A Community Town Plan to 2030 and Beyond

Torquay Neighbourhood Plan

Torquay Neighbourhood Forum
Consultation document
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Foreword

Welcome, on behalf of the Torquay Neighbourhood Forum, to the plan for the future of Torquay.

The Torquay Neighbourhood Forum is a community group who have been working over the last few years to produce a Neighbourhood Plan for the Torquay area. The plan will help shape development in Torquay over the next 20 years and will provide the framework to articulate how our communities wish to see their areas change. Anyone who lives or works in Torquay can become a member of the Torquay Neighbourhood Forum.

The concept of Neighbourhood Plans was introduced in England by the Localism Act, which came into force in 2011. Their purpose is to give local communities the power to truly shape development at a local level. This Neighbourhood Plan has been prepared by the Torquay Neighbourhood Forum for the Torquay Neighbourhood Area through an extensive programme of consultation with local residents, businesses, Community Partnerships, and other interested parties. Your views on this draft, work-in-progress, document will help the Forum finalise the plan, so it’s important that you let us know what you think.

Once the consultation stage has been completed, the Neighbourhood Plan will go through an Independent Examination stage before finally being put to Referendum. Once the document becomes a statutory ‘Development Plan’, the Torquay Neighbourhood Plan will provide a statement from the community about how development should be managed positively and appropriately so that the area’s distinctive character and landscape is maintained and enhanced and the community truly benefits from the right types of development in the right places. This is the community’s opportunity to voice what development, both residential and commercial, that it wishes to see and where it should be situated. In particular, it also creates an opportunity to grant our most precious greenspaces with a special level of protection as Local Greenspaces.

In twenty years’ time, we would wish to see Torquay as a vibrant and well balanced economic area, with sufficient well paid jobs, homes that are suitable and affordable for all, and a revitalised central area, offering quality retail, entertainment and office space.
Introduction

Why does Torquay need a Neighbourhood Plan?

Torquay is a beautiful seaside town with an international reputation as the English Riviera. It is one of England's most visited holiday destinations and its mild climate and superb setting make for an excellent quality of life. It is home to some 65,000 people, many drawn here in retirement.

Torquay's undoubted attractions are counter-balanced by deep-rooted needs for affordable homes, new job opportunities, health and social care, and investment in the town’s physical and social infrastructure. It is a town of enormous contrasts, with some relatively wealthy areas and pockets of genuine deprivation. It needs care and attention. It deserves a good plan.

Neighbourhood planning is being promoted by the government as part of the Localism agenda. In October 2011, a successful bid for government funding to produce neighbourhood plans for Brixham, Paignton and Torquay was made. This is the Torquay Neighbourhood Plan.

What area does the plan cover and how has it been prepared?

The plan covers the whole of Torquay. A group of local residents and business representatives came together in late 2011 to start the process. A public meeting was held, and in November 2011 the Torquay Neighbourhood Forum was established to steer the plan. The nine local Community Partnerships have taken a leading role within the Torquay Neighbourhood Forum, each one aiming to ensure that the needs and aspirations of its area are included in the plan. Those partnerships are:

1. Barton and Watcombe
2. Cockington, Chelston and Livermead
3. Ellacombe
4. Shipway and The Willows
5. Hele and Lower Barton (Hele’s Angels)
6. St Marychurch and District
7. Torre and Upton
8. Torquay Town Centre
9. Wellswood and Torwood

Together, in active collaboration with the whole community, the steering group and local community partnerships have worked hard to shape the plan for our town. We want to see Torquay growing stronger as we cherish the best of our rich heritage and nurture sustainable growth for a successful future.

Funded through government grant, The Prince's Foundation for Building Community was commissioned in 2012 to help support development of the plan. During 2012 the Foundation held two workshop series. The first workshop (in March 2012) identified key issues for Torquay including:

- size and complexity of area
- housing need
- defining the tourism offer
- town centre decline
- areas of growth

Recommendations following the workshops were:

- that the 'core areas' (key areas of change) be defined by issues rather than ward or partnership boundaries. These should include the gateway, central spine and an expanded town
centre / waterfront (recognising that fringe areas such as hotels and bus station are vital to the town’s future).

- that the plan should include one discrete section for core areas and another covering the community partnership areas, the former being relatively detailed and the latter offering actions specific to their areas.

In November 2012 the Forum published a leaflet “Change is in your hands – a draft summary of proposals for the future of Torquay – a plan for the community, by the community”. It was accompanied by a questionnaire, and formed the basis for a series of three workshops in December 2012.

At this stage the Foundation were asked to look at three key issues:

i. The town centre – the key sites already identified, what they could deliver and their impact on the town centre’s regeneration.

ii. Options for housing growth – in particular around the identified ‘gateway’ area around Edginswell.

iii. Movement and connectivity within the town and how improvements could be made to the existing network.

The policies and proposals of this plan respond to those three issues, setting out the community’s shared priorities and aspirations for Torquay’s future planning.

Who is the plan for and how will it be used?

The plan is for anyone and everyone with an interest in Torquay – residents, visitors, businesses and investors. It will be used to promote investment in the town, guide new development to the most suitable sites, protect valuable assets, secure improvements of all kinds, give a continuing voice to the community, and promote a better quality of life for current and future generations.

How is this plan related to other plans?

The Torquay Neighbourhood Plan (this plan) has been developed in parallel with the new Torbay Local Plan which was adopted by Torbay Council in December 2015. More than that, each plan informs and strengthens the other. The Torbay Local Plan (titled “a landscape for success”) provides the big picture for the whole Bay, and the neighbourhood plans for Brixham, Paignton and Torquay will add detail about local outcomes, projects and sites.

A neighbourhood plan has to comply with national planning policy, European guidance and regulation, and the local plan whose area it lies within. The plan also aims to complement other plans, particularly the neighbourhood plans for Brixham and Paignton.

What time period does the plan cover?

The plan, in common with the local plan, covers the period from now until 2030. The development proposals it contains relate to the same period as the Local Plan’s development horizon.

Vision and Aspirations

Torquay is enviably situated, with an outstanding coastal location and a temperate climate. The quality of life it offers attracts business investors, holidaymakers and new residents. After many years of anticipation, it is has also been connected to the rest of Devon by a major new road – the South Devon Highway. Torquay is open and ready for new business.

At the same time the beauty of the town and its setting is being
preserved and enhanced. Measures are in hand to conserve coast and countryside, new buildings are being designed to improve the town’s appearance and old ones are being cared for and maintained.

The plan aims to keep this balance – attracting new interest and investment while protecting and enhancing the considerable assets and attractions of Torquay. We want a happy and beautiful town, growing stronger and healthier each year. We want to share the best of Torquay and enjoy its continual improvement.

The plan aims to express a simple, memorable and distinctive vision for the town, capturing the shared aspirations of the community as a whole and setting out clear achievable objectives to guide the way ahead.

- **We want to protect the best of Torquay's heritage** – its cherished neighbourhoods and villages and the distinctive local character of each one – and to secure their future as vibrant communities and attractive places to live, work and visit.

- **We want to drive and support sustainable development which delivers economic recovery and growth, new businesses and infrastructure, supported by the required number of new homes, helping our community to flourish as it meets present and future demands.**

- **We want to improve health, social and cultural well-being including sport and leisure for all, ensure facilities and services are in place to meet local needs, and help to grow a vibrant community which provides for and supports people of all ages.**

- **We want to create a more effective, safe, accessible and efficient transport and travel network for pedestrians, cyclists, motorists and users of public transport.**

- **We want to protect and enhance our natural, built and historic environment.**

**Objectives**

**Planning and Development**

We want to drive and support sustainable development which delivers economic diversity, recovery and growth, homes, businesses and infrastructure, helping our community to flourish as it meets present and future demands.

- to enable holistic planning for the whole town and good planning suited to each of its neighbourhoods (Community Partnership areas).

- to ensure the planning processes is community led.

- to support the provision of a good range of decent, affordable homes for all sections of the community.

- to promote brownfield development over greenfield.

- to provide a framework to ensure that public funds collected in connection with new developments (through the Community Infrastructure Levy or similar) are used to address local priorities.

**The Economy**
We wish to drive the change to a diverse economy away from the dominance of Tourism to a broader based range of job creation businesses from light industrial, offices and high tech businesses.

- Promote the change to a higher quality/higher value sustainable tourism sector
- Enable the change of use of unsustainable tourism businesses through clear Planning policies.
- Retain our purpose built job creation areas and make space for purpose built job creation within the well-connected Edginswell Gateway area.

Services and Facilities

We want to improve health, social and cultural well-being for all, ensure facilities and services are in place to meet local needs, and help to grow a vibrant community which provides for and supports people of all ages.

- to establish a database of publicly available community assets of all kinds.
- to seek to retain existing assets, identify needs and promote opportunities to fill gaps.
- to identify valued public spaces, protect them and promote their improvement.

Traffic and movement

We want to create a more effective, safe, accessible and efficient transport and travel network for pedestrians, cyclists, motorists and users of public transport.

- to improve the flow of traffic and improve signposting into and around Torquay.
- to make it easier to find the way into and around Torquay, especially to the town centre, visitor accommodation and attractions.
- to improve safety and ease of access for pedestrians, cyclists and all users of public transport.

Environment

We want to protect and enhance our natural, built and historic environment.

- to protect and enhance the local natural, built and historic environment.
- to secure recognition of the features and characteristics which shape and contribute positively to the identity, character and unique qualities of Torquay.
- to protect, conserve and enhance those features and characteristics that make Torquay special.
- To protect all our valued green spaces.

The Town Centre

We want to celebrate and enhance the vibrancy and uniqueness of
Torquay town centre and harbour front and to increase the residential element of the centre to maintain and grow the evening economy.

- To continue the process of improving the flow of traffic, signposting and re-routing traffic more directly into the town centre.
- To enhance the shopping and social experience in the town centre and assure good and safe access for all.
- To identify the different character areas which together make up the town centre and to more effectively market the distinctiveness of each one, whilst improving linkages between them.
- To improve the diversity and robustness of the town centre's retail footprint and to identify scope for new or revised retail investment and development.
- To improve car parking provision.
- To increase residential density in the town centre, promoting increased residential use of upper floors and redevelopment of redundant buildings and sites.

The Gateway

We want to deliver a gateway of significance for the town, mixed use, well-connected and with sustainable communities; robust in structure and adaptable in form to allow change and growth.

- To identify well-located sites for well-designed new buildings which will provide for structured growth and investment and positively enhance the gateway to Torquay.
- To support, integrate and strengthen existing neighbourhood centres at Shiphay, Barton and The Willows.
- To identify and promote opportunities for infill and other brownfield development at existing neighbourhood areas.
Policies and Proposals

This is a Plan for the whole of Torquay and for each of its neighbourhoods, aimed at securing sustainable development to promote investment in the town’s physical and social fabric, strengthening its economy, conserving its heritage, promoting its natural beauty and growing a safer and healthier community. The policies and proposals in this section are designed to help deliver those aspirations by:

- Improving movement into and around the town and enhancing everyone’s enjoyment of it:
  - by re-routing the principal flow of traffic into the town and improving strategic signposting,
  - and providing better, safer access to the town centre, sea front and car parks.

- Identifying areas where there are opportunities to deliver development:
  - either through redevelopment and regeneration within the existing limits of the town
  - or on new sites in locations well-related to existing neighbourhoods.

- Promoting local projects where new or improved local services and facilities could be delivered:
  - in association with any significant new developments
  - and/or through public/private/voluntary sector partnerships.

- Establishing policies to help ensure that new developments:
  - are sustainable and help to deliver identified local priorities
  - and that local communities are consulted and involved in shaping them.

The following policy incorporates the key principle from the National Planning Policy Framework (NPPF) into the Plan and reflects the importance of sustainable development in Torquay:

**PLANNING Policy S1: The Presumption in Favour of Development**

*Development proposals which accord with the policies in the Torquay Neighbourhood Plan and the Local Plan shall be approved unless material considerations indicate otherwise.*

**PLANNING Policy S2: Development not included in the Torquay Neighbourhood Plan**

*Development proposals that are outside the policies of the Neighbourhood Plan shall have a presumption against approval unless the proposal has the support of the Torquay Neighbourhood Forum and Community Partnership area where that development is proposed.*

Economy and Jobs

This plan aims to improve and diversify Torquay’s economy for the benefit of our community’s quality of life in broad compliance with the Local Plan.

It also aims to provide secure well-paid jobs within a vibrant, diverse economy with a goal to increase the average pay to above the national average wage within 20 years. This goal will drive the policies for the economy.
The current economy relies on tourism and the public sector for over half the economy of Torquay. The Tourism industry employs around one third of the local workforce.

The Tourism Policy in the Neighbourhood Plan requires a managed transition of the Tourism industry to a higher visitor spending, higher quality accommodation and attraction provision, to encourage better paid and full time jobs, and sustainable businesses.

This transition may reduce the net tourism jobs created within the first 10 years of the Plan and, with a shrinking public sector, special emphasis on creating non-tourism jobs will be required to provide a net increase in the number and quality of the jobs in Torquay.

There will be a net value of an improved economy to the local community from more and better paid jobs supporting better quality homes and secure futures.

There is a requirement for accurate data to support strategic decision making for job creation. The Neighbourhood Forum supports the publishing of a professional and rigorous annual rolling 10 year analysis of the trends in job and business property creation/loss and the requirement for provision of job creation space and workforce skills requirements.

A key part of job creation will be to revitalise the town centre and harbour area through development of homes and an effective fit for purpose retail and leisure area. This will be the basis of the Town Centre Strategic Plan.

To ensure the job creating enterprises can be in the best locations for businesses to flourish it is essential that their location offered the very best communications routes both within Torbay and to surrounding centres of population, and the reduction of existing purpose built permanent employment areas shall be resisted.

The following two policies encourage new businesses in to Torquay and prevent further loss of employment space.

**PLANNING Policy J1: Job Creation Areas**
*The job creation areas within the Gateway area and in accordance with the Torquay Gateway Masterplan, at Edginswell, Kerswell Gardens and Moles Lane/Reservoir sites shall only be used for purpose built permanent employment space.*

**PLANNING Policy J2: Retention of purpose built permanent employment areas**
*There shall be no change of use from existing all B classes to other classes on any of the existing trading estates or significant purpose built permanent employment areas.*

These policies support the development of low carbon sustainable communities and home based enterprises:

**PLANNING Policy J3: Sustainable Communities**
*All new developments on greenfield sites of more than 20 homes shall be not more than a 20 minute walk from purpose built employment space.*
There is a trend towards home based enterprises and home working. The following policy will ensure homes are built to accommodate this trend in fit for purpose space.

**PLANNING Policy J4: Home Based Enterprises**

*Not less than 10% of all open market homes on greenfield sites will have separate, fit for purpose home business space incorporated within the design of the property.*

### Environment

The quality and character Torquay’s rural, urban and maritime landscapes have long been recognised as a valuable asset. Countryside and beaches are the top attractions for visitors to the area of South Devon as well as giving a significant motivation for new residents to move to the area. However, this means that the landscape is under continuous pressure for change from development, changes in land management practices, and the effects of climate change. Torquay’s rural landscape is heavily influenced by their patchwork of agricultural activity and the continuation of agri-food industries is vital for the conservation and enhancement of the landscape.

These policies aim to protect important and designated landscapes from inappropriate development:

**PLANNING Policy E1: Protection from Greenfield Development**

*Any greenfield site within the designated countryside and undeveloped coast areas shall have a presumption against planning approval unless the site is identified as a development site within this Plan.*

Landscapes perceived as beautiful, tranquil and ‘natural’ improve mental wellbeing by reducing stress and evoking positive emotions, and help improve physical fitness by providing inviting and inspiring environments to exercise. Access to the countryside and green spaces, such as via the public rights of way network, is important for these benefits to be fully realised.

Growth in visitor numbers and the resident population will exert further pressure on Torquay’s landscape; this needs to be managed carefully to maintain the high quality and distinctive character of the landscape to secure future economic prosperity, health and wellbeing.

It is recognised that Torquay has a large number of brownfield and redundant tourism sites providing a significant pool of assets for redevelopment and hence reducing the pressure on developing green spaces.

**PLANNING Policy E2: Local Green Space**

*All green spaces identified as Local Green Spaces within the Community Partnership submissions of the Neighbourhood Plan must not be developed other than improvements to recreation facilities without the express approval of that community through their Community Partnership.*

People want to live, work and visit attractive places and the Bay’s identity is its natural setting and stunning coastal environment. It is important with the increasing pressures that are being placed on Torbay’s Green Infrastructure, that these qualities are not compromised. The value of Green Infrastructure, for the health of Torbay, needs to be acknowledged and measures put in place for long term investment. The economic regeneration of the Bay needs to consider Green Infrastructure alongside
the built environment; only then can sustainable communities be created for the future.

**PLANNING Policy E3: Green Infrastructure Development Plan**

*Any new development must be in compliance with the Green Infrastructure Development Plan.*

The diversity of landscapes in Torquay is striking, whether it is the rugged coastlines of rocky cliffs and sweeping bays, secluded valleys such as Cockington and Maidencombe, rolling hills of traditionally managed farmland, or its rich historic character. Torquay contain a number of valuable landscapes which have been designated in recognition of their international, national and local significance, in particular the approval of the whole area as a UNESCO Global Geopark, one of only 120 in the world. The Geopark provides a tool for promoting the area’s geology and natural resources through education, and supporting the sustainable economic development of the area, especially through tourism.

Just as it is necessary to strategically plan and deliver roads, utilities and drainage, it is also important to plan strategically in order to deliver a healthy natural environment. Both require the same level of attention. A Green Infrastructure network is made up of interconnected open spaces that provide multiple environmental, economic and social benefits, linked together throughout the urban landscape and out to the wider countryside, coast and sea. These spaces provide a mix of functions including recreation, sustainable transport, education, wildlife habitat, flood risk management, local food production, energy production and ecosystem services. Often these functions are overlapping, for example a woodland can be a recreational asset, a wildlife habitat, a landscape feature and a fuel supply all at once.

Our parks and green spaces are rightly valued as amongst our most precious assets. There are many challenges facing us, but the following are essential:

- Improving the appearance of green space.
- Improving accessibility, especially for the disabled.
- Challenging people’s perceptions of green spaces so they are seen as areas to visit and use more often.
- Improving facilities.
- Increasing numbers of events/entertainments where this does not adversely affect the quality of life of the surrounding community.
- Developing opportunities for using green spaces for learning.
- Promoting and protecting the heritage assets of Torquay’s green spaces.
- Promoting green spaces as drivers for economic activity while protecting them.
- Developing opportunities for using green spaces for appropriate sporting activities thus contribute to peoples’ health and wellbeing.
- Recognising, protecting and enhancing the biodiversity value of green space.
- Encouraging children to play and be active

By rising to meet these challenges, we will enhance biodiversity and landscape character, improve economic prosperity and support regeneration of the Bay, benefit people and create healthy communities, adapt to climate change support a low carbon economy and safeguard our ecosystems.

A co-ordinated approach needs to be taken by all agencies to promote green tourism, and to increase and enhance the maritime offer for both residents and visitors. The number of sea based activities has declined in
recent years, so there are many opportunities for businesses to be encouraged, making sure that there are no threats to the actual environment. Tor Bay is now designated a Marine Conservation Zone, and not enough is currently being done to inform the public about this, either through education in our schools, or through tourist information.

Maintaining the health of the environment provides a wealth of benefits which strengthen the economy and aid regeneration by offering more jobs, reduced need for healthcare, pride of place, improved tourism, better adaptation for climate change and increased property values. Outdoor education is an important part of a child’s development and Green Infrastructure provides access to open air classrooms and opportunities to explore nature first hand.

Our climate is changing and it is now established that we need to adapt in response. Green Infrastructure offers mechanisms to limit the effects of climate change by, for example, reducing the threat of flooding through incorporating Sustainable Urban Drainage Systems in new developments and restoring wetlands and ponds, which will store run-off. The cycle network under creation across Torbay will reduce the need to use cars and provides sustainable transport links. A good network of urban trees and woodlands reduces the urban heat island effect and also provides shelter and insulation from cold temperatures, reducing the need for air conditioning in summer time and heating in winter, as well as cleaning the air that we breathe.

Our Plan wishes to protect established woodland areas

**PLANNING Policy E4: Development on Established Woodland**

There will be a presumption against any development on established woodland unless it can demonstrate an enhancement to the long term sustainability of that woodland and existing public access is maintained.

Trees within domestic properties can become a nuisance if left to outgrow the space and can lead to degradation in the quality of life of residents. A flexible approach to tree protection can enhance the number and diversity of tree planting while allowing mistakes to be corrected.

**PLANNING Policy E5: New Trees in Urban Areas**

To increase the planting of new trees in urban areas, any new tree planted within the curtilage of a domestic property will have a presumption in favour of pruning and felling at any time.

**PLANNING Policy E6: Trees with a Negative Impact**

Unless there is a significant loss to the environment, any tree in the curtilage of a residential property that can be demonstrated as having a significant negative impact on the resident’s quality of life or the reasonable enjoyment of the garden, will have a presumption in favour of pruning or felling. Any tree felled must be replanted with another tree.

**PLANNING Policy E7: Green Corridors**

To link areas of woodland to form green corridors, all new homes or businesses must provide suitable and appropriate green corridors within that development so that adjacent woodland or hedgerows are linked for the benefit of the natural movement of wildlife.
Health and Wellbeing

The concept of ‘healthy urban planning’ is being promoted by the World Health Organisation to draw attention to the need for planners, public health professionals and others to work together to plan places that foster health and well-being.

Physical activity, especially walking, has many important health benefits for older adults and the built environment plays a crucial role in encouraging healthy activity for this growing segment of the population. Current UK estimates from the Office of National Statistics (ONS 2011) see the proportion of over 60s rising from 23% to 31% by 2058. Torbay already has an over 60s population which exceeds the 2058 ONS national estimates with 31.4% of its population currently over the age of 60 (2011 census) – placing Torbay 45 years ahead of the rest of the country.

Torbay has the potential to act as a leading example of how the design of buildings and public spaces can facilitate beneficial activity for its ageing population as well as improving the health of the wider community. The comprehensive review of Torquay Town Centre and planned growth within the Bay offers a unique opportunity to integrate design guidelines which encourage healthy behaviour and increase accessibility, not just for older adults, but for all residents and visitors no matter what age or ability.


Walking and cycling environment

This plan encourages development proposals which bring together a range of principles resulting in a reduction in the environmental effects of traffic on the health of local people.

- Provide joined up routes for walking and cycling across Torquay and ensure new developments are fully integrated to existing networks.
- Manage vehicular speeds to promote safer communities including the use of mandatory 20mph speed restrictions.
- To encourage walking and cycling to schools there needs to be suitable parking arrangements, controlled crossings and mandatory speed limits for key walking and cycling routes.

**PLANNING POLICY HW1: Controlled Crossings and Speed Limits**

The development of new or expanded schools must include controlled crossings and mandatory 20mph speed limits for all key walking routes adjacent to the school.

**PLANNING POLICY HW2: Travel Plans**

The development of new or expanded schools must include a Travel Plan for staff, parents and children that provides safe drop off zones, adequate on-site staff parking, road side controlled parent parking and phased attendance times to demonstrate and facilitate safe and effective road usage for all users.

**PLANNING POLICY HW3: Catchment Areas**
Any new primary school serving a major development must be located not more than a 20 minute walk away from 80% of the catchment area.

The policies support proposals that encourage and enable more journeys to be undertaken in the town by walking, cycling or public transport by:

- Encouraging walking and cycling by ensuring all light controlled junctions are appropriate for safe pedestrian and cycle use.
- Ensuring key community walking and cycling routes are well lit and designed to be safe.
- Creating safe and secure layouts that minimise conflicts between traffic and cyclists.
- Ensuring cycle paths are maintained and well lit at night for key routes.

Local transport
The use of sustainable travel by the use of local transport is supported by:

- Promoting sustainable public travel methods to dissuade the use of private cars.
- Ensuring existing transport infrastructure, such as rail and bus services are integrated effectively and are sustainable.

Open spaces, recreation and play
The use of open space for recreation and play is promoted by the following principles:

- Retain existing open spaces, sports and recreational facilities and resist their loss without approval from the local Community Partnership.
- Require high-quality public spaces and encourage active and continual use of public areas.

- Connect places with each other and make moving through them easy.
- Ensure open spaces cater for a range of users with multiple social, health and environmental benefits.
- Ensure play spaces are easy and safe to get to by sustainable transport, and well over-looked to ensure safety.
- Ensure schools have adequately sized open spaces, including playing fields and opportunities for food growing.
- Provide a range of sports and leisure facilities and pitches designed and maintained for use by the whole community.
- Provide a wide range of high-quality play opportunities and experiences integrated into residential areas.

Growing Food
These policies ensure opportunities are provided for households to own or have access to space to grow food, for example roof or communal gardens and allotments. There is a high demand for allotments and this Plan allows for the creation of a new community food production area.

PLANNING POLICY HW4: Community Food Production
Any change to the status of the ‘Old Piggeries’ site in Cockington shall only be to a good quality community food production area.

PLANNING POLICY HW5: Use of Food Production Areas
All existing allotments or community food production areas shall have a presumption against development unless an equivalent site is substituted and is explicitly agreeable to the users group.

Neighbourhood spaces
Community and healthcare facilities must be provided early in the planning stage of any new development.

PLANNING POLICY HW6: Community Hub Facilities
All greenfield developments of more than 20 homes shall provide, or there must be existing, community hub facilities (not less than a convenience store, primary school, health facility, and a restaurant/pub) within not more than 20 minute walk from 80% of the homes.

The protection of public rights of way and access is encouraged by the following policy:

PLANNING POLICY HW7: Closure of Public Rights of Way
No public right of way will be closed without the express consent of the local Community Partnership.

New Developments
These policies aim to ensure new development has adequate access to outside space and provide cycling and walking facilities.

A key principle requires any new housing developments must include adequate outdoor space, such as a front or back gardens or balconies or access to public green spaces.

PLANNING POLICY HW8: Outside Space Provision
All new homes shall have a reasonable outside recreational space consistent with their intended use and the Local Plan. There shall be no exception to the vehicular parking space requirement for each unit as designated within the Local Plan unless there is a public car park with equivalent spare capacity within 100m of the development.

All houses shall have garden areas with not less than 20 sqm of space suitable for growing plants.

Flats or apartments must have either a balcony appropriate to the size of the home or a communal green area of not less than 20 sqm per home within the curtilage of the property unless it is within a 5 minute walk of a public green space or coastline.

PLANNING POLICY HW9: Provision of Travel Plans
All employment developments and residential developments of more than 20 homes shall include a Travel Plan that supports sustainable public transport for that site

PLANNING POLICY HW10: Cycle Storage and Changing Facilities
All new employment space shall have cycle racks/storage and showers/changing facilities.

PLANNING POLICY HW11: Linking Walking and Cycling Networks
New developments of greater than 20 homes shall be on a sustainable public transport network and shall have permanent links to existing walking and cycling networks adjacent to the site.

PLANNING Policy HW12: Cycle and Pedestrian Links
All new developments of greater than 20 homes will have cycle and pedestrian links to existing networks.

Sport and Leisure
Sports and Leisure facilities form an essential part of a Health and Wellbeing strategy.

Many sports facilities are shared with the other towns that from Torbay and will not be appropriate for Torquay to provide independent facilities for all sports.

Torquay has many sports clubs covering the whole range of sports activities including alpine skiing. Some clubs struggle with sustainability as sometimes numbers of good facilities are limited and the size of the club is too small. Our Plan promotes cooperation between clubs across Torquay (and Torbay) to provide improved investment in facilities to regional or national standards within Torbay that can host at least regional events. These facilities will support Tourism through increased visitor stays.

Swimming

The swimming facilities in Torquay (and Torbay) are inadequate for clubs: the public pools in Torquay and Brixham have too few lanes for adequate training and without spectator space for galas; while Paignton has a pool with good spectator space and number of lanes but a non-standard length (33m). Our Plan supports a single, fit for purpose swimming venue to cater for club swimmers and regional galas consisting 8 lanes, 25m length with 200 person spectator space. A modification to the Paignton pool to reduce the usable length to 25m is proposed as an interim step.

Alpine Skiing

Torquay has the first Alpine dry ski slope ever built in the UK. It continues as a well-used facility that provides ski lessons and club tuition for skiers to national standard. Provided the club remains sustainable, the facility must be protected in any future redevelopment of the area or relocated to an equivalent alternative site.

Athletics

A regional standard athletics track is supported at an appropriate location such as Nightingales Park at the Willows.

Football, cricket and rugby

The Plan promotes clubs working together to ensure sustainability, take on longer term leases on facilities and strengthening their presence on the regional stage.

Angling

Torbay is now a Marine Protection Zone and the benefits to fish populations should enhance the quality of sea angling options in Torquay. The Council must ensure adequate facilities and access to key angling spots in conjunction with local clubs.

Torquay has no major rivers or lakes within its boundary but relies on lakes in the surrounding area for fresh water angling.

Cycling

A range of cycling routes and options are supported for Torquay including BMX, family and off road. A purpose built skate board park would be an important new facility in a suitable location.

Golf

Torquay has one golf course which also has public access. At least one good quality public access golf course must be maintained within Torbay.
Horse riding

The Plan supports the provision of horse riding opportunities within the countryside areas of Torquay through the continued provision of stables within the Cockington area provided there is a sustainable business case.

Tennis

A sustainable tennis club is supported with additional range of public hire courts in a suitable location provided they remain viable.

Bowls

Sustainable clubs are supported by the Plan

Water sports

A wide range of quality water sports are supported. The Council must ensure appropriate locations are designated that are harmonious with other users and integrated within the Tourism provision.

| ASPIRATION POLICY SL1: Sport and Leisure – Nightingale Park |
| Create a new sports, leisure and recreational hub at Nightingale Park to provide quality pitches for amateur sport as well as recreational activity. |
| Nightingale Park should be considered as a suitable site for an athletics track. |

| PLANNING POLICY SL2: Sport and Leisure – Torquay Valley of Sport |
| The area that includes the Bowling Green, Rugby/Cricket Club/Torquay Recreational Ground, Torre Valley South and Torre Valley North shall be preserved for sport and designated as a priority area for investment in to facilities at this location. |

| ASPIRATION POLICY SL3: Sport and Leisure – Torquay Sports Cluster |
| Cricketfield Road, Torquay Academy, Windmill Hill, The Acorn Centre and Barton Downs will be prioritised as areas to develop a sustainable cluster for sports facilities. |

| ASPIRATION POLICY SL4: Sport and Leisure – Upton Park/Lymington Road Coach Station |
| Upton Park is a key park that serves the Torre, Upton and town centre areas and the existing plans to invest in the park as a Town Park with improved court facilities such as tennis and netball will be supported. |

| PLANNING POLICY SL5: Sport and Leisure – Sports grounds and facilities |
| There must be a presumption to retain all sports grounds, pitches and facilities unless an equivalent suitable site is substituted as agreed with the current users. |
Tourism

‘Torquay – a destination in transition’.

The vision is to be ‘the best in the west’: a quality, all year round sustainable tourist destination based on coast, countryside, culture and cuisine.’

Torquay’s tourism sector is acknowledged as requiring transition to a higher value, higher quality year round offering to improve the sustainability of the sector and provide one foundation of a secure and prosperous economy for Torquay. The following policies underpin this transition.

For clarity, the term Council is deemed to mean Torbay Council, its Officers, the Torbay Development Agency, contractors and any Business Investment District.

Increase in the quality and sustainability of the accommodation sector

The foundation for the transition of Torquay to the ‘best in the west’ shall be by the following:

- The Council will conduct or commission a thorough and on-going bed audit and research key accommodation data to support the investment in rebalancing of the quantity and quality of bed spaces in each accommodation sector. This research shall include a professionally assessed market evaluation and predicted future (20 year) trends. The Council will publish all data and provide advice and guidance to Tourism businesses on the implications of the data.

- The transition of tourism will be managed through the delivery of the Local and Neighbourhood Plans within the framework of the Planning process whereby the bed audit and market evaluation will provide evidence for:
  - Businesses to change use where there are areas of over-supply or low quality or low spend value by a presumption in favour of a change of use to other high quality accommodation/homes, or
  - New developments in those areas that support the vision for our resort.

- Visitor infrastructure investment priorities by the Council must be concentrated in the Core Tourism Development Areas.

- The Council will support and promote the investment in and development of quality, accessible and green tourism businesses.

- There will be no Houses in Multiple Occupation (HMO’s) or other hostel accommodation allowed in established tourism areas.

- The Council will persuade or use their power to serve Section 215 Notices on landlords and owners of properties to improve maintenance and visual appearance in established tourism areas.

- The planning process must protect the green open spaces within Torquay’s environment by restricting new holiday accommodation and tourism sites to existing or brownfield sites.

PLANNING POLICY T1: Tourism Accommodation

There shall be no new tourism based developments on green field sites - any new tourism based development must be on brownfield site unless it forms part of an approved development site within the Neighbourhood Plan.
Council policies will encourage tourism businesses to improve quality, trade all year round and provide quality jobs.

The Council will support the creation of an international hotel school to underpin the change to a high quality Tourism Sector.

The Council will support good quality sustainable conference facilities to underpin all year round tourism.

Key tourism and retail areas outside the Core Tourism Investment Areas (CTIA’s) and town centre will be well signposted.

Concentrate tourism investment within CTIA’s to develop a vibrant, quality visitor experience

Two CTIA’s are created within the Local Plan:

- The coastal strip from Livermead Cliff Hotel to the Imperial Hotel including the areas around Torre Abbey/RICC, Lower Belgrave Road and harbour, and
- Babbacombe cliff and coastal strip.

The first 10 years of this Plan is when most investment is required to transition the Tourism industry in Torquay. To achieve this, the Neighbourhood Plan requires the enhanced viability and sustainability of CTIA’s and placing the emphasis on allowing tourism properties outside the CTIA’s to change use.

Although in general key serviced accommodation businesses within a CTIA should be retained where possible it will be more important in the first 10 years of this Plan to improve the ambiance of the area by change of use of unsustainable businesses to high quality, holiday apartments or homes with a design sensitive to the heritage value of the area. This policy will be extended to the redevelopment of any redundant sites to improve visual appearance.

PLANNING POLICY T2: Change of Use of Tourism Properties

If it can be demonstrated that the current business is unviable within the foreseeable operating environment, but subject to the sustainability criteria in Policy T4.2, then change of use to quality housing within a CTIA will have a presumption in favour for the period to 2020 subject to Policy T4.3.

PLANNING POLICY T3: Change of Use in a Protected Area

There must be no change of use within a CTIA or other established tourism area to HMO, student or hostel type accommodation.

PLANNING POLICY T4: Change of Use of Tourism Properties

The change of use for tourism properties to housing outside the CTIA’s will have a presumption in favour, provided:

T4.1 The current use is less than 10 rooms of serviced accommodation; or

T4.2 The business can be demonstrated to be unsustainable in the foreseeable future through evidence based on a viability assessment of the business and market sector operating environment; and Torbay Council cannot demonstrate a market sector demand based on the professional audit of the quality and quantity of all bed spaces in Torbay and an assessment of current and future market demand; and the new use supports an increase in the overall visual quality and value of the site; or

T4.3 The change from un-serviced accommodation provides self-contained family homes of two or more bedrooms and is within a five minute walk of a green space or the beach; or
T4.4 50% or more of the units within an established holiday accommodation property are already of residential status provided each additional unit will have self-contained accommodation with not less than one separate bedroom.

The planning process must protect the built environment within conservation areas and help develop sustainable uses for historic buildings that are or have been used for tourism accommodation.

The following policies recognise the importance of the sustainable use of heritage assets through enhancement of existing properties:

**PLANNING POLICY T5: Change of Use in Conservation Areas**

*Change of use from tourism accommodation to housing within a conservation area will be able to retain later extensions if that property is upgraded or modified to provide an external appearance including but not limited to windows, wall treatment and roof design sympathetic to the original building, the surrounding area and complies with the appropriate Conservation Area Management Plan.*

**PLANNING POLICY T6: Change of Use of Listed Buildings**

*There will be a presumption in favour of change of use of a Listed building that currently provides Tourism accommodation outside a CTIA if it provides a sustainable use as a quality home or homes.*

Section 215 of the Town & Country Planning Act (1990) provides a method of supporting the overall improvement of these areas by a robust and systematic approach serving notices for improvements to run-down or derelict properties and sites.

**ASPIRATION POLICY T7: Improvements to derelict and rundown sites within tourism areas.**

*Derelict properties and run down sites within tourism areas shall be served with Section 215 notices if the property or site is having a substantial negative impact on the visual quality of the surrounding area and the local community requests action.*

Torquay Seafront and harbour area

**ASPIRATION** for the primary CTIA for Torquay and the main focus for investment to create and retain high quality, high value tourism based accommodation, cafes and restaurants to underpin the transition to a higher spending visitor base.

- The harbour area shall have cafes, bars and restaurants creating a safe, al fresco experience in the summer months with good quality public space all year round.
- The beach and harbour-side environment must be a key investment area for refurbishment and maintenance to provide a high quality visitor experience while retaining its heritage, scale and resort ambiance.
- Provide e-information platform for visitors to access all information on Torquay at key points as technology improves.
• Invest to improve maintenance of roads, pavements and the street scene from public and private sector investments.
• Move fairground activities from Torre Abbey and transform the area to become a green space for summer festivals and music and other events.
• Develop national standard, good quality conference facilities to support all year round tourism and quality hotels:
  - Promote the redevelopment of the Riviera International Conference Centre site to incorporate a top quality integrated conference hotel and fit for purpose sustainable conference centre
  - Promote hotel accommodation in the local area to support delegate requirements.

**Babbacombe**

Babbacombe is recognised as a satellite resort and secondary CTIA with two distinct areas, the beach side and the green downs area with its Victorian buildings.

The primary investment in new facilities will be allowed on the beach front Cary Arms area and Oddicombe Beach areas where high quality strictly tourism based development may take place sympathetic to the area but within existing footprints.

Council policies must support the retention of a high quality protected green downs area with vibrant mix of quality tourism businesses, restaurants and cafes located within the existing facades.

**PLANNING POLICY T8**
The Area of Walls Hill, the Grove and sloping landscape around the Cary Alms shall not be developed further for tourism or other purposes other than small scale extensions or redevelopment within existing footprints.

Although some hotel businesses will thrive, in general the tourism based accommodation will be allowed to shrink by change of use unless it forms part of the front line cliff top properties.

**PLANNING POLICY T9: Front line businesses**
The front line properties on Babbacombe Downs shall have a presumption against change of use from tourism based accommodation but subject to Policy T2 when that change must provide a mix of quality retail and/or cafes or restaurants at street level.

Council policies must ensure any new development is of a design sensitive to the heritage characteristics of the area.

**PLANNING POLICY T10**
Any redevelopment of the Oddicombe Beach area must be within the footprint of existing development and be of a design to complement the historic nature and natural setting of the area.

Due to level access to St. Marychurch shops and services and regular public transport, the area could be a focus for retirement based accommodation.
PLANNING POLICY T11: Retirement and assisted living
Change of use from tourism to the provision of homes designed for retirement living and downsizing shall be supported in the area of Babbacombe subject to Policy T9. Any application for care homes must have evidence that there is capacity within the social care system to support that development.

Integrate sports and water based activities into the tourism offer.

ASPIRATION for the Council to:
Develop improved harbour and beach side facilities to support a quality tourism area and develop regional and national standard sports facilities and water sports provision as an integral part of the broader Tourism offer and support the recently approved Cultural Strategy. They will:
- make access to the water easier for all users
- make storage and launch small craft from beaches, harbours and piers easier
- maintain beaches and ensure investments are made in infrastructure support Blue Flag/Quality awards for all beaches and provide good quality fit for purpose beach fronts.
- provide quality public toilets with extended opening and availability all year.
- redevelop Meadfoot west beach area with a quality restaurant to support the new quality beach hut development and surrounding quality accommodation providers.

Develop Torquay as the cultural centre of the west with a broadened range of tourism infrastructure to diversify the visitor appeal.

ASPIRATION for the Council to:
- Promote a range of quality all year round festivals based on coast and countryside, culture and cuisine linking to the objectives of the adopted Cultural Strategy and those submitted by Torbay Action for Art.
- Promote Heritage, Literary, Geology and Arts Trails.
- Promote walking and tour guides and bring to visitors’ attention the ‘hidden jewels’ of Torbay.
- Establish a suitable site for a Torbay open air theatre.
- Establish a Torbay Culture/Arts Centre on a suitable site.
- Support investment in all year round, quality indoor attractions and a major national attraction comparable with the Eden Project.
- Help businesses create packaged themed breaks and a resort tourist pass.
- Create a dedicated Agatha Christie centre housed in a key building such as the Pavilion where her life and works are also celebrated with history and live performances.
- Develop a festival/music/large event location on Torre Abbey green space.
- Support the development of a quality retail offering through town centre regeneration as an integral part of tourism offer by initiatives that bring together the tourism and retail sectors.

Transition night-time economy to provide a quality harbour area to attract high spenders and visitors who use quality accommodation

ASPIRATION FOR the Council to:
- Support positive management of night time economy by retaining Purple Flag award.
• Establish zero tolerance policing of any anti-social behaviour, including but not limited to drunkenness, rough sleeping and begging.
• Promote a quality café/restaurant/bar/mixed accommodation area around harbour.
• Encourage relocation of clubs to distributed locations away from established residential areas but integrated with the main tourism accommodation areas.
• Promote a dedicated entertainment complex with cinema/pubs/clubs/casino/retail integrated with the main tourism area such as the top end of town.
• Encourage continued investment in quality food and drink providers to encourage higher spend.
• Introduce 20 mph speed limit and pedestrian friendly areas around the harbour to provide a safer environment.

Create a coastal, transport gateway hub at Torquay train station for trains, coaches, buses, bikes, taxis and land train

ASPIRATION for promotion by the following:
• Train station, coach drop off/collection facilities, bus stop to link with main routes (and land train), taxi rank and cycle hire with link to wider cycle/foot path routes.
• Sheddon Hill car park as coach park.
• Ensure all routes are accessible.
• Encourage development of existing railway buildings in to related uses.
• Route in to hub via Rathmore/Falkland Road from Avenue Road with a roundabout at the junction with Torbay Road (this will require the reversal of the current one way routes.
• Improve direct rail links working with the Torbay Development Agency (TDA) and the Heart of the West Local Enterprise Partnership (HOSWLEP) to ensure continued investment.
• Controlled crossings for safe pedestrian access to transport hub.
• Incorporate a mass transportation system linking key areas within Torquay and the rest of Torbay.
• Encourage the linking of harbours along the South West coast with a coastal ferry service.
Transport

This plan brings together a range of transport projects that aim to reduce traffic and promote the use of public transport. Their implementation will rely on the Council and partners to deliver them but this Plan provides an expression of projects which are particularly supported by the community and have been highlighted during the neighbourhood planning process.

Traffic in and out of Torquay

It has been claimed that ‘the best view of Torquay was seen as you leave’. The current traffic route is neither direct or make the best impression when entering the town centre. The existing route requires traffic to divert left through Upton, and then left at Castle Circus into Union Street. Traffic leaving Torquay travels from Castle Circus through Torre. The Neighbourhood Forum has long recommended reversing the flow of traffic through Torre and this is now being partly implemented by the Council.

The following improvements are recommended:

- Entry into Torquay - one way traffic to flow through Torre (past Post Office) straight down to Castle Circus.
- Exit from Torquay - one way traffic to flow via Abbey Road, Tor Hill Road and East Street to Newton Road. Two way traffic around Town Hall in Castle Circus, Lymington Road and Trematon Avenue.
- Traffic light system on Newton Road - the traffic light system needs to be reviewed with better interconnection between the trading estates.

Town centre and harbour area

- Coach Terminus to be relocated to Torquay Rail Station with parking at Sheddon Hill car park.
- Union Street through to GPO island to become a multi-user pedestrian area. Market Street, Pimlico, Lower Union Street and Temperance Street to be included.
- Fleet Street - pedestrian access across Cary Parade and Palk St to be improved. A range of public consultation will be required if Fleet Street becomes bus free.
- Harbour area to become semi-pedestrian - will support the development of the area in line with the Tourism Strategy.
- Strand bus stops/taxi ranks to be moved to other areas such as Princess Gardens.

Signage

Signage and wayfinding is critical to helping move people around the town. The following improvements are encouraged:

- Torre and Castle Circus signs need to be made clearer for entry into and exit from Torquay.
- Existing signposting is confusing, new clearer signposting is required at the junction of Torre and Newton Road for traffic approaching Torquay from Newton Abbot

Torre Station

- Town centre (straight on)
- Seafront, harbour and Torquay Railway (right)
- Paignton and Brixham (right)
- Babbacombe, Teignmouth (left)

Castle Circus

- Harbour area (straight on)
- Babbacombe, Teignmouth (straight on)
- Seafront and Railway (right)
- Paignton and Brixham (right)

The harbourside and the Strand need to be developed as Torquay’s main tourist area and also a recreational area for residents. Currently this area is used as a terminus and stopping place for up to 15 buses. We need to relocate buses to other areas. Proposed alternatives to bus stops on harbour area is on Torbay Road which already has bus stops and shelters which are part of the current bus routes to harbour area. Proposed changes will mean buses will turn around at Pavilion island on Cary Parade.

The following improvements are recommended:
- The Strand/Harbour side to be semi-pedestrian with the exclusion of buses and taxi/car parking from the area.
- Through flow of all traffic (except buses) from seafront/town centre to Babbacombe/Victoria Parade along the Stand/Harbour side. The development of this area could then be based on a cafe culture style and used as a recreational space.
- The bus terminus to be moved to other areas such as Torbay Road or Pimlico.
- Taxi ranks to be moved to other areas (such as Lower Union Street or Pimlico).

Traffic route out of ‘town centre’
- Cars coming into Torquay along Torbay Road will still be able to travel through Cary Parade to the Strand to access Babbacombe Road.
- Buses from Paignton and Brixham will travel along Torbay Road as far as Pavilion island then return down Torbay Road to Belgrave Road.
- To access the proposed new supermarket, when travelling north, buses will then travel via Lucius Street and Tor Hill Road, across Castle Circus junction into two-way traffic flow around Town Hall and Lymington Road.
- Buses will then continue to Newton Abbot along the Upton Road route (the reverse of current route in to Torquay).

Sponsored bus routes

It is essential that the routes of buses that service secondary routes, mostly in hilly terrain are maintained. These are bus services on less profitable routes that are vital in the prevention of isolation for vulnerable older and less able residents who live in areas of Torquay where the local terrain can be difficult or far away from a main route.

Highway and transport considerations for gateway area at Edginswell
- Site principles should include pedestrian, cycle, and vehicular connections to adjoining sites. A big issue for the Gateway is the fact that the A380 Riviera Way and Newton Road acts as the main connection to the Willows, Edginswell Business Park, Broomhill Way, Wren Park, Woodlands, Torre Station area and the Asda Store. This therefore means a vehicle journey is required to move from one to another creating increased traffic on the main route into Torquay.
- There is concern that with the new Link Road there will be greater traffic congestion on Riviera Way and Newton Road from the Link Road junction right through to Torre Station.
- The traffic light junctions at Scotts Bridge and Shipway Lane being heavily congested and the issue of too many traffic light junctions in close proximity between Lawes Bridge and Shipway Lane needs to be addressed.
Edginswell Rail halt
The principle of a new, proposed rail halt at Edginswell is supported.

Park and Ride
There is support for a Park and Ride facility and this is considered to be essential, possibly located at Gallows Gate.

Air quality
The Hele area is designated an Air Quality Management Area (AQMA). To improve the quality of life for the community the following policy will be adopted:

**ASPIRATION POLICY TR1 Air Quality Improvement**
The Hele Road area shall be subject to a joint community and Council working party to examine, agree and implement an action plan to reduce the pollution arising from vehicular traffic to a reasonable level. Such action plan shall be published and enacted by the end of 2018.
Art and Culture

Artists have been involved in the life of Torquay for centuries. Whether its masons carving ornate stone for its buildings, painters and sculptors capturing the town, its people and coastline, musicians playing in the harbour, a performance in the theatre or simply someone photographing a view. Art enhances the quality and richness of the town and is an integral part of its cultural wellbeing.

These policies aim to promote and support economic, environmental and social development by attracting tourists and business, by enhancing the design of the buildings and spaces and by encouraging pride in the town. The outcomes, support, material and narrative of public art can vary considerably. However, the consistent quality of public art is that it is site specific and relates to the town and the bay. It may include new buildings, architectural features and spaces, landscaping, materials, sculpture, landmarks, images, events and decoration. It may be small or large scale, permanent or temporary, internal or external.

It is also recognised that art and culture are major contributors to education, health and social well-being. The National Planning Policy Framework (NPPF) also promotes this approach:

‘take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs.’ (Paragraph 17)

The new Torbay Local Plan (2012 – 2030) includes Aspiration 4: Create more sustainable communities and better places. One of the objectives states:

‘To create more enjoyable, creative built and natural environment using heritage assets, public art and revitalisation of the public spaces to attract events, exhibitions and festivals which celebrate and enhance the culture of Torbay.’

Also, reference is made more specifically in Policy TC1 Town Centres:

‘The use of heritage assets, public art and public space, events, exhibitions and festivals to provide more enjoyable, creative environment in town centres.’

The following policies will help establish Torquay as a major cultural destination and inspirational place for people to live, work and visit:

**ASPIRATION Policy: A1 Arts activity**
Support, develop and fund opportunities for the people of Torquay to take part in and experience a wide range of arts activity and to share in the social, economic and environmental benefits the arts can bring. Support the development of an environment where artists can flourish.

**ASPIRATION Policy A2: Dedicated places**
A dedicated art and cultural hub will be provided in the town. Indoor and outdoor space will be provided throughout Torquay for cultural and art projects to inspire, engage and encourage residents and visitors.

**ASPIRATION Policy A3: Offering support, guidance and incentives**
Support, guide and fund local initiatives, including art markets, pop ups, art trails, performance, street theatre and visual displays.
Incentives will be offered to businesses to become patrons and mentors for local artists through an ‘Art for Rent Scheme’. Space will be provided in business premises for the placement of art in order to support the gallery and artist.

ASPIRATION Policy A4: Heritage and Cultural Assets
Promote Torquay’s heritage by encouraging the positive use of buildings and spaces, and by recognising places valued by the community.
Housing

The Torquay Neighbourhood plan recognises the importance of new housing developments to provide the homes to support the job creation plans identified within the Local Plan and creating thriving and sustainable communities. It is in compliance with the Local Plan requirement for homes over the Plan period.

The strategy, on each housing site, is to provide the best mix of housing to match the needs of Torquay’s communities now and for the next twenty years. The Local Plan sets the overall strategy; our Neighbourhood Plan sets out to provide the detail to achieve this strategy by ensuring our communities benefit from the provision of new quality homes and that policies are in place to shape the development to maximise their value to the community.

Affordable Homes

Torbay currently has a shortage of affordable homes. This has a significant effect on the young and those in the low wage economy to be able to buy their own property. Over the plan period we require this issue to be addressed by positive policies to increase the supply to a nationally recognised level.

To achieve this there will be opportunities through private sector developments to provide contributions towards providing affordable housing but it is also acknowledged that the provision of affordable homes over the last 5 years has not achieved the percentage rate required in Local Plan policies. We therefore recommend that the disposal of surplus Council owned land should be to Housing Associations, as part of an appropriate commercial arrangement, to ensure this level of provision of affordable and social housing is achieved during any rolling 5 year period if there is a shortfall from other developments. To enable this we accept that some open market housing may be required for viability purposes.

**ASPIRATION Policy H1**
Over the Plan period the target will be to provide not less than 20% affordable and social homes in any rolling 5 year period, equating to approximately 850 homes overall.

**PLANNING Policy H2**
All affordable and social homes will have a restriction based on
i) Living in Torquay for not less than 5 years previous or
ii) Being inhabited by a Keyworker

Homes for an ageing population

The Torquay Neighbourhood Plan encourages downsizing for its aging population. We therefore will support the provision of retirement homes in suitable selective locations where there is ease of pedestrian access to local facilities and public transport. This would include warden controlled schemes as well as care homes.

**PLANNING Policy H3**
Any development of greater than 20 homes will have not less than 10% of the homes designed to a national standard to accommodate the needs of retirement living.

**PLANNING Policy H4**

The Plan supports the development of homes adapted for downsizing for retirement and accommodation for assisted living in locations that provide ease of pedestrian access to community hub facilities and sustainable public transport routes.

Brownfield sites

As there are relatively few opportunities for major new housing development on greenfield sites other than the expansion area at Edginswell, the Neighbourhood plan promotes the redevelopment of brownfield sites and in particular the Town Centre as a priority.

The Community has identified the need for Community Infrastructure Levy funds to regenerate the community facilities in the Town Centre area. The Plan has the following policy to ensure funds are available.

**ASPIRATION Policy H5**

To help regeneration of the community facilities within the Town Centre Master Plan Area and Community Investment Area while acknowledging the range of site viabilities within that area; any development where CIL contributions are not sought but S106 contributions are, the equivalent amount of money to that from the normally prescribed neighbourhood portion CIL contribution will be provided by the Council for community spend decision in line with Policy C1.

**ASPIRATION Policy H6**

The reduced CIL levy for the Town Centre Master Plan Area must be reviewed and adapted to reflect changes in economic regeneration by 2020 or if the CIA designation for the area is withdrawn whichever is the soonest.

**PLANNING Policy H7**

Planning permission shall only be granted for a greenfield site of more than 20 homes where the developer provides not less than 30% affordable housing on site or the same number of affordable dwellings on an alternative brownfield site. Viability shall not be a material planning consideration.

Torquay Gateway

The Neighbourhood Plan supports the development of the green field Edginswell Gateway site as part of a phased development of Torquay but at a stage that promotes the redevelopment of the town centre and brown field sites for housing first and exploits its unique position adjacent to the new link road for job creation. This site is allocated as a strategic development area within the Torbay Local Plan. The location is of prime value for both job creation and homes relying on the easy access to the stronger economies of Newton Abbot and Exeter via the new Link Road and dual carriageway network.
Our Plan also seeks to rebalance the economy of Torquay away from the low value Tourism offer and towards higher value skilled jobs and therefore the development must be of mixed use.

**PLANNING Policy H8**
Any development of homes on the Edginswell Future Growth Area will not be occupied until the community infrastructure identified in the relevant Torquay Gateway (Edginswell) Masterplan SPD are substantially complete and not before the second half of the Neighbourhood Plan housing allocations period.

**PLANNING POLICY H9**
All homes sold within the Edginswell Future Growth Area shall be the purchaser’s sole residency.

**PLANNING Policy H10**
A new housing and community infrastructure plan for the Gateway area will be developed in agreement with the Neighbourhood Forum as a revision to the current Master Plan. It shall include the Edginswell expansion area and the adjacent Willows and Barton areas. The plan shall be agreed before any development of homes on the greenfield area of Edginswell commences and will continue to protect the existing hamlet of Edginswell by means of suitable buffer zones and link the 3 local neighbourhoods into an integrated community.

A substantial number of the proposed 1000 windfall sites will arise from former Tourism accommodation both serviced and un-serviced. Our Plan promotes the move away from the lower quality, lower value accommodation provision towards higher quality and value that will allow the sector to have a sustainable future that will support a higher value economy. It is therefore predicted that a significant number of homes can be provided through this change of use. We require the emphasis to be the provision of family homes. Policies are set out within the Tourism Policy.

**Future strategy**

To ensure the continuation of a community led housing plan.

**PLANNING Policy H11**
Any future new or revised allocation of housing sites must be in agreement with the Neighbourhood Forum or Community Partnerships prior to formal public consultation, unless agreement cannot be reached.

**PLANNING Policy H12**
Any significant change to the homes requirement for Torquay must result in a revised list of development sites in agreement with the Torquay Neighbourhood Forum.

**PLANNING Policy H13**
To allow flexibility in the provision of development sites over the Plan period additional sites may be added and sites removed, provided the

Former Tourism properties
The number of homes remains in general compliance with the requirement in the approved Local Plan or its revisions.
Community Partnership Statements

Introduction

This plan contains a clear vision, objectives and a series of policies that focus on Torquay, the successful delivery of which during the plan period, will achieve the collective community’s vision for the town.

However, this plan recognises that Torquay is made up of a number of communities which have come together to create nine strong partnerships.

The following statements have been produced by each local Community Partnership and demonstrate the level of commitment to the town and the particular local needs and aspirations within each Community Partnership area.

Each statement sets out a description of the area, the community’s aspirations and suggests opportunities for action. The statements also provide additional policies which should be read in conjunction with those set out previously in this Plan for the purposes of managing development within those areas.

Once this plan comes into force, 25% of developer financial contributions (Community Infrastructure Levy) must be spent by the Council in line with the wishes of the local community (as mandated by Central Government). The Community Partnership Statements identify a number of projects in each area, some of which will be delivered through CIL payments.

PLANNING Policy C1: Community Infrastructure Levy (CIL)
The neighbourhood portion of the CIL must be spent on projects and priorities identified by and in agreement with the Torquay Neighbourhood Forum (or equivalent body) and Community Partnerships. The current community projects and priorities are identified within this Plan but may change over the Plan period.

A universal project for each community partnership area is to assure the safety of parents and children within our communities when travelling to/from school.

ASPIRATION Policy C2 Safe routes to schools
All schools shall be provided with enforceable 20 mph zones around the site, controlled crossings on roads within 100m of school for key routes on busy roads to school and enforceable safe drop off /pick up zones for parents with cars as part of the community CIL funding.
Barton & Watcombe

About the area

Historically the area is best known for Watcombe Pottery, established in 1869 and producing fine pottery until its closure in 1962. At the northern edge of the area lies Brunel Manor, built by the great Victorian engineer to be his retirement home. Sadly, this was not to be since he died before it was completed, but it remains a fine example of Brunel’s architectural flamboyance.

A local Community centre lies near the top of Barton Hill Road, and smaller neighbourhood centres at Fore Street, Barton and Moor Lane, Watcombe. Community facilities (one primary and two special schools, open spaces) are scattered across the area – there is no single clear focal point.

The Barton and Watcombe area includes substantial areas of relative deprivation, largely made up of former council housing, alongside more affluent suburban areas. The latter parts mask some of the deeply embedded social needs of the area as a whole. The local community hopes that this plan will help to secure greater recognition of the issues that challenge our community and help to release funding to tackle them.

Vision – Develop opportunities to tackle child poverty and isolation amongst older people in the community
Local Policies

Planning policy BW1 - Protection and enhancement of all parks and green open areas

Aspirational policy BW2 – Continue to improve play facilities in the area

Aspirational policy BW3 – Improvement of highways to ensure safe traffic flows, improved parking and the consideration of a 20mph limit in residential areas

Aspirational policy BW4 – Use of empty buildings to drive employment opportunities

Aspirational policy BW5 – Welcome improvements to local employment opportunities such as Brunel Industrial Estate, Woodlands Trading Estate and Lummaton Quarry

Aspirational policy BW6 – Prioritise bringing empty homes back into use

Aspirational policy BW7 – Raise the standards of housing in both the private and social sectors

Planning policy BW8 – Ensure future development of the area promotes community safety, and particularly reduces the fear of crime in the area

Aspirational policy BW9 – Pursue Community Investment Area

Projects

- Sustain the Acorn Sports and Community Centre and ensure its continued support to the community
- Support to the Medway Centre
- Enhance the Wood End Project site
- Improve community use of Brunel Woods
- Improve Steps Cross playing field for Peninsular League standard football with dual use for local schools
- Develop bus links to St Marychurch to access public and retail services
- Section 215 notices to be used to tackle untidy land/buildings which are negatively affecting the amenity of the area
- Ensure there is support in the community for those most vulnerable eg via a Street Warden scheme
- Support initiatives to reduce Child Poverty in the area
- Support initiatives to reduce isolation amongst older people in the area
- Support initiatives to reduce worklessness in the area
• Work in partnership with local employers to create training opportunities for local young people
Cockington, Chelston and Livermead

Description of the area

The area is made up of two distinct parts. Cockington and Stantor Barton retain their ancient manor house, estate village, farms and woodland and is designated ‘countryside’; while the other area is largely completely developed for housing. Much of Chelston is made up of Victorian villas, houses and terraces; more modern mid-20th century housing predominates in Livermead; while upper Chelston has a significant area of social or former social housing. Most of Victorian Chelston and Cockington Village are Conservation Areas.

Community facilities are located in the local centres at Old Mill Road and Walnut Road, Chelston and the smaller neighbourhood centres at Queensway and Sherwell Valley Road, Chelston and Roundhill Road, Livermead. Two secondary and four primary schools also lie within the area, along with a significant number and variety of green spaces for recreation and sport, several visitor attractions (Cockington Country Park and Ocombe Country Park) and accessible beaches at Hollicombe, Livermead and Corbyn Head.
POLICIES

Community Support

We wish to have resilient communities that are well informed, engaged and enjoy an improving quality of life.

Create and develop two sustainable Community Hubs in Lower Chelston/Old Mill Road area and Queensway to provide a range of community support services and activities prioritising, but not limited to, the vulnerable, young and older residents.

Maintain effective communications and organisations to ensure the Community is kept informed and given the opportunity to influence decision making on matters affecting them.

Support the development and maintenance of a range of children’s play equipment in accessible green spaces across the area.

Support the retention of all pubs and post offices in our area.

Planning and Development

We wish to maintain a diverse mix of housing with a focus on family homes by promoting small scale infill, change of use and brownfield development.

PLANNING Policy CCL1 All Planning decisions shall support the maintenance of a sustainable mix of shopping and service facilities at existing local and neighbourhood centres.

PLANNING Policy CCL2 Any new green field housing developments shall provide self-contained accommodation with not less than 2 bedrooms and shall be suitable for family living.

PLANNING Policy CCL3 There shall be a presumption against conversions or changes of use to HMOs or homes that do not provide a separate bedroom.

PLANNING Policy CCL4 Conservation Management Plans shall be strictly enforced and any infill development shall be in a scale and design sympathetic to the surrounding architecture.

PLANNING Policy CCL5 The ‘Old Piggeries’ site shall have a presumption in favour of community food production and shall not be developed for housing or other commercial use.

PLANNING Policy CCL6 There shall be a presumption in favour of change of use where the current use is unsustainable provided the change is to quality housing or alternative businesses appropriate to the area.

PLANNING Policy CCL7 The field off Broadley drive (TNPH48 in the Local Plan) shall not be developed for housing or infrastructure and shall remain a green link between Scadson Woods/Occombe and Cockington Country Parks.

PLANNING Policy CCL8 There shall be a presumption against change of use for the 3 remaining pubs within our ward area.

The protection of our Environment
We wish to see all our green spaces used by and cherished by our community protected from development.

**PLANNING Policy CCL9** Cockington Village, Cockington Country Park, Occombe Farm and Stantor Barton shall be protected as important rural recreational, food production and visitor attraction areas and the Country Parks at Occombe and Cockington (including the Village) and the Stantor Barton Countryside area (excluding a Gallows Gate park and ride facility) shall be protected from any greenfield housing or commercial developments.

**Aspiration Policy** Cockington Country Park must be accredited with Natural England as a formal Country Park.

**PLANNING Policy CCL10** All our Local Green Spaces, beaches and undeveloped coastline shall be protected from development.

**PLANNING Policy CCL11** There shall be a presumption against any new development within the coastal strip (between the coast road and the sea) unless it’s a redevelopment of an existing residential or commercial site.

**PLANNING Policy CCL12** The former gasworks site at Hollicombe Park shall not be disturbed by any development unless the site is remediated first.

**PLANNING Policy CCL13** Any car park at the Gallows Gate area must be landscaped so that vehicles or other structures are not visible from the adjacent Countryside areas and if implemented shall have cycle and pedestrian access to Cockington and Occombe.

**Cockington Village and the rural countryside areas**

Cockington is a day time attraction for visitors and we wish to prevent changes that promote evening and night-time operations as this would destroy its unique character and harm the residents’ quality of life.

**PLANNING Policy CCL14** There shall be a presumption against any development of:

- new residential and commercial development (other than conversions and changes of use) and visually obtrusive new development on its borders or
- changes or commercial activity that would detract rather than enhance Cockington’s unique rural characteristics, or
- changes that would detract from residents’ and neighbours’ quality of life or
- changes that would significantly increase vehicle traffic through rural lanes and residential areas

**PLANNING Policy CCL15** There shall be a presumption against any planning application that promotes evening or night-time entertainment or amenities for businesses

**Aspiration Policy CCL16** Quality tourism provision based on cuisine, arts/crafts, history and countryside shall be positively supported

**Aspiration Policy for highways** - measures must be introduced for cyclists, pedestrians and horses to access the public lanes around Cockington in safety by minimising traffic volume, traffic speed and eliminating on-road parking shall be implemented.
PLANNING Policy CCL17 The redevelopment of redundant buildings or unsustainable businesses properties into sustainable uses shall be supported by a presumption in favour of the change of use of business premises located in the village envelope to quality homes.

Projects

Make changes to Cockington Village centre cross roads area to improve the ambience and safety for visitors and reduce traffic issues.

Implement 20mph speed restrictions and traffic calming measures on all roads within the village envelope, stop access by large HGV’s and retain the prohibition of coaches

Improve drainage and flood resilience to minimise flood risks for homes and businesses in Cockington Village and lower Chelston

Create a Cockington ‘gateway’ when entering the village from the coast to enhance the sense of ‘arrival’ for visitors and an exit on departure.

Provide each community green space with children’s play equipment, benches and support to maximise the quality of life of the surrounding community

Provide safe pedestrian and cycle access to Cockington from the seafront (main access route), Nutbush Lane and Seaway Lane areas.

Develop community support services hubs at Queensway and Chelston.

Ensure adequate public transport links for each community are maintained

Improve traffic flows and safety of pedestrians and cyclists in the area and beyond by implementing the following:

- at Torquay station – establishing a new public transport gateway for Torquay with commercial development and improved connections between all public transport services, footpaths and cycle routes.
- at Shiphay/Newton Road and Torre Abbey/Avenue Road – improve junctions to maximise traffic flow and enhance pedestrian and cyclist safety
- improve footpaths and roads to give safe pedestrian and cycle routes to schools, beaches, recreational areas and public places
- implement child drop off zones, safe crossing points and 20 mph speed restrictions for all schools
Ellacombe

**Objective – “To strengthen the identity of Ellacombe as a vibrant community”**

**About the area**

Ellacombe takes its name from Ellacombe House which once stood at the top of Market Street. The area grew up in the 19th century, predominantly to provide housing for working people. The land was owned by Sir Lawrence Palk, who in 1867 bequeathed Ellacombe Park for public recreation and land for the Parish Church and the Primary School.

The area lies close to the town centre and is relatively tightly built-up. It relies on the town centre for many facilities. The parish church and primary school remain focal points in the community, there are a scatter of open spaces and corner shops, and a small neighbourhood centre at Hoxton Road.

**Local Policies**

**Planning Policy EL1** - As the area is so built up, protect and enhance all existing parks and green open areas

**Planning Policy EL2** - Preserve the heritage and character of the area

**Planning Policy EL3** - Protect public houses from change of use

**Aspirational Policy EL4** - Retain the Ellacombe Church site for community use
Planning Policy EL5 - Retain the structure of current houses and resist further conversions into flats to minimise over-crowding in the area

Aspirational Policy EL6 - Create training and employment opportunities within Ellacombe through the conversion of existing small brown field sites

Aspirational Policy EL7 - Mixed use development that enhances the retail and service quality and offer of Market Street, as a district shopping area for Ellacombe, will be supported

Aspirational Policy EL8 - Retention and improvement of the public transport routes to other parts of Torbay

Projects

- Develop the former Bowling Pavilion at the top of Ellacombe Park, Princes Road, as a Community Centre/Hub, as a focal point for the area
- Continue to enhance Warberry Copse
- Continue to improve the children’s play facilities in the area
- Enhancing the Market Forum so it becomes a vibrant indoor Market for the benefit of the community
- Further improve traffic calming outside Ellacombe Academy if necessary
- Encourage superfast broadband providers to invest in Ellacombe
Hele and Lower Barton (Hele’s Angels)

**Objective – Community action against child poverty and social isolation, enhancing educational and employment opportunities for a sustainable future**

**About the area**

There is a strong sense of community in this area, even in the face of significant challenges and deprivation. The area proudly displays a Village sign and, whilst the built area does not look like a traditional village, the community is proud of its village roots.

Since Hele began to grow this has always been an area consisting predominantly of social housing. It is well served by local/facilities, but they need to be better maintained and extended. The existing local facilities are; Churches / surgeries / shops / schools / faith centres / shops / community centres, those that are in the area at the moment are aging and fragile need investment so that they are sustainable.

Hele Road is an artificial boundary between two parts of the communities, historically it existed as the heart of the community and boasted a parade of shops and pubs. The lack of parking and the speed of the traffic on this road does not help the area; many use Hele Road as a thoroughfare; to improve the village this needs to be reversed. There is a need to identify a proper traffic plan to nurture the recreation of a ‘village heart’ again.

The employment areas are valued and there appears enthusiasm to support and improve and maintain them. The majority of the employment provision is on the outskirts of the area (Old Woods Trading Estate) and this is considered invaluable to the local people. However, it is accepted that this area could be vastly improved and upgrade.

**Local Policies**

**Planning Policy HLB 1** - Protect and enhance all parks and green open areas

**Aspirational Policy HLB 2** – Continue to improve play facilities in the area

**Aspirational Policy HLB 3** – Improvement of highways particularly to reduce traffic flows on the Hele Road and discouraging HGVs and coaches from the area, make roads safer adjacent to Torquay Academy and other schools, and increase parking opportunities near to shops and other facilities.

**Aspirational Policy HLB 4** – Encourage shops to relocate back to the Hele Road to recreate a small district shopping area

**Aspirational Policy HLB 5** - Use of empty buildings to drive employment opportunities
**Aspirational Policy** HLB – Welcome improvements to local employment opportunities such as Woodlands Trading Estate, Broomhill Way, Herald Express site etc.

Aspirational Policy HLB 7 – Prioritise bringing empty homes back into use

Aspirational Policy HLB 8 – Raise the standards of housing in both the private and social sectors

Planning Policy HLB 9 – Ensure future development of the area promotes community safety, and particularly reduces the fear of crime in the area

Aspirational Policy HLB 10 – Pursue a Community Investment Area

Projects

- Sustain the Windmill Centre and ensure its continued support to the community
- Sustain the Local Hele’s Angels initiative to it may continue its support to the local community
- Support and expand on the Hele’s Angels Garden and Greens initiative encouraging local people to grow their own vegetables, and improve the local green spaces.
- Section 215 notices to be used to tackle untidy land/buildings which are negatively affecting the amenity of the area

- Ensure there is support in the community for those most vulnerable e.g. via a Street Warden scheme
- Support initiatives to reduce Child Poverty in the area
- Support initiatives to reduce isolation amongst older people in the area
- Support initiatives to improve opportunities for employment in the area
- Work in partnership with local employers to create training opportunities for local young people
Shiphay and The Willows

Vision – This area will support the sustainable growth of quality homes and jobs which will be delivered to the highest quality of urban and landscape design in conjunction with the wishes of the local community.

About the area

This part of Torquay includes the Gateway area, dealt with elsewhere in the plan. This chapter focuses on those elements not covered by or subject to the key Gateway policies.

The area includes the ancient village of Edginswell, the 20th Century housing estates of Shiphay and the extensive recent developments at The Willows.

Lying at the entrance to Torquay, the area is well served by road and is at the end of the new South Devon Highway.

In addition, there are plans for a rail halt to service the commercial and service areas of Edginswell Business Park, Willows Retail Park and Torbay Hospital.

The area also includes a local centre at Shiphay and two primary schools. The Willows area is a newer residential development that lacks a centre, but benefits from being adjacent to the retail park.
Local Policies

All new major development in this area will take the fullest opportunity to support sustainable, high quality design which achieves benefits for the wider community.

Major development will require masterplans to be submitted as part of planning applications which show how development will come forward in a holistic manner and avoid piecemeal development which is disjointed from adjacent sites. These documents should be informed by community engagement.

The Edginswell Future Growth Area will be developed in accordance with the Torquay Gateway (Edginswell) Masterplan SPD.

New local community facilities such as those relating to education and health are critical to support future growth in the wider area. An assessment of health facility and education facility needs should be undertaken for all major development.

POLICIES, OPPORTUNITIES AND ACTIONS

Planning Policies

Planning policy SW1 Provision for employment and commercial development to meet the needs of growing local businesses and those looking to relocate to Torquay can be made at:

- Kerswell Gardens, proposed in the local plan for industrial/warehousing use within classes B1/B8.
- Edginswell Business Park, to be retained for employment use classes B1/B8. Any large retail uses should be rejected.
- Broomhill Way has potential to be extended onto the fringe of the former Willows Tip.
- Newton Road has a number of sites, many of which are car dealerships, that could be redeveloped to provide a greater density of employment. Torquay’s fire station is also at this location.
- Woodland Industrial Estate has scope for redevelopment and improvement through a Local Development Order with the objective of it becoming a modern employment centre.
- Holiday Parks off Kingskerswell Road have scope to expand.
- Moles Lane area at the top of Hamelin Way may have potential for employment.
- Hele Roundabout/Barton Hill Road/Barton Hill Way area has scope for redevelopment and improvement through a Local Development Order.

Planning policy SW2 Provision for housing is needed in this area, particularly family and smaller homes, and some live/work accommodation. Locations where development could occur include:

- Between Barton Stables and Bottompark Lane, although this is a steep site
- The Holiday Camps off Kingskerswell Lane, but only should they demonstrably cease to be viable in their existing use and retaining the ski slope as part of any development.
- Land bounded by Edginswell Lane, Hamlyn Way & Moles Lane, but only in the longer term and requiring significant new infrastructure, including potentially a new spine road connecting Marlton Road to Newton Road.

Planning policy SW3 Services and Facilities

- The former tip area adjacent to Browns Bridge Road named as Nightingale Park should continue to be protected for sports and
leisure as identified in Torbay’s Playing Pitch Strategy and the adopted Torbay Local Plan. Detailed plans should be developed in accordance with the consultation report published in June 2016 “NIGHTINGALE PARK ESTABLISHING COMMUNITY PREFERENCES”.

- It is proposed that a ‘sports and leisure masterplan’ should be developed to properly plan and maximise the area’s potential for sport, leisure which could include woodland walkways and a circuitous route around the park. Wild meadowland could also be included.
- New development within the area covered by the Gateway Masterplan must be supported by adequate community facilities which should include a new primary school and community health facilities.

**Aspirational policy SW4 Traffic and Movement**

- New developments should include good pedestrian, cycle and road connections to adjoining sites.
- The A380 Riviera Way and Newton Road is the principal route into Torquay and experiences congestion, especially around the traffic light junctions at Scotts Bridge and Shiphay Lane. The opening of the South Devon Link Road and new developments in Torquay will exacerbate this. Measures are required to address the issue within the next 5 years.
- A new rail halt is proposed in the vicinity of the Edginswell business park. Appropriate, limited car parking should be provided with appropriate pricing to alleviate existing parking problems in residential areas.
- Improved pedestrian access should be established between Nicholson Way and Riviera Way.
- Good, safe cycle routes should be provided within the area and on towards the town centre and sea front.

**Planning policy SW5 Environment**

- Welsury Covert and Jubilee Plantation should be protected and retained as wooded areas with the completion of a woodland park.
- It is proposed that the areas’ parks and green spaces should be designated as Green Space, these to include: Kitson Park, Shiphay Park, Lindisfarne Park, Nightingale Park and the green at Cadewell Park Road.
- The allotments at Barton Hill Way will be protected.

**Education**

The area boasts two Ofsted rated ‘good’ local primary schools, together with excellent pre-schools. However, recent population growth, combined with the failure to deliver a school at the Willows in previous years, has led to a shortage of primary school places in the area. Many parents in the Gateway area are unable to find school places for their children within walking distance. An important future goal should be the provision of a school place for every child within a safe 10 minute walk; with the multiple benefits of easing the burden on working parents, encouraging healthy living and protecting the environment. It is with this goal in mind that a new school is intended to be included in the new 'Masterplanned' area.

Just outside the boundary of the Gateway, there is the recently developed Torquay Academy and Torquay Boys and Girls grammar Schools. In 2013, the Devon Studio School was opened in the former hospital annexe in Newton Road. This caters for up to 300 pupils studying various 'education for employment' courses, particularly in health care. This section of the Neighbourhood Plan has not considered the exact increase in school places that will be required depending on housing
growth in the Gateway Area. However, it is clear that a significant increase in school places will be necessary in the near future.

**Planning Policy SW6 Education**

Any permissions for the development of homes in the Edginswell expansion area shall be dependent on the provision of sufficient Primary School places within a safe 10 minute walk of that development. Where there is a demonstrated lack of provision, a new Primary School shall be built and funded as part of the Council’s Community Infrastructure or S106 Levy and shall be ready for use at a suitable location that serves both Shiphay and the Willows areas and shall be dependent on the provision of a safe link between the two areas before the occupation of not more than 50 homes.
**St MARYCHURCH & DISTRICT COMMUNITY PARTNERSHIP – Part A – St Marychurch, Babbacombe & Plainmore**

**OBJECTIVE/VISION –**
St Marychurch, Babbacombe, Plainmoor and Maidencombe make up the community Ward and are all very special and unique places in their own right. The Neighbourhood Plan for the Community Partnership is focused on **Protection and Preservation**, as once land is given up for development it is lost forever, and for local residents **preservation** is more important and of far greater significance than development for present and future generations.

**ABOUT THE AREA –**
St Marychurch is one of the oldest settlements in South Devon with records dating from around 1050 AD. Its name is derived from the church of St Mary the Virgin which was founded in Anglo-Saxon times with its high tower and Saxon font dates from around 1110 AD. The conservation areas largely define the historic development of what is now a significant suburb of Torquay.

The early 19th century architecture of villas and terraced buildings fall within a conservation area and contain a number of listed buildings and many others of significant interest, such as the former Town Hall built in 1883. The former town stretches Plainmoor to Maidencombe and is known for its scenery, shopping precinct and neighbouring churches.

**Tourism**
Babbacombe Downs with its fine views across Lyme Bay is an area of natural beauty appreciated year round by both residents and visitors alike. This area supports a substantial number of local businesses of large and small hotels that cater to visitors all year round.

**Retail business**
The main shopping area, Fore Street, consists of a small market area. Other major shopping areas include Babbacombe Road, Reddenhill Road and Plainmoor.

These shopping areas, based in the midst of our hotel and B&B district, also serve a large residential area with a range of independent traders and businesses.
LOCAL POLICIES

ENVIRONMENT
Planning Policy SME1
Protect green open spaces and coastline from Walls Hill to Maidencombe, to include Babbacombe Downs and the beach areas, Tessier Gardens, King George V playing fields and Cary Park and there is a need to increase the maintenance of all areas, including pathways, for public use and safety ensuring they are fit for purpose.

- To refurbish Petitor Downs and the Great Rock area to bring them back into public use.

Aspirational Policy SME2
Secure a long term commitment from the Local Authorities to preserve all protection plans (including covenants) and ensure SSSIs are respected.

- Obtain Covenant protection from Torbay Council for Babbacombe Downs from future development/building.
- Protection and preservation of coastal paths, identify and record public rights of way; green lanes, alleyways and established paths in and around the area and increase maintenance for public use and safety.
- Protect and identify public rights of way throughout the ward and increase maintenance for public use and safety.

HOUSING
As the area attracts a large number of senior residents there is a need to have sufficient places to cater for supported independent living and also, as demand increases, more places that cater for those who are no longer able to be independent, for example: dementia sufferers. We need to ensure that there are sufficient Nursing/Care home facilities by a combination of new development, adaption of existing buildings and re-furbishing existing homes.

Planning Policy SMH1
Ensure that any development considers the needs of all residents - existing and new

- Re-develop existing suitable properties in appropriate style and scale for housing as long as they are not likely to have an adverse impact on neighbours the immediate environment or the area as a whole.
- Identifying and secure appropriate sites for good quality and affordable housing to meet the projected demographic needs for this Ward and not allowing development of housing on any Greenfield site without a proven need to accommodate people in the area for employment .
- Ensuring that any significant development of new homes in the area (5 or more in one application) is allowed only if a reasonable proportion of new (medium and long term) jobs are made available.
- Development of properties for senior residents to enable independent living for as long as possible. Because the area has a large number of senior residents there is a need to have properties to develop that cater for those who can manage on their own (i.e. warden controlled) and also develop properties that cater for those who can't (i.e. dementia hospitals)
- Possible development of the Football Ground (subject to the Club having a better alternative accommodation), for community use, with the possibility of land for school playing fields and that appropriate building with sufficient amenity and infrastructure only is considered, that the plans should include the development of swimming, sports and play facilities
COMMUNITY USAGE

Aspirational Policy SMC1

To protect the amenity that is provided by

- Plainmoor Swimming Pool and play park and have those areas improved for community use. Ensuring that any development of the Football Ground is tied to the improvement of this and other amenities in the immediate area. Plainmoor swimming pool is the only public swimming pool in Torquay.
- Retention of key bus routes serving the area to ensure access to and from the main retail areas of the Ward, Town, Harbour, Hospital and outlying districts.
- Maintain existing public conveniences re-opened, re-furbished and maintained to remain open all year. (eg Cary Park area and Babbacombe Downs)
- Re-furbishment of shopping and retail areas and standardization of street furniture and street signs.
- Maintain existing Public Conveniences, re-open those that have been closed in Reddenhill Road and keep them open all year.
  - Litter and Cleanliness
  - Schools and opportunities for adult education

Aspirational Policy SMC2

Additionally there must be an on-going commitment to improvement in the following local amenities – if necessary through partnership working with developers:

- Play and Youth facilities
- Leisure and facilities/opportunities
- Beaches, Planting, Signage
- Litter and Cleanliness
- Schools and opportunities for adult education

RETAIL AREAS

There are 3 significant local retail areas. The area has 4 major tourist attractions, 3 excellent beaches, significant areas of ‘green’ spaces and good local amenities, all adding to the value of the area as a tourist destination. The economy of this area is generated mainly through 3 sectors – Retail and Financial Services, Care Services and Tourism.

Aspirational Policy SMR1

To ensure the continued success of the business and retail areas by

- Investing in improving the standard of retail areas and the properties therein and standardization of street furniture and street signs to continue the unique theme of Black and Silver as on finger posts.
- Removing unnecessary ‘street clutter’ in the form of excess street furniture and signage – where possible ‘doubling up’ signs to avoid proliferation.
- Making sure that we maintain plenty of free and unrestricted on-street parking and secure, easily accessible and affordable off-road parking for visitors, local residents and businesses. This should include identifying spaces that need no longer be restricted. Coach access and parking is available, and improving the ‘arrival and departure’ experience of drivers and passengers.
- Tying any significant development with a financial contribution to improvement or maintenance of local amenities.
ABOUT THE AREA –

BRIEF HISTORY
Maidencombe makes up the community Ward and is a very special and unique places in its own right. Situated at the northern most part of the Ward, consisting of approximately 408 acres of predominantly agricultural land. The entire coastal strip has been designated a Countryside Zone and Coastal Preservation Area and an Area of Great Landscape Value.

The historic hamlet of ‘Medenecombe’ is recorded in the Domesday survey of 1086 as a tiny manor with a population of about twenty.

Nestling in a hollow surrounded by dramatic coastal scenery, it was originally orchard groves which over time evolved into a small number of farmsteads.

In 2015 registration for Village Green status was awarded.

CHARACTER OF AREA
The steep access lanes into the combe serve to emphasise the remoteness of the area set amidst the outstanding natural beauty of a dramatic coastline.

The field systems of Maidencombe have survived since medieval times and early boundary walls are in evidence today.

The chief threat to Maidencombe is the continual pressure to change farming practices or even to develop the farmland, which, if allowed could dilute attempts to nurture a dynamic and successful ‘Geopark’ and set in motion the further urbanization of Torbay to the detriment of tourist numbers to the area.

GEOPARK:
The Torbay Coast and Countryside Trust has emphasised the importance of Maidencombe as a vital component of the Bay’s global Geopark status to attract visitors and residents alike to the area. To this end, a proposed cycleway would facilitate pollution-free access.
Maidencombe's particular areas for protection:

Maidencombe has a particularly flower rich bio-diversity which depends on the survival of its extensive farmland environment and the traditional practices employed in its permanent pasture management and upkeep of hedgerows, hedgerow trees, cider orchard and lower-rich meadows.

Fragile Nature:

A Senior Archaeology and Historic Environment Officer for Torbay Council, has voiced concerns over the possibility of destroying the fine balance that exists in the combe with any further development.

The presence within the boundaries of Maidencombe of extremely rare UK species, such as the Cirl Bunting and Lesser Horseshoe Bat demonstrates the current, albeit delicate, well-being of the environment.

The combe and the village itself presents a very difficult scenario. Any future development would need massive new infrastructure improvements (e.g. mains sewage and substantial rainwater attenuation); this may be achievable perhaps, but at the brutal cost of destroying the fragile balance of the combe.

POLICIES, PRINCIPLE ISSUES & ENVIRONMENT

ENVIRONMENT

Policy ME1

Protect green open spaces and coastline

There is a need to increase the maintenance of all areas, including pathways, for public use and safety ensuring they are fit for purpose.

- To refurbish Great Rock area to bring it back into public use.

Policy ME2

Secure a long term commitment from the Local Authorities to preserve all protection plans (including covenants) and ensure SSSIs are respected.

- Designate Maidencombe Community Orchard as greenspace.

- Protection and preservation of coastal paths, identify and record public rights of way; green lanes, alleyways and established paths in and around the area and increase maintenance for public use and safety.

- Protect and identify public rights of way throughout Maidencombe and increase maintenance for public use and safety.

Community Usage

Policy MC1

To protect the amenity that is provided by

- Retention of key bus routes serving the area to ensure access to and from the main retail areas of the Ward, Town, Harbour, Hospital and outlying districts.

Policy MC2

Additionally there must be an on-going commitment to improvement in the following local amenities – if necessary through partnership working with developers:

- Play and Youth facilities
- Leisure and facilities/opportunities
- Beaches, Planting, Signage
- Litter and Cleanliness
- Schools and opportunities for adult education

HOUSING

Policy MH1

Ensure that any development considers the needs of all residents - existing and new

- Re-develop existing suitable properties in appropriate style and scale for housing as long as they are not likely to have an adverse impact on neighbours the immediate environment or the area as a whole.

- Identifying and secure appropriate sites for good quality housing to meet the projected demographic needs for this area and not allowing development of housing on any Greenfield site.
VILLAGE ENVELOPE

Policy MVE1 - Village Envelope for Maidencombe

Within the identified Village Envelope boundary, limited infill development, redevelopment and refurbishment of existing buildings will be permitted providing that all of the following development design criteria are satisfied:

- Development is of a modest scale, with height, footprint and massing in keeping with the existing urban grain
- Construction materials and the overall appearance of development is consistent with the predominant physical characteristics of Maidencombe Village
- The amenity of neighbouring properties is not harmed
- Development proposals take full opportunity to reinforce the landscape quality of the area and the character of the existing rural setting
- Development proposals are in accordance with the detailed guidance outlined for Areas 1, 2, 3a and 3b.

Development proposals which do not accord with these criteria will not be permitted. Within the Village Envelope, the cumulative impact of new development on the landscape and historic character of this area will be taken into account in determining development proposals, in order to protect this sensitive area from the potential adverse impacts of urban creep and overdevelopment.
AREA 1 - SLADNOR PARK ROAD

Within Area 1, opportunities for single dwellings have been identified on sites A and B. Development proposals on these sites which consist of a single dwelling, consistent with the existing urban grain and positively relating to the established pattern of arrangement of existing buildings and plots in this Area will be supported. Development proposals for new dwellings and/or buildings outside of these two sites, within Area 1, will not be supported other than suitable redevelopment, replacement and extensions to existing dwellings, in accordance with development design criteria stated in VE1.

AREA 2 – CONSERVATION AREA

Area 2 reflects the part of the Maidencombe Conservation Area which overlaps with the Village Envelope. This area has particularly special historic significance and development proposals should be managed in accordance with Policy SS10 Conservation and the historic environment, contained in the Torbay Local Plan 2012-2030. Development proposals will only be supported where they positively sustain and enhance the special qualities of this area. Because of the special historic and landscape significance, successful development proposals are likely to be limited to the sensitive conversion, alteration and extension of existing buildings rather than new stand-alone dwellings which might constitute infill development.

AREA 3A AND 3B

Within these two areas, development proposals should be managed in accordance the development design criteria outline in Policy VE1.
Torre & Upton

*Vision* - The community will grow sustainably and sensitively with good quality buildings raising the standards and expectations for both residents and businesses, and providing valuable employment opportunities.

**About the area**

Torre and Upton Community Partnership area adjoins the centre of Torquay and is part of the ward of Tormohun. Tormohun dates from Saxon times and the medieval parish church still lies at its heart in Torre. Upton contains the civic centre of Torbay with the Edwardian town hall, library and Art Deco offices. A conservation area covers the historic heart of each area and several of the 40 listed buildings in the area are significant to the town’s history.

The housing predominantly dates from the 1840s onwards, with a combination of large villas and variously sized terraces. A large modern development has been completed at the former South Devon College site. The density of development in the area is quite high, and there is a strong Victorian street scene.

The main retail area is Higher Union Street which runs between Brunswick Square and the top of the town centre shops. Lucius Street and Belgrave Road also serve as local centres. There are a small number of industrial units around Torre Station.

As in other areas adjoining the town centre, there are higher than average levels of need, deprivation and HMO properties. Several centres and facilities for those in need of accommodation, employment or other
support lie at the top of the town centre near to this area and the drug and alcohol treatment centre lies within it

Local Policies

Planning policy TU1 Redevelopment of shop units in Higher Union Street will be expected to maintain the Victorian street scene, and the development of the B&Q site would be expected to complement this street scene.

Planning policy TU2 New HMOs will be restricted as there are already more than the expected proportion in the area. If any HMOs are permitted, they will be expected to include accommodation for management to live on site.

Aspirational policy TU3 Where existing buildings or sites are underused, vacant or awaiting development, temporary uses will be supported, in particular those which benefit the community. Council officers will be expected to take enforcement against landowners or both residential and commercial buildings/sites that are not properly maintained.

Planning policy TU4 All development must meet the minimum parking standards outlined in the Local Plan unless it can be shown that there is not likely to be an increase in on-street parking arising from development. New development should contribute to better pedestrian and cycle links.

Projects

- The Civic Hub shown in the Masterplan for Torquay Town Centre is fully supported by the residents and businesses in Torre and Upton. The library could be extended upwards and updated to incorporate the Connections Office and other public information services. This would release the listed Electric House for other uses. The closure of the Magistrates Court gives the opportunity for a more creative development for the Town Hall car park area. This is expected to have a positive knock on effect for the smaller, individually owned businesses in Higher Union Street. Should the council vacate the Town Hall for purpose built offices, we would support a change of use for the building with a hotel/conference centre being the preferred option.

- Upton Park will be enhanced for the benefit of residents of all ages, providing facilities for recreation and relaxation. This will include the re-arrangement of the sports areas and linking with the coach park. By bringing this forward, we will have a more appropriate setting for the civic buildings.

- The B&Q site in Laburnum Row presents the opportunity for a good quality development providing a mixture of residential and commercial. This latter could be retail and/or office space. This part of Torre deserves proper investment, and the residents and visitors to the area will value standards being raised.
We wish to see the development at Torre Marine completed, and the serious issues of rising water and run off into adjacent streets dealt with, so that the park that was part of the original plans, can be put in place. This would not only create a pleasant open green space for the residents, but also, with the traffic reversal, enhance the area for all those entering Torquay.
**OBJECTIVE/VISION** – Through working closely with residents, businesses and visitors to our community, the town centre will be maintained and improved as a dynamic, vibrant urban environment

### Brief History
Torquay Town Centre contains both quiet residential suburbs and a significant proportion of the major hotel accommodation in the resort, as well as being largest retail centre of Torbay. A large proportion of the area consists of open space. This includes coastline, parks, and recreation grounds, at the walled gardens of Torre Abbey, the rock-faced Royal Terrace Gardens and the private gardens and terraces of numerous hotels. Many of the major buildings are set against a backdrop of mature trees.

### Key Aims and Aspirations:
Improve the Town Centre retail, service and leisure experience to improve footfall and provide employment opportunities by:-

- Becoming the premier leisure destination both night and day
- Creating a more diverse late night offer. Whilst we recognise the value of our late night economy we would like to see a broader offer than is currently available. This could be achieved by encouraging and providing a range of activities for all age groups such as late night shopping and regular food/music activities to encourage residents/visitors to stay on in town.
- Encouraging leisure and sport into our Town Centre and to provide a variety of undercover attractions for tourists and residents.
- Encouraging more people to live and work within the Town Centre
- Providing more eating and outside sitting areas.
- Providing adequate well maintained, accessible and convenient parking facilities
- Creating better connectivity and providing more pedestrianisation.
- Encouraging sympathetic development providing the size and kind of premises which modern day High Street names consider attractive, whilst at the same time creating suitable premises for small independent retailers and other uses as gyms and cinemas.

1. Make more of and protect the Town’s heritage assets by:-
   - Protecting the green and open public spaces from Cary Green, the Pavilions, Promenade to the end of the Princess Gardens and the ‘Sunken Gardens’, in addition the Royal Terrace Gardens (Rock Walk) which are all covered under one listing with English Heritage. Torre Abbey and its Meadows should continue to be protected by covenant from future developments. Included earlier in document.
   - Maintaining Victorian facades where possible to keep the character of the Town.

2. Make provision for cyclists in and around the Town which would complement cyclist tourism

3. Make access to public spaces easier for the disabled.

4. Protect and maintain our beaches – Torre Abbey Sands and Beacon Cove.

5. Protect the marine environment and develop a sustainable Maritime Economy

### Key Sites
Retailing is in the throes of a revolution which has seen high streets up and down the country lose market share year on year. The results are there for all to see, empty shops, derelict buildings, shoppers getting into their cars to go out of town, or not going out at all but shopping online.

“High Streets and town centres that are fit for the 21st Century need to be multifunctional social centres, not simply competitors for stretched consumers. They must offer irresistible opportunities and experiences that do not exist elsewhere, are rooted in the interests and needs of local people, and will meet the demands of a rapidly changing world.” Action for Market Towns, Twenty First Century Town Centres (2011).

The concept of ‘healthy urban planning’ is being promoted by the World Health Organisation to draw attention to the need for planners, public health professionals and others to work together to plan places that foster health and well-being.
Physical activity, especially walking, has many important health benefits for older adults and the built environment plays a crucial role in encouraging healthy activity for this growing segment of the population. Current UK estimates from the Office of National Statistics (ONS 2011) see the proportion of over 60s rising from 23% to 31% by 2058. Torbay already has an over 60s population which exceeds the 2058 ONS national estimates with 31.4% of its population currently over the age of 60 (2011 census) – placing Torbay 45 years ahead of the rest of the country.

Torbay has the potential to act as a leading example of how the design of buildings and public spaces can facilitate beneficial activity for its aging population as well as improving the health of the wider community. The comprehensive review of Torquay Town Centre and planned growth within the Bay offers a unique opportunity to integrate design guidelines which encourage healthy behaviour and increase accessibility, not just for older adults, but for all residents and visitors no matter what age or ability.


**Castle Circus and Union Street**
Potential site for redevelopment to create a focal point of the Town and could include a supermarket/superstore, multi storey car park, plus residential development to increase footfall and act as a catalyst for regeneration of the wider area, encouraging other businesses offering a fresh bakery, butchers, fishmongers, greengrocers as an alternative to this proposed development to be re-established in this area. Redevelopment would be subject to taking into account the listed building status of some of these buildings. We would also want to encourage better pedestrian facilities with possibly wider pavements and better links to the Union Street development.
Melville Hill Community Group: Marvellous Melville - Melville Hill should be recognised as a place of historic charm, with a mix of both private and quality rented housing that is affordable. New developments should include up market, and contemporary schemes that introduce a wine bar and café culture enhancing the neighbouring business and tourist district. The area should become suitable for people of all ages with Community facilities. There must be no further agreements for Houses of Multiple Occupation or the sub division of existing properties to form single person dwellings.

Fleet Street and Swan Street - Create a water feature to replicate the Fleet. Create a glass canopy to enhance the street scene achieve connectivity with the Harbour providing outdoor eateries/ café culture/leisure and bijoux shops – The Fleet Walk shopping experience. Whilst the Victorian warehouse buildings of Swan Street offer potential for residential and retail which would retain the exteriors of the existing buildings.

The Strand, Torwood Street and the Harbour side - Aspiration for improvement of this key stretch of Torquay Harbour which could include redevelopment of The Strand buildings, including Debenhams and the Amusement Arcade. Combination of luxury apartments, improved retail, hotel, small restaurants would be welcomed whilst protecting outlook from the Terrace. Make Torquay Inner Harbour accessible to local people by giving it official community asset status.

Upgrade the area of public space on the harbour side of the Strand to allow for a range of different activities, and a higher quality environment with better provision of seating and better management of spaces including attractive signage to guide people to the waterfront. The Old Opera House has been suggested as an alternative site for an Art Centre of for performing arts. Could alternative uses be found for some of the Night Clubs here in order to dilute the heavy concentration of these in this key part of the Town Centre? The Terrace car park is a potential development site with its spectacular views but there would be the need to retain adequate car parking for the harbour area.

The cinema also needs upgrading and possibly relocating. However, if the cinema is relocated we need to be mindful that this will create a large empty building in an area of the Town already facing many challenges and would suggest the possibility of a much needed community centre being established here. Relocate Job Centre and Magistrates Court to out of Town centre location. Thus making room for landmark retail store and unique indoor attraction to help revitalise this end of Town. The Town Hall has been identified as a potential Art Centre. Key will be the preservation of the architecture of this building.

A new Library is required: a modern facility is fundamental to giving the town the correct image; a similar development to Paignton Library would be welcomed, as not just a modern library but a centre offering community facilities such as meeting rooms, and education facilities.

Temperance Street - This is an opportunity to have this area developed as a major shopping area for the town, to take in former works site, and multi storey car park. Suitable uses could be anchor store, quality office space, leisure facilities such as cinema, indoor sports facilities embracing modernisation of multi - storey car park on Lower Union Lane and could extend to Temperance Street car park, also including some residential.

Union Parade and Pimlico - These areas to be developed predominantly for retail, commerce and town centre shopping. Opportunity for a major demolition/redevelopment programme as The Hogs Head and surrounding buildings have little architectural merit and we would welcome a landmark building here to encourage further exploration of the Town; possibly a multi-use community space incorporating a new library, council offices and possibly a gym. Support the creation of an indoor attraction for example promoting the Town’s connections with people like Agatha Christie or Isambard Kingdom Brunel. Place canopies over large stretches of the pavement and open spaces in the Town, possibly an atrium over the pedestrianised area of Union Street, to make Torquay the place to shop no matter what the weather.
About the area

The Wellswood and Torwood Ward covers two rocky headlands at Torquay's south-east perimeter bordering the sea. It is an area of 414 hectares, of which almost a quarter is green space. Over 40,000 years ago early man found shelter in the deep caves at Kent's Cavern in the Ilsham Valley and these now form a gateway to the UNESCO Geopark. The area's wealth of geosites, fine Victorian architecture, extensive open spaces, woodland and pine-clad rocky coastline provide the essence of the “English Riviera”.

In the early 1800's, as Torquay began to develop as a holiday destination, prosperous families began to build detached villas on the wooded slopes overlooking the harbour. This is seen most clearly in the design and layout of the Warberries and the adjoining Lincombes. The scale of building in an extensive landscaped setting, and its confident execution over nearly 170 acres, became the hallmark for the mid 19th century vogue resort. Its spacious open nature survives today and is protected by the Lincombes and Warberry Conservation Areas.

The area's character is largely defined by the amount of public open space and woodland, and a number of major hotels, including two with four stars. At the heart lies Wellswood Green with its shops, primary school and church. Adjoining the harbour, Torwood Street is home to Torquay Museum and a variety of bars and food outlets.

Market Street and Indoor Market - Create premises as a form of innovation centres to support fledgling retailers to establish their first business. This could in turn be reinforced by significant Town centre residential development and cafe culture. Encourage more residential homes to be created in this area with at least two bedrooms to encourage families to bring life back into the Town out of trading hours.

Pavilion/ Torquay Marina Car Park: The Marina Car Park has the potential for a quality development as this has the best views of the harbour which are currently not exploited. However, the height of any development needs to be considered so that this in itself is not detrimental, and thus become a contentious issue to local residents. In addition the groups have serious concerns about incorporating development of the Pavilion into the large hotel scheme on the Marina car park and would support further investigation for the re siting of the Pavilion to another location which may then enable a lower rise less intrusive development on the Marina car park. A possible option would be to relocate the Pavilion on to a constructed island (with bridges) in the inner harbour, around which boats could still move/moor.

The point of the development would be to: Protect the Pavilion and make it the centre of a revitalised harbour area; provide a waterside dining/entertainment environment unique in the UK that would encourage a more mature and upmarket night time economy and provide the type of retail experience during the daytime best described as “Totnes by the sea.”

If the Pavilion were moved this would allow a larger footprint for the developer of the hotel/spa to build a wider but lower development that could include a children’s play area or be the site for an open air public performance space.

- Presentation Pack by Mark Hoyle and Brian Roberts on behalf of Torquay Town Centre- Protecting The Future Of Torquay’s Historic Waterfront Public Assets (Pavilion, Princess Gardens, Cary Green) 4 November 2013

- Presentation Document to Steering group by Mark Hoyle and Brian Roberts on behalf of Torquay Town Centre Proposal to Re-locate Torquay Pavilion

- Other proposals for Pavilion site
  a) Save Cary Green Campaign– Pavilion to become a Community Asset
  b) Green garden area'- Marina Car Park to become landscaped recreation area for residents and visitors

Princess Theatre/Princess Pier: Potential to redevelop/extend the theatre to enable it to attract West End Shows whilst not expanding out into the Gardens which should be protected.

Rock Walk: To provide access to those with disabilities a cable car/funicular railway from the bottom to the top of Rock Walk would be welcomed in addition to it creating a revenue generating opportunity. Would support a high level walkway from Rock walk to a feature development on Princess Pier incorporating a ferry terminal.

RICC/Balloon Site/Marina Car Park: There is a chronic shortage of play and recreational facilities within 200 metres of the sea front and we have identified these sites for such a facility

Area along SW Coast path just beyond Imperial Hotel (Peak Tor): To capitalise on our fantastic coastline, explore the possibility of an open air theatre here to rival the Minnack in Cornwall
Welleswood & Torwood Community Partnership

Objective - To Protect and Enhance the existing Green Spaces and Coastline, preserving the special quality of the natural environment and character of conservation areas.

Local Policies

Environment

Protect, maintain character and enhance:

- All public green areas, improving waste and toilet facilities
- Conservation Areas, and current density of development
- Coastal Path, Geopark and all associated areas
- Supporting Community initiatives to upgrade amenities

Planning policy WT1 Allow small hotels and brownfield sites to be redeveloped for family housing, preserving current density and character

Aspirational policy WT2 Promote diversity and prosperity of local businesses in Wellswood and Lisburn Square

Planning policy WT3 Retain Post Office and Pub in Wellswood

Aspirational policy WT4 Give consideration to any future proposals for redevelopment of the Palace Hotel and grounds, retaining a hotel

Aspirational policy WT5 Encourage Torquay Museum to develop as a Community Centre

Aspirational policy WT6 Give consideration to proposals for Kent’s Cavern to enhance tourism and education, in line with its importance within the English Riviera Geopark, and improve the access strategy to limit impact on the surrounding area

Aspirational policy WT7 Support opportunities for redevelopment in Torwood Street area and Terrace Car Park, retaining sufficient parking for local businesses

Aspiration policy WT8 Traffic and Movement

To prioritise pedestrian access and slow traffic in key areas, addressing much needed improvements in traffic management.

Projects

Traffic and Movement
1) Address traffic management through Wellswood (Ilsham Road) improving character and environment

2) Provide a safe pedestrian footway along Ilsham Road from the junction with Ilsham Marine Drive to the Ilsham Valley

3) Provide a safe pedestrian footway and cut back overhanging trees on Parkhill Road by the Imperial Hotel

4) Provide a natural footpath along the side of Stoodley Knowle meadow, to relieve parking impact on Ilsham Road and improve access to coastal path

Environment

1) Re-open Redgate Beach and Footpath to Walls Hill

2) Support creation of Wildflower Meadow at Stoodley Knowle

3) Improve Coastal Path signage and information
Housing Sites

This plan, together with the adopted Torbay Local Plan 2012-2030, allocates sufficient housing sites to meet growth of approximately 3979 dwellings between 2012 and 2030 (18 years). This housing figure is made up of a windfall provision (smaller sites, below 6 dwellings) together with housing allocations made in this Neighbourhood Plan and the Local Plan.

In Table 1, a breakdown of housing supply by source can be seen. A comprehensive list of housing sites relating to these types are provided in Table 3. This Neighbourhood Plan allocates sites for 1223 dwellings which includes drawing significantly from the pool of identified/potential Neighbourhood Plan sites identified in the Local Plan. This Plan has also drawn from and added a number of sites to the list of total allocations from sites which were not identified in the Local Plan.

<table>
<thead>
<tr>
<th>Table 1: Housing provision broken down by type of site</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Commitments and other deliverable sites in Local Plan</td>
<td>1156</td>
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<tr>
<td>TNP allocated sites drawn from Local Plan pool of identified sites</td>
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<tr>
<td>Additional TNP allocated sites</td>
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<tr>
<td>Future growth areas allocated in Local Plan</td>
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<td>Windfalls</td>
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<td><strong>TOTAL</strong></td>
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<table>
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<tr>
<th>Table 2: Large housing sites broken down by CP area</th>
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<tr>
<td>Code</td>
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<tr>
<td>BART</td>
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<tr>
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<td>Cockington, Chelston &amp; Livermead</td>
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<td>ELLA</td>
<td>Ellacombe</td>
</tr>
<tr>
<td>HELE</td>
<td>Hele, Watcombe &amp; Lower Barton</td>
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<td>Shiphay and the Willows</td>
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<td>St Marychurch and District</td>
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<td>Torquay Town Centre</td>
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<td>TORR</td>
<td>Torre &amp; Upton</td>
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<tr>
<td>WELL</td>
<td>Wellswood &amp; Torwood</td>
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<tr>
<td>Plus small windfalls across entire Torquay area</td>
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Table 3: List of housing sites in Local Plan and Torquay Neighbourhood Plan

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<td>Beechfield Avenue extension</td>
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**Local Greenspaces**

This table should be read in conjunction with Policy E2: Local Greenspace.

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Delivery and Monitoring

Many of the plan’s proposals will only happen with private sector investment, but this does not remove Torbay Council or other public bodies from their responsibilities for infrastructure and services. There is clear developer interest in bringing forward a variety of development schemes across Torquay, and the opening of the South Devon Link Road along with a specific focus on the town centre and its gateway will raise the town’s profile in this regard. This plan’s policies aim to steer and shape development, but it is expected that developer contributions will be gathered through S106 agreements, Community Infrastructure Levy or similar order to address any specific mitigation required by any new development from the broader impacts of development.

The policies of this plan and the Local Plan are complementary, together providing a firm platform for all parties to cooperate in promoting, enabling and delivering beneficial developments and improvements of all kinds. Conformity between plans will be key to unlocking funds to support this plan’s delivery, and it is to be hoped that Torbay Council will take a proactive role in this regard.

Once the Neighbourhood Plan is formally adopted by Torbay Council it will become part of the Local Plan (development plan). This means that it will be a material consideration in the determination of planning applications. The Council will therefore monitor development proposals against the objectives of the Neighbourhood Plan alongside the Local Plan and any related implementation plan to ensure that the aspirations of the community are being met.

Monitoring or revisions to the Local Plan will require the Plan to be reviewed in due course to keep it up-to-date and relevant. Any formal amendments to the Plan will have to follow a similar process as was used to prepare the original Plan.