton and 4 in Brixham).

- Site surveys are undertaken annually in February of the parts of each of the Central Areas which experience seasonal closures.
- Street level data is recorded on the Primary Shopping Frontages (units on the main shopping streets) and Secondary Shopping Frontages (units on more peripheral streets adjoining the main streets).
- 'Health Checks' are undertaken at each local centre to help determine their strengths and weaknesses.
- The data is tabulated and mapped to indicate the individual units by use class.
- The Retail Monitor began in 1986. This provides a data set that exceeds 20 years. The analysis refers to changes which have taken place between these periods.

Torbay Principal Holiday Accommodation Areas Monitor

What is monitored?

- Properties in Principal Holiday Accommodation Areas (PHAAs) are monitored by their Use Class. *
- The name of any business in such areas.
- Rating of holiday accommodation as an indication of quality (Stars).
- Details of any facilities offered by the holiday accommodation and other relevant information about the establishments.
- Vacant properties and loss of holiday accommodation to other uses.
*(As outlined in the Town and Country Planning (Use Classes) Order 1987 (as amended) including changes introduced by the Town and Country Planning (Use Classes) (Amendments)(England) Order 2005 and 2006).