

we don't just talk - we do!

Neighbourhood Plan
Chelston Cockington and Livermead

General

Our Ward is a diverse mix of largely fully developed areas in Chelston and Livermead while open countryside/parkland and rural environment in Cockington.

Chelston represents a contrast between the original Victorian developments of major houses/villas/ terraces interspaced with small park areas, and other more modern housing built in the 20th century.

We have two conservation areas: in Chelston it encompasses the major Victorian area; while in Cockington an original family estate of manor house (Cockington Court), five farmsteads and ancient village is now a significant visitor attraction. We also have a large part of Occombe Farm within our Ward which is an organic demonstration farm, nature trail and visitor attraction. Our Ward also includes a stretch of coastline including Hollicombe, Livermead and Corbyn Head beaches. Livermead beach includes the remnants of the original harbour for Torre Abbey that could be considered for historic protection.

Development Opportunities and Planning controls

There is plenty to preserve and enhance in our Ward; while little scope to offer much in significant development opportunities other than the brown-field Hollicombe gas works site opposite Hollicombe Park.

It had been suggested that The 'Old Piggeries' green-field site adjacent to Cockington Country Park was suitable for housing we believe it is unsuitable for this use due to its impact on the adjacent important rural landscape and should be used for an expansion of community allotments as an extension to the TCC Trust's ethos or as an asset for Cockington Country Park

Ring fence Cockington Country Park and Occombe Farm from green-field housing development or encroachment by visually obtrusive new developments on its borders. We support the specific inclusion of Cockington Country Park and village in a Planning Policy statement (either EN1 or EN3 or C3) so that the unique qualities are preserved under Planning Law.

It is also vital to preserve the unique rural characteristics of Cockington Village and Cockington Country Park by minimising the impact of commercial activity

and traffic and enhancing the ambiance of both the village and park. It is noted that Cockington is a day visitor attraction and should remain so. Within Cockington Village we support conversion of existing buildings to provide housing or sustainable commercial uses as appropriate to the immediate area provided it enhances rather than detracts from the ambiance of the setting.

Small scale infill opportunities exist across the Ward where the development is appropriate in scale, usage and design to surrounding properties. The old stables in Cockington and the old Watermill could offer scope for a sympathetic redevelopment for housing or business use. Small plots off Broadley Drive and Manscombe Road/Broadstone Park Rd (Livermead) have small scale housing potential.

We support the use of existing light industrial buildings for continued employment space e.g. the old pine stripping facility adjacent to Chelston Manor

We support unsustainable business properties changing their use to the benefit of the community through alternative sustainable uses or housing appropriate to the area provided they do not harm the community's cohesion.

We wish to maintain existing local shopping facilities as a diverse mix of retail and service businesses with the existing Post Offices (in Chelston and Livermead) offering local community benefits and sustainable trading conditions

Maintain a diverse housing mix and support appropriate development where it adds benefit to the community with a focus on homes for families. Resist development that would provide low grade housing such as HMO's.

Potential sites for sensitively designed housing and/or commercial use:

Hollicombe gas works site (Linden Homes development)

Torre railway station - area appropriate for mixed development of light industrial and possibly housing but ensure station is improved to give positive environment for visitors and users as a gateway to Torquay Reservoir area Hamlyn Way – opportunity for light industrial use with easy access to main routes.

Torquay station – commercial use but ensure environment is positive for visitors and users as a major gateway to Torquay. Support changes to timetables to improve access to surrounding towns.

The old school site in Old Mill Road offers potential for sensitive development.

The character of a large part of Chelston is the provision of open spaces/parks integral to the housing that provides space for recreation this must be preserved.

We support the maintenance of a high integrity of enforcement and planning standards in existing Conservation Areas and support the enforcement of controls to ensure replacement buildings and changes are in keeping with the

surrounding properties/environment and to the Conservation Management Plan.

We agree that the provision of a 'park and ride' off the dual carriageway is an opportunity to provide parking for the hospital and towns/beaches provided the facility is appropriately landscaped to minimise its impact on the rural landscape.

Health, Recreation and Green Spaces

We deem it essential to preserve and enhance all existing parks and green spaces in our Ward and protect Cockington Country Park and Occombe Farm from housing development as designated 'Local Green Spaces'.

Preserve and improve existing sports facilities:

Torre Valley North – to be given Jubilee status as a recreation ground subject to a section for Cockington School.

Torre Valley South – to be for sports Rugby and Cricket based on 40 year lease.

Recreation area between TVN and TVS to be preserved as an area for sports or recreation.

Armada Park – important sports and recreation area

Improve other open spaces owned by the Council with the lead of the surrounding community:

Support creation of a new area of allotments at 'The Piggeries' off Nutbush Lane.

Preserve substantial wooded area adjacent to existing allotments as a nature trail

Goshen Rd triangle

Support changes to give safe pedestrian and cycle access to schools beaches and public places

Improve road junctions at Shiphay/Newton Road and Torre Abbey/Avenue Road to maximise traffic flow and enhance safety of pedestrians and cyclists.

Hollicombe Park is the former gas generating site and has been capped to eliminate the pathways for the contamination known to be in the sub soils. We support the elimination of all risks to health from the gas works legacy while preserving the park.

We support the implementation of the Green Infrastructure Delivery Plan that will have a major impact in developing the Cockington/Occombe and surrounding areas for recreational use for the visitors, local community and the whole of Torbay.

Tourism/Visitor attractions

Cockington and Occombe Farm are day-visitor destinations but they suffer from lack of a full day visitor experience. We therefore support the creation of a full day visitor attraction by linking Occombe Farm and Cockington with a Green Lane: closing the Old Totnes Road to traffic other than buses and cycles (and access to the one residence and Farm). This should help create new employment opportunities as the sustainability of both venues improve and reduce the need to urbanise the Cockington environment by additional car parking.

An enhancement of the village centre to provide a gateway to the whole of Cockington including a Visitor Information Centre and the refurbishment of the Linhay general area is seen as essential to sustainability. Changes to the village centre cross roads area could improve the ambience and safety for visitors. A key priority should be the refurbishment of the old water mill so that the water wheel functions and provides visitor interest; the eventual use of the building is less important.

The current day-visitor status of Cockington should be preserved to protect its unique ambience for both visitors and residents.

The route to Cockington should be improved with safe and easy pedestrian and cycle access off the seafront. Creating a Cockington 'gateway' on arrival at the village outskirts on Cockington lane would enhance the sense of 'arrival' for visitors.

The unique characteristics of Cockington must be retained by minimising the impact of commercial activity and traffic on the ambience of the village and park.

Safe measures for pedestrians to walk the lanes around Cockington Village would enhance visitor appeal and should include: speed limit restrictions, traffic calming by adjustment to road verges, potential for shared spaces and ensuring parking is eliminated from the roads within the village boundaries.

Schools

A significant feature of our Ward is the 4 primary schools and two secondary schools. Schools are recognised as having an important role in community cohesion and their facilities offer an opportunity for community use.

Support expansion and upgrading of schools as required - it is recognised that this may mean limited areas are redeveloped for housing while retaining appropriate outside space for sports and play.

Support making travelling to schools safe and effective by use of appropriate controlled crossings, speed limits and cycle routes.

Use of adjacent unoccupied building/plot seen as potential for Cockington Primary School to expand and use of part of Torre Valley North recreational fields as sports field for the school supported.

Preston Primary School needs off road parking to relieve congestion at school times, we support use of Council land between it and the Linden Homes site as a potential opportunity to resolve this.

Community Cohesion

Secure important community Pubs/Inns from redevelopment/change of use – Chelston Manor seen as a key business under threat that needs to be retained as a pub for the community, Haywain and Drum Inn seen as key facilities.

Improve and expand community facilities to enhance the community bond, change of use for Churches or old school sites to community assets are seen as positive.

Support improvement to public transport so that all communities can have reasonable access to extended routes including the rail and bus network.

Support the development of strong community spirit through the Community Partnership working with businesses, charities, schools and community groups

Ensure ASB and crime generally is minimised by expanding and embedding effective Neighbourhood Watch schemes and working closely with police and enforcement officers

Support high standards in road and pavement maintenance and environment generally to give communities pride in their surroundings.

Support micro business start-ups and business expansion by proactive community support.