

Torquay Neighbourhood Plan

Masterplanning Workshop 2nd April 2014
Presentation by Susie Colley
Chair of Torquay Neighbourhood Forum

- Why are we producing a neighbourhood plan?
- How does it fit in the bigger picture?
- What stage have we reached?
- What is the plan going to say, about the town in general and about the masterplan areas in particular?



Why are we producing the plan?

- The local community wants to be involved in setting the agenda for our town.
- We want to see effective regeneration in Torquay:
 - *An adaptable and resilient local economy, building from the strength of Torquay's image and the opportunities arising from the new Kingskerswell bypass*
 - *New developments to provide job opportunities and meet the need for new homes*
- We want to see the environmental, historic and cultural qualities that make Torquay special protected and nurtured.

How does it fit into the bigger picture?

- The neighbourhood plan covers the whole of Torquay.
- It is being led by the Torquay Neighbourhood Forum with strong support from the nine community partnerships.
- It will conform with the strategic policies of the Torbay Local Plan and will share much of the local plan's evidence base and a common sustainability methodology.
- The Town Centre and Gateway masterplanning areas feature strongly in the neighbourhood plan. They are the main areas where the plan will propose changes.

What stage has the plan reached?

- PF workshops 2012/13
- Summary/questionnaire December 2012 (results published)
- Community Partnership statements are mostly complete
- Early drafts of the plan are on the website



**change is in
your hands**

What is the plan going to say?

The plan proposes:

- Rerouting traffic more directly into the town centre
- Relocating the coach station to adjoin the railway station
- Three strategic town centre development opportunities
- Regeneration objectives that all town centre developments must support
- Development at the gateway to an approved masterplan to create a striking, significant, attractive entrance to Torquay

What are the transport and movement proposals?

- POLICY TNP1: Routing into Torquay will be reordered to provide more direct access to the town centre, sea front and car parks. In particular, the one-way traffic flow in Higher Union Street will be reversed, and strategic signposting will be displayed at key points, including at Torre Station.
- POLICY TNP2: The coach station will be moved adjacent to the railway station, providing a single principal point of arrival in the town by train or coach along with enhanced visitor facilities.

What are the town centre proposals?

- POLICY TNP3: Key opportunities for developments of strategic significance in the town centre / harbour area:
 - a) between Pimlico and Lower Union Street – a major redevelopment for high quality retail and other commercial activities, including an anchor store, other mixed uses and residential use of upper floors.
 - b) the Marina car park – a landmark development, of an appropriate design to a high quality, to make a striking and positive contribution to the setting of the harbour and surroundings.
 - c) the Princess Theatre area – a new theatre facility of regional importance in association with a creative arts and culture centre.

Each of these strategically significant sites requires a high quality design solution.

What are the town centre proposals?

Development in the town centre shall:

- POLICY TNP4: Increase safety, vitality and sense of community, with residential use in at least 50% of upper floors.
- POLICY TNP5: Contribute to improvements in public realm, access and safety, art and culture.
- POLICY TNP6: Include improved public transport provision, parking and access for all.
- POLICY TNP7: Respect, conserve and enhance the features and elements which establish distinctive character areas.

What are the gateway proposals?

- POLICY TNP8: Development should conform with an overarching masterplan for the area and include a detailed masterplan for each development area demonstrating:
 - a) good pedestrian, cycle and vehicular connectivity to adjoining sites and neighbourhoods, enhancing existing local centres
 - b) quality housing design, heights and density appropriately related to their local context
 - c) a mix of uses including employment and community facilities, open space and retail at key junctions or focal points
 - d) mixed building footprints (size and design) in local centres to enable a wide range of shop, business and community uses

What are the gateway proposals?

- POLICY TNP9: Opportunities for infill development in and around The Willows district centre will be promoted in order to enhance its design distinctiveness and sense of place.
- POLICY TNP10: Opportunities for redevelopment or infill in and around existing local centres shall be promoted ahead of green-field developments.
- POLICY TNP11: Development at the gateway shall contribute both directly through its good design and indirectly through financial contribution to the creation of a striking, significant and attractive entrance to Torquay with improved public realm and public art.

What are the town-wide policies?

- POLICY TNP12: In general, brownfield developments shall be promoted ahead of new greenfield developments.
- POLICY TNP13: New developments shall contribute towards the delivery of local improvements through planning obligations, S106 contributions or similar measures.
- POLICY TNP14: Any proposal for new development in Torquay shall comply with the relevant local area statement.
- POLICY TNP15: The relevant local community partnership shall be consulted regarding any significant new development in its area.

Key messages



- The forum and the community are determined that the neighbourhood plan be completed and adopted.
- We want to see an agreed local plan put in place and suitable masterplans approved to assure good quality sustainable development at the town centre and the gateway.
- The steering group supports the local plan, asking for greater emphasis on jobs and minor amendments to housing figures.
- The neighbourhood plan and the local plan should respect and complement one another.
- Masterplans should respect and complement both!