



**Torquay Neighbourhood Plan - analysis of questionnaires
January 2013
Summary report**

Introduction

The Torquay Neighbourhood Forum conducted a consultation in December 2012-January 2013 on their initial ideas for the Torquay Neighbourhood Plan. A draft summary document entitled 'Change is in your hands' was circulated with a feedback form to solicit views on the priorities set for the plan, ideas for improvements to the Town Centre, ideas for expansion in the Gateway area of Torquay from Kerswell Gardens to Torre Station, and long term aspirations of the other 7 neighbourhoods of Torquay.

The 'Change is in your hands' document was distributed through public meetings, local organisations, local shops, post offices, libraries, community centres and some willing volunteers also delivered them door to door in their area. An accompanying exhibition was displayed in 2 shop fronts in the town centre.

Who responded?

In total 298 people responded to the Torquay Neighbourhood Plan summary proposals during the period December 2012-January 2013. They provided answers to 64 substantive questions and provided 936 groups of comments.

A breakdown of the personal information provided by those responded follow this introduction and then summary feedback is broken down into the following 4 sections:

A: Overall Neighbourhood Plan priorities

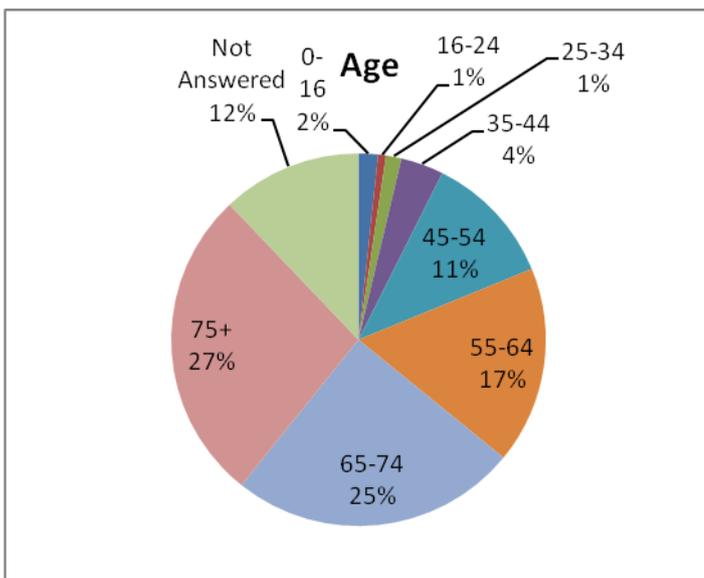
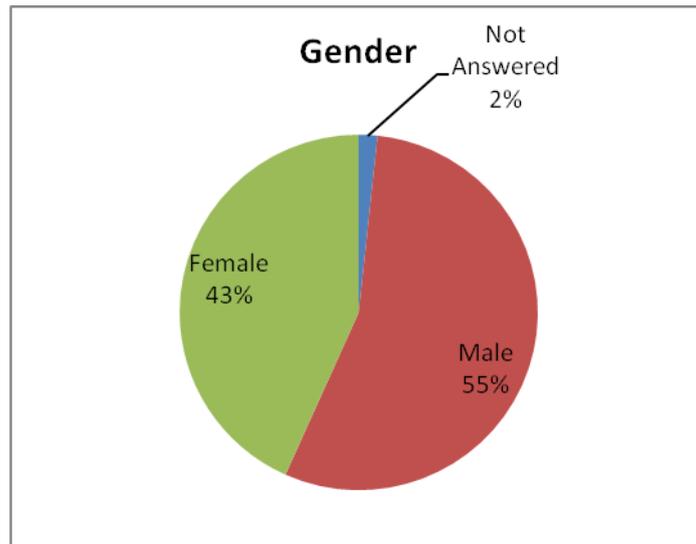
B: Ideas for the Town Centre

C: Ideas for the Gateway Project

D: Rest of Torquay

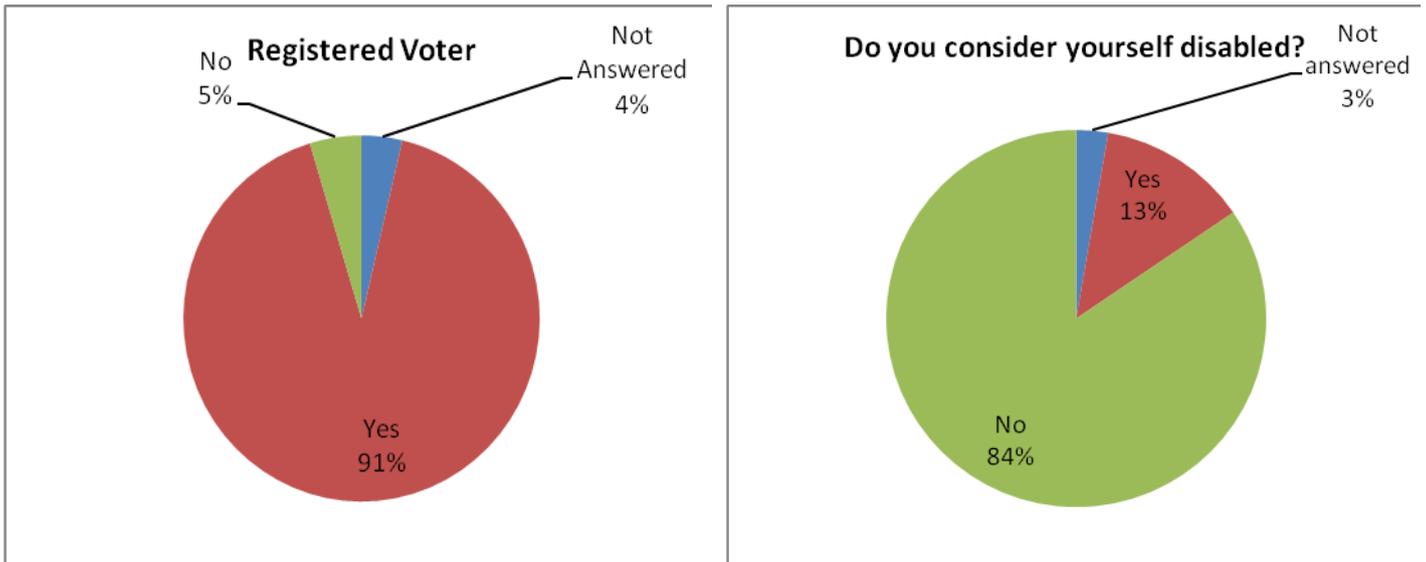
For a list of all of the individual comments provided by respondents please see the Torquay Neighbourhood Forum Website www.torquayneighbourhoodforum.co.uk.

Gender and age of respondents



Age Group	% in each group
0-16	2%
16-24	1%
25-34	1%
35-44	4%
45-54	11%
55-64	17%
65-75	25%
75+	27%
Not answered	12%

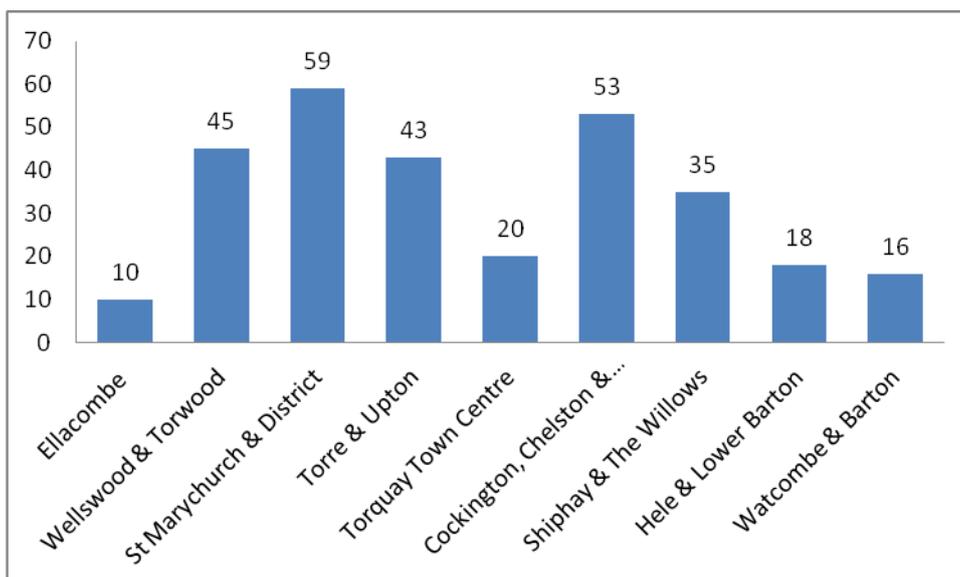
Voter status and disability



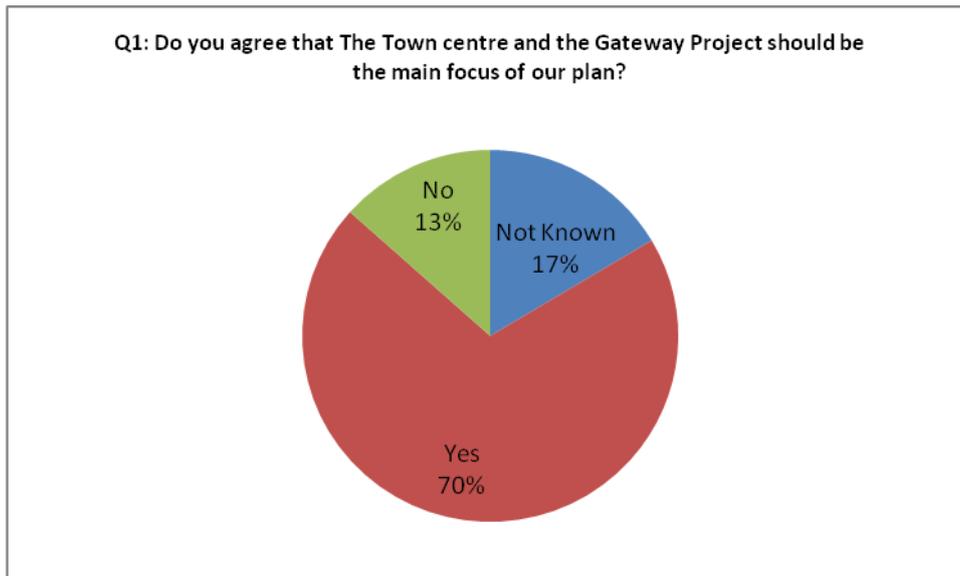
Category of Forum membership

Forum Categories	Yes	No	Not answered
Live in Torquay	86%	3%	11%
Work in Torquay	29%	20%	51%
Torquay Ward Councillor	2%	32%	66%
Own a Property in Torquay	62%	6%	32%
Retailer in Torquay	4%	32%	64%
Organisation representative	9%	29%	62%

Responses by geographical area



A: Overall Neighbourhood Plan priorities



Comments indicated that respondents felt the Town Centre should be more of a priority than the 'Gateway'. There was a strong feeling that regeneration of the Town Centre was vital to the future of Torquay. Other areas respondents felt the plan should have focus on were the Sea front, Beacon Cove, Cary Green, the Palm Court and the Riviera International Conference Centre.

In terms of priorities for the overall plan there were a few comments that the plan should focus on the areas of greatest need/deprivation in Torquay.

Other comments included:

- Any plan that could increase the chance of more employment to any of the Torquay areas is a must. We can't rely on tourism only.
- Changes needs to be implemented sympathetically and local considerations taken on board.
- Torbay needs marketing and to use every opportunity to attract tourists and visitors.
- What about attracting wealthy, healthy young families to move to the area – promoting our coastline and leisure facilities
- Any future developments should take into consideration renewable energy (and green employment)
- Need for better provision for cyclists
- Need for a better swimming pool/leisure facilities
- Make sure local residents are fully in support [of the neighbourhood plan] and that meaningful consultation takes place.

There were a total of 80 comments in this section.

B: Ideas for the Town Centre

General Comments

There was a lot of enthusiasm amongst the comments given in relation to the Town Centre – there were 148 comments in total. General issues included:

- Town Centre is too spread out and that it would be better to consolidate the retail offer in a smaller area.
- Any developments must be of a high standard
- Retail opportunities must target local independent traders as well as national groups
- Need to limit the number of pubs and clubs in the Town Centre and Harbour area
- What can our USP be to enable us to compete with Plymouth and Exeter?
- Care needs to be taken of open spaces
- Sensitive development – limit high rise
- More should be made of Town Centre Heritage assets
- Transport and parking are crucial.

There were 30 comments specifically on transport and parking. The issues raised were:

- More pedestrianisation in the Town Centre
- Traffic flows need reassessing - entrance to the Town Centre is abysmal
- Any developments must ensure there is no loss of parking
- Parking prices killing town
- Improve linkages between town and waterfront
- Fleet Street (suggestions ranged – ban buses, make one way, fully pedestrianise, open up to all traffic)
- Use Pimlico as a taxi rank/bus station
- Tram/similar link through town and on to Paignton and Brixham

There was also a call for a more robust and ambitious plan – this plan appearing to ‘tinker round the edges’.

When asked if they agreed with the improvements suggested for the following parts of our Town Centre and Seafront area respondents replied as follows?

Q3: Town Hall and Car Park

Redevelopment on the Town Hall car park for supermarket/superstore incorporating considerable car parking and some residential use acting as catalyst for regeneration in the wider town centre. Need to improve pedestrian flows through the area and potential to improve Upton Park.

Yes	No	Not answered
55%	38%	7%

Specific comments were divided between those who felt a supermarket on this site would regenerate the town and those who felt it would cause more problems than benefit. Those in favour of a supermarket development were keen that parking be retained/improved and traffic implications taken into account. One suggestion was to move the Job Centre and use this as a development site.

Q4. Temperance Street

Potential major redevelopment in this area to take in former works site and multi-storey car park. Suitable uses could be anchor store, 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. Includes residential.

Yes	No	Not answered
84%	5%	11%

There were 2 comments that this area should be the focus for retail development in the town.

Q5. Rock Road Laundry

Residential use would be appropriate also incorporating facilities in the area to aid community cohesion (e.g. community facility).

Development would need to improve approach to Fleet Walk car park as well as regeneration to Rock Road and Melville Street.

Yes	No	Not answered
88%	3%	9%

Q6. Pimlico

Buildings opposite those which front on to Union Street considered appropriate for redevelopment. Suitable uses could be residential, retail, or related to a transport hub.

Yes	No	Not answered
87%	3%	10%

Q7. Swan Street

Victorian warehouse buildings offer opportunity for redevelopment for residential and other town centre uses (including retail), where possible retaining the exterior appearance of these buildings.

Yes	No	Not answered
85%	5%	10%

Q8. The Strand

Aspiration for improvement of this key stretch of Torquay Harbour which could include redevelopment of The Strand buildings, including Debenhams. Combination of luxury apartments, improved retail, hotel, small restaurants would be welcomed, protecting outlook from The Terrace.

Yes	No	Not answered
74%	17%	9%

Q9. Cary Park Arcade

Potential for high rise development on the site of the current amusement arcade for residential/offices and other town centre uses.

Cary Green needs to be protected but consideration should be given to improving pedestrian flows to/from The Pavilion.

Yes	No	Not answered
68%	25%	7%

There were comments in support of the redevelopment of the Amusement Arcades on Cary Parade, with a suggestion that any redevelopment not exceed the height of the neighbouring Torbay Hotel. Residents of Delmonte Villa behind the arcades expressed concerns with respect to the loss of this historic building to the overall vista above Cary Parade, and also a loss of their own views.

Q10. Torquay Marina Car Park

Potential development site for quality development use as this has the best views of the harbour which are currently not exploited. Retain adequate parking for Harbour area.

Yes	No	Not answered
66%	24%	10%

Comments included concerns about any high rise development of this area, and the need to ensure any new buildings are in keeping with and sensitive to the existing architecture. Calls for high quality development and also the need for the harbour area to remain completely open to the public. Is there an opportunity for an indoor attraction in this area?

Q11. Princess Theatre Area

Potential to expand/extend/redevelop theatre (without expanding into gardens to their detriment) so that facilities are upgraded for a better quality entertainment and commercial enterprise. For example, theatre expanded to take in larger shows.

Yes	No	Not answered
78%	15%	7%

Comments called for no building on Princess Gardens, but also identified the Princess Theatre as a site that might offer great opportunities. There were suggestions to make the Theatre into a hotel and the Marina Car Park into a theatre accessed via the Pavilion. Or move the Theatre to the Town Hall Car Park site with underground parking.

Other suggestions for the Town Centre

- Re-open the Victoria Precinct in Torwood Street to make the area more family friendly and less 'yobbish'
- Improve Victoria Parade from Queen's Hotel to Beacon Hill
- GPO roundabout – potential better use than as a taxi rank
- Definite need for a modern cinema
- Town centre to have more accommodation for young people ie flats and small houses, encouraging eating and outside sitting areas to get people back into town.
- Need some quality/top class restaurants
- Reduce shops in Abbey Road
- (A number of calls for a reduction in Business Rates to kick-start the town).

C: Ideas for the Gateway Project

General Comments

Respondents were split between those who did not want to see any growth and hence were opposed to the alternative use of any greenspaces, and those who felt more jobs and housing were needed and considered the various suggestions in this light. There was a view expressed that jobs needed to come before housing, that brownfield sites should come forward before greenfield and that we need to beware of over-development and piecemeal development. Above all there were calls for imagination – with any new development/jobs being well paid, well above minimum wage or even 'living' wage.

There were 126 comments in total. General opinions included:

- Need to consider further the impact of the bypass on transport links
- The importance of retaining quality development at this gateway site
- Access issues along the whole Gateway area
- Whatever goes along the main approach road should be smart and have some planning relevance to the Bay as a whole.
- As this is the gateway to Torquay, Paignton & Brixham and tourism being our bigger 'industry' - countryside is very important to people arriving in area - these fields very important to the Gateway
- Need for architecturally interesting developments (including eco/green ideas for homes)

When asked if they agreed with the improvements suggested for the 'Gateway' area respondents replied as follows?

Q13. Kerswell Gardens

No change from current plan. Proposed for industrial/warehousing use within classes B1/B8 and is suitable for small business uses. It is a high profile location where high quality, well-landscaped development will be required.

Yes	No	Not answered
75%	15%	10%

Only 5 comments expressed. Two that this would be a good site for a superstore if one is needed, one comment that any development should be set back from the road. One major concern that this site is not well integrated with the area's existing built form and would be poorly connected for pedestrians and public transport, and could lack congruence with the rest of the Gateway area unless it were part of a much larger development. Another concern that development here could lead to further 'creeping' into the green belt on this side.

Q14. Edginswell Business Park

This high-quality business park should be retained for employment land in classes B1/B8 and attempts to locate large retail or superstore should be rejected. It is noted that a new railway station will be provided in the vicinity of the business park.

Yes	No	Not answered
77%	12%	11%

A few comments – some in favour of a superstore at Edginswell, some against. Proposal for a Village Outlet Store. Suggestion that the railway station be linked to a park and ride into town.

Q15. Open land at ‘Gateway’

We are proposing that this will be housing land. However road infrastructure and access to the area would need to be carefully considered.

Yes	No	Not answered
57%	32%	11%

There were 14 comments directly opposing the idea of any building on the open land at the Gateway and some comments that this land will have very good transport connections once the South Devon Link Road is built so might be better allocated for business or missed use.

Q16. Moles Lane Area

This is an area of land at the top of Hamelin Way that may have potential for employment.

Yes	No	Not answered
61%	24%	15%

Three views expressed. That the site at Moles Lane is elevated and prominent and its development (if needed) should follow prioritisation of other sites in the Town Centre and Gateway areas. A second view preferred this site for housing development, and third for small low cost starter units for local businesses.

Q17. Newton Road

This road has a number of motor main dealer premises, hospital, support activities and public house all on large sites that could be redeveloped and potentially improved to provide a greater density of employment.

Yes	No	Not answered
73%	16%	11%

Respondents could see this as a possibility depending on the detail of the proposals.

Q18. Holiday Parks Kingskerswell Road

Intention for these to stay, could be residential, retain ski-slope.

Yes	No	Not answered
76%	11%	13%

Comments were in support of retaining as holiday parks.

Q19. Tip area adjacent to Browns Bridge Road

Currently carried a sports and leisure allocation in existing Local Plan. Important that this remains as such.

Yes	No	Not answered
80%	9%	11%

Comments called for the sports & leisure allocation in Tip area adjacent to Browns Bridge Road to be progressed as soon as possible. Suggestion that the area could be used as an off road hard cycle track and velodrome with café and changing facilities. There was one suggestion that this site might be better used for housing and the sports facilities be placed on part of the 'open land at the Gateway'. Issue of suitability for a park and ride raised, to alleviate hospital congestion.

Q20. Broomhill Way

This is a well designed and built business park providing good quality units that are all occupied. There is potential for the site to be extended onto the south end of the former Willows Tip.

Yes	No	Not answered
82%	7%	11%

Only one comment - good idea to extend and create jobs.

Q21. Woodland Industrial Estate

This site has a complete mix of development some of which needs to be brought up to date and is suitable for redevelopment and improvement to create improved business facilities to support growing and new businesses to Torquay.

Yes	No	Not answered
85%	5%	10%

Comments suggested that the Estate requires road improvement and to be up-graded to be more attractive and secure from vandalism.

Q22. Torre Station Yards

This is a large site on both sides of the railway lines alongside the railway station that is probably underutilised. There is the potential for an imaginative development on the site that would provide employment including office accommodation, some retail and potentially some residential.

Yes	No	Not answered
81%	10%	9%

Comments were in support of something imaginative, there were concerns that the rail service should remain. Most were not convinced this area could include residential.

Other suggestions:

- There is an urgent need to find more parking space in the Newton Road Area for hospital workers and especially for families visiting relatives at the hospital. At present parking at the hospital is completely inadequate.
- Space should be found for a 'park and ride'
- It should be considered to make the new railway station at Edginswell the main railway station
- A new school near the Willows is needed
- Remove the palm tree on the roundabout at the bottom of Hamelin Way.

D: Rest of Torquay

Barton & Watcombe

Do you agree the following key points are important in the development of Torquay's Neighbourhood Plan?

Q24. Preservation of green spaces such as Steps Cross, Firlands Green, King George V playing fields, Great Hill, Woodend and Barton Downs

Yes	No	Not answered
89%	1%	10%

There were a number of comments in favour of greenspaces, and improving access to some of these. There were 2 controversial suggestions to use part of Barton Downs and King George V playing fields for residential development, the latter because of its unsuitability for sports use. But these were only individual views.

There was also a call for the stretch of countryside between Watcombe Beach and Maidencombe to be improved – returned to its former glory (see also Q47 below).

Q25. Brunel Woods should have enhanced educational opportunities

Yes	No	Not answered
81%	8%	11%

One respondent said they thought this was an interesting idea – a number did not understand the suggestion or its implication for the woods.

Q26. Lummaton Quarry is a key employment space

Yes	No	Not answered
82%	6%	12%

One respondent thought this area was a mess and quite off-putting for retail, another was aware that it is a heritage asset. One suggestion was to move Travis Perkin into Lummaton Quarry and redevelop its site for housing.

Q27. Improvement to transport links

Yes	No	Not answered
84%	4%	12%

Comments called for better bus services and cycle paths.

Q28. Reinstating empty houses to contribute to alleviate housing shortage

Yes	No	Not answered
90%	1%	9%

A lot of very strong comments in support of reinstating empty homes to alleviate housing shortages. One suggestion was to double council tax for properties unoccupied for more than a year. There were also some questions around the allocation of affordable housing.

Other suggestions:

- There were also comments about the Acorn Centre which is valued greatly, but needs redevelopment (see also Hele and Lower Barton below).

There were a total of 65 comments on the Barton and Watcombe area.

Cockington, Chelston & Livermead

Do you agree the following key points are important in the development of Torquay's Neighbourhood Plan?

Q30. Preservation and protection of the many green open spaces such as Ocombe and especially Cockington Country Park

Yes	No	Not answered
90%	1%	9%

All comments in agreement with this. More awareness needed of the walks and trails in Cockington, better signage and linkages from the Sea front. Sustainable Transport Strategy needed for Cockington to maximise its enjoyment while preserving its tranquillity.

Q31. Possible community allotments at 'The Old Piggeries'

Yes	No	Not answered
80%	6%	14%

Comments in favour of this. One respondent suggested housing in this area as long as it did not negatively impact on Cockington.

Q32. Small scale infill opportunities exist for housing or business use, such as Broadley Drive, Manscombe Road, Broadstone Park Road, Reservoir area Hamelin Way, Torquay Railway Station and the old school site in Old Mill Road

Yes	No	Not answered
63%	21%	16%

Comments indicated infill in some areas acceptable (and important), but clear preference from most for housing rather than businesses. Less appetite for this in Broadley Drive, Manscombe Road and Broadstone Park Road. Mixed views for Hamelin Way. Housing on station site would need traffic mitigation. Old Mill Road site best opportunity (some would love to retain the external fabric of the current building). Mixed views on the up-coming Hollicombe development.

Q33. Recognition of leisure and sporting facilities

Yes	No	Not answered
85%	2%	13%

Comments called for improved leisure and sporting facilities. The Council need to lead in this - link some sports pitches to local schools (whilst maintaining community use) and benefit school children whilst gaining real

investment into these facilities (ie club houses, pitch facilities - standard of pitches). An all-weather running track would be a big asset. Also an ice rink or similar sporting venue.

Other suggestions:

- Stop the 'Rat run' along Nut Bush Lane towards Marldon Road
- Development of facilities for younger children (babies & toddlers) in Armada Park

There were a total of 91 comments on the Cockington, Chelston and Livermead areas.

Ellacombe

Do you agree the following key points are important in the development of Torquay's Neighbourhood Plan?

Q35. Improved transport links

Yes	No	Not answered
77%	7%	16%

There were a few comments in support of this, and suggestions on reducing the residents parking restrictions to key 2 hour slots in the day to prevent commuter parking, but allow for more use of the available spaces. Proposed ban on commercial vehicles parking in the area.

Q36. Improving and protecting Warberry Copse

Yes	No	Not answered
85%	2%	13%

Comments in agreement on this but only minor improvements needed.

Q37. Retaining the character of heritage buildings within the area

Yes	No	Not answered
83%	4%	13%

Comments were in support of this.

Q38. Protect all parks and green, open spaces

Yes	No	Not answered
87%	2%	11%

Comments were in support of this.

Q39. No more houses turned into flats

Yes	No	Not answered
63%	21%	16%

There were comments for and against this with the majority of comments in favour of conversions to provide much needed housing, providing this was done well, sympathetically designed and with parking provision to reduce the on road parking congestion. There was a suggestion that as properties in Ellacombe were at the lower end of the market they could be more open to buy to rents with landlords wanting a 'quick buck'. Was it possible to ensure a good quality of development prior to renting?

Q40. Identify brownfield sites for housing or employment (such as Albert Court, Market Street)

Yes	No	Not answered
83%	3%	14%

There were some suggestions that Market Street needs to be incorporated into the Town Centre regeneration – and to link Albert Court through Pimlico to Stentiford Hill to create a great development opportunity. There were also lots of questions on why Albert Court still remains empty.

Other suggestions:

- Area generally needs to look 'better kept'.
- Need a community centre or community hub.
- Paint the garages on Grange Road different colours to make a feature out of them.

There were a total of 66 comments on the Ellacombe area.

Hele and Lower Barton

Do you agree the following key points are important in the development of Torquay's Neighbourhood Plan?

Q42. Protect our green spaces for our community and future generations, such as Windmill Hill, Barton Downs Playing Fields, Fort Apache and other play parks

Yes	No	Not answered
86%	1%	13%

Comments were mostly in support of this.

Q43. Support the development of our two community centres: The Acorn and Windmill

Yes	No	Not answered
82%	1%	17%

Lots of comments in support of the 2 community centres and the need for a re-build at the Acorn. Suggestions that the 2 centres need to become independent of Council funding.

Q44. Have a real deliverable regeneration of Hele Road and the area

Yes	No	Not answered
86%	2%	12%

Most comments were directed at this question with two schools of thought i) that the Hele Road needs smartening up and residents should be incentivised to look after their properties, and traffic should be redirected or ii) that the

Hele Road should be redesigned and widened to facilitate the traffic flow, with demolition of residential properties. There was a strong feeling that this road should be the priority focus for the neighbourhood plan in this area, but there was also recognition that the problems of Hele Road could not be solved in isolation – there needs to be a solution found that involves the wider area/town.

Q45. Identify sites for future employment opportunities

Yes	No	Not answered
84%	2%	14%

Comments indicated employment sites as being key for the area, but the sites should be limited to brownfield sites. Encourage investment in the area, look for ‘better’ jobs and make sure there is adequate parking.

Other suggestions:

- More parking is needed to allow for more use of sports facilities in the area - Audley Ave needs parking bays.
- Urgent need for this area as a whole to be regenerated.

There were a total of 72 comments on the Hele and Lower Barton area.

St Marychurch, Maidencombe and District

Do you agree the following key points are important in the development of Torquay’s Neighbourhood Plan?

Q47. Protect green and open spaces and coastline from Walls Hill to Maidencombe, to include Babbacombe Downs, Maidencombe, Tessier Gardens, Cary Park and Haytor and need to increase maintenance of areas, including pathways for public use and safety

Yes	No	Not answered
92%	1%	7%

Comments all in favour of this. Suggestion that the Babbacombe Downs frontage needs investment. Comments for and against a ‘fish restaurant type’ development on the Downs.

Improvements suggested for Petitor, and Great Rock at Watcombe described as an ‘iconic coastline’.

Q48. Protect Plainmoor Swimming Pool and play park and have area around developed for community use

Yes	No	Not answered
86%	4%	10%

There were 2 main sets of comments regarding the pool and the surrounding area. The pool is clearly valued and its comparative advantages to the Wave pool at RICC were outlined, but it badly needs redevelopment. Some respondents suggested it be rebuilt on the current site - perhaps in partnership with TUFC. Others suggested it be re-located elsewhere and the land retained for community benefit.

There was a further suggestion that the football ground be relocated to eg The Willows (allowing for better facilities and alleviating the current traffic issues).

Q49. Redevelop existing suitable properties for housing

Yes	No	Not answered
88%	2%	10%

Comments were in general agreement with this – brownfield development being preferred to green spaces, but some indicated that there are now too many flats in the area.

The football ground was identified as a potential site for affordable housing and an opportunity to further develop public amenities such as the play parks, swimming pool etc.

Q50. Development of Sladnor Park, Maidencombe

Yes	No	Not answered
71%	13%	16%

Mixed views on current plans for retirement village. Suggested other uses – holiday camp, eco housing development, high class hotel.

Q51. Enhance shopping and retail areas

Yes	No	Not answered
80%	9%	11%

Comments both in favour and against supermarket development s in St Marychurch and Babbacombe Road. All keen to protect independent retailers. Suggestion that Waitrose in Plainmoor should encourage more upmarket speciality shops nearby. Calls for cheaper parking. General protection of Precinct.

Other suggestions:

- Redevelop site of Exmouth View Hotel - lets the area down.
- Look at a one way system for St Marychurch. (* St Marychurch Road towards Babbacombe Road ONE WAY * Babbacombe Road remains two way * Manor Road towards Torquay one way. Look at Manor Road and Warbro Road junction to accommodate this and keep current parking arrangements).
- Make the road one way both ways from St Marychurch to Plainmoor on route 34 to ease congestion, and better bus links to Teignmouth Road, bus station and town
- Encourage early development of GA site (comments indicated respondents would have preferred this as a housing development).

There were a total of 90 comments on the St Marychurch, Babbacombe, Plainmoor and Maidencombe areas.

Torre and Upton

Do you agree the following key points are important in the development of Torquay’s Neighbourhood Plan?

Q53. To improve housing standards especially houses of multiple occupation and to restrict uncontrolled expansion

Yes	No	Not answered
84%	1%	15%

There were comments in support of this and a question about what ‘uncontrolled expansion’ means.

Q54. Lymington Road Coach park, employment, community and residential opportunity

Yes	No	Not answered
71%	14%	15%

Most of the comments were in support of retaining the coach station, but one proposal was to relocate it to Torquay Railway Station. One person felt the coach station was under-utilised, another said it was too crowded when coaches arrived. Most felt it is in needed enhancing. There was also a request for more coaches to park in the station rather than in surrounding areas.

Q55. Protect the few remaining green spaces

Yes	No	Not answered
87%	1%	12%

Comments were in support of this.

Q56. Revitalise Torre shopping area to include the reversal of the one way system

Yes	No	Not answered
65%	18%	17%

This issue attracted the most comments with arguments for and against the reversal of the one way system, but a general recognition that something needed to change in this area to make it vibrant again. There was a call for more free parking (more than 20 mins) to help the businesses and questions about the former B&Q site (some aware of the development plans and some not).

Q57. Encourage brownfield development for jobs and homes

Yes	No	Not answered
81%	6%	13%

There were comments in support of this – and a suggestion that ‘green jobs’ could be an area of growth. Some felt Torre offered some good investment opportunities for businesses. There were some concerns also about developing more social housing in the area.

Other suggestions:

- Better play facilities around Torre Marine.
- Footpaths and roads need to be completed to link Torre Marine to local facilities.

There were a total of 99 comments on the Torre and Upton area.

Wellswood and Torwood

Do you agree the following key points are important in the development of Torquay’s Neighbourhood Plan?

Q59. Protect public green open spaces and retain existing conservation area

Yes	No	Not answered
88%	1%	11%

Comments were in support of this, but also calling for better maintenance of the public open spaces. There were two comments outlining the need to quantify the value of green spaces and not just save them without thought.

Q60. Recognition that small hotels, brownfield sites could be redeveloped for housing

Yes	No	Not answered
75%	11%	14%

There were a number of comments particularly on the redevelopment of small hotels. The overall feeling was that this could be done in moderation, but we would need to ensure there was not over-development of sites, low quality development and/or a loss of too many visitor 'beds'.

Q61. Consider proposals for redevelopment of the Palace Hotel/grounds retaining a hotel

Yes	No	Not answered
51%	30%	19%

There were mixed opinions on any redevelopment of the Palace Hotel, most concerns were regarding the green and wooded areas being retained, and public access. There was recognition that if the business model for The Palace was not working then some redevelopment might be needed, but the details of this would need to be considered carefully. There was a suggestion that the site would make a good retirement complex.

Q62. Redevelopment of Torwood Street

Yes	No	Not answered
76%	11%	13%

Most comments indicated frustration that the discussed development of Torwood Street had still not started. Some remaining concerns about the height of the development, and the quality of the architecture. General feeling of 'get on with it'.

Q63. Preservation and maintenance of the harbour, coastline and footpaths

Yes	No	Not answered
88%	1%	11%

As with Q59 above maintenance was raised as an issue. There were a lot of comments supporting the preservation and development of the harbour as very important to Torbay's tourism offer. A suggestion that the inner harbour should be listed as an asset of community value to prevent it becoming privatised.

Other suggestions:

- Redevelop Walls Hill quarry as a residential site
- Alleviate congestion by making Ilsham Rd/Asheldon Rd one way with echelon parking near the shops
- Ensure that parking meters are not introduced into Wellswood. Remove those in Torwood Street as no-one seems to use them.
- Consideration should be given to the significance of Kents Cavern within the GeoPark and as a major visitor attraction.

There were a total of 95 comments on the Wellswood and Torwood area.