

communitypartnership

we don't just talk - we do!

The Ward can rightfully be called The Gateway to Torquay and Torbay as a whole for visitors and residents coming into the area on the A380 from the motorway at Exeter. When the new Link Road is completed the Ward will be the terminus point for everyone coming into Torquay and it is vital to give visitors a good first impression of Torbay.

The Ward is generally considered to be a safe and pleasant place to live.

Shiphay and The Willows Ward comprises a large area from Shiphay Lane up to Hamelin Way at Gallows gate, down both sides of Hamelin Way, crossing the A380 (Riviera Way) and from Kerswell Gardens uphill on Kingskerswell Road to Kingskerswell Cross.. The boundary then veers right long the Kingskerswell Road to where it joins Barton Hill Road, joining the B3199 Hele Road and from there back along the Newton Road to its junction with Shiphay Lane.

The A380 Riviera Way divides the Ward into two halves.

The Ward includes :

Edginswell Village with many listed historic buildings dating as far back as the C17th,

Shiphay – mainly mixed residential with a wide variety of properties dating from the 1930's

The Willows – the largest residential estate developed in the last 30 years, joining with Barton having mixed residential, including a parade of traditional shops.

However within this basic residential framework there is a great deal of employment :

Edginswell Business Park – newly developed including modern office buildings and the Health Authority purpose built Renal Unit.

Shiphay – the site of Torbay Hospital which is Torbay's largest single employer having some 3,000+ staff. In addition along the old Newton Road there is a supermarket, several car dealerships and some small businesses; and the Fire and Ambulance Stations. Of historical interest on this road is the listed Brunel water pumping station, built to service the steam railway which was never proceeded with.

The Willows includes the Riviera Retail Park, Wren Park, Riviera Way, Bridge Park, and what has probably become the retail heart of Torquay where national chains – including the largest Marks & Spencer store south if Bristol -are represented, together with a small parade of small businesses. The Ward has become the main out of town shopping centre and the largest competitor for the ailing town centre. These retail areas provide everything from food, clothing, electrical goods, home furnishing and household goods, office equipment and stationery, health and beauty products as well as a pets superstore

Education

The area is well served with two Ofsted rated “good” local primary schools, together with excellent pre-schools.

In 2013 SDHT together with South Devon College are opening the Studio School in the former hospital annexe in Newton Road. This will cater for up to 300 pupils studying NVQ1, 2, and 3. It will also include 3 month work experience at the hospital. An almost £3 million investment.

Amenities

There are several Parks and green spaces in the Ward – Kitson and Shiphay Park in Shiphay providing between them a range of play equipment. In The Willows S.106 money has been secured to provide an improved Lindisfarne Way Park with play/recreation equipment for all ages.

It also has active churches and chapels, vet and doctor’s practices.

However there is a real shortage of community centres/meeting places for residents and groups. The Churches have Church Halls, but there is only one small community centre in Shiphay and nothing in The Willows. The three large public houses – one in The Willows and two in Shiphay fulfil some of the need.

The Shiphay and Willows Community Partnership is very successful and at its quarterly public meetings many of the hot topics affecting the ward are discussed. Regularly 50 residents are in attendance to hear and discuss the issues and challenges facing the area. Subjects covered range across the spectrum including highways, education, policing and crime, green spaces and parks, community matters, health as well as residential and commercial developments.

Transport

Riviera Way provides access to Newton Abbot and Exeter – both an advantage and a threat taking residents out of Torbay for employment and shopping.

A new railway halt is planned which will be in close proximity to the Edginswell Business Park.

What does the future hold for this Ward :

Employment

There is room for further development in Edginswell Business Park, with the preference being for B1/B8 usage, rather than another superstore. There is room to extend/improve employment provision in the Ward but now only in smaller areas.

In recently completed SWOTs/questionnaires the overwhelming preference was for good quality, well paid employment, and particularly provision for younger residents thus helping to prevent the “brain drain” of our very well educated young people.

Housing Development

There is a need for starter homes and 3/4 bedroom family homes. There is also a large demand for bungalows. Unfortunately there is little land available. The Council has designated a relatively large area of land for development on both sides of Hamelin Way from Edginswell to Gallows

Gate but due to difficulties on the part of the freehold owners this may be a long time coming. Apart from this the only land available is in small pockets scattered through the Ward.