

# *Torquay Neighbourhood Plan*

Report to 2<sup>nd</sup> September 2013 Meeting  
Lee Bray – Planning and Regeneration

- Plan making steps
- Structure of the plan and emerging content
- Next steps and tests to be passed
- Gaps and further work to be considered

# *Plan making steps*

- Initiation – agree, process, ownership
- Evidence – survey, consult, engage
- Plan – draft plan document and submit to LPA
- Examination – by a planning inspector
- Referendum – to show majority community support
- Adoption – by the local planning authority
- Delivery – by public, private and voluntary sectors

# *Structure of the Plan*

## **TORQUAY NEIGHBOURHOOD PLAN**

1. Preface and Introduction

2. Community Partnership Statements

3. Aspirations and Vision

4. Objectives

5. Policies and Proposals

Transport and Movement  
Town Centre

Gateway  
General town-wide

6. Delivery and Monitoring

7. Proposals Map

Appendices

Statement of Community Involvement  
Statement of Compliance

Schedule of Evidence

# *Preface and Introduction*

## Preface

- Opening words from the Chair of the Neighbourhood Forum

## Introduction

- Why does Torquay need a neighbourhood plan?
- What area does the plan cover and how has it been prepared?
- Who is the plan for and how will it be used?
- How is the plan related to other plans?
- What period does the plan cover?

# *Community Partnerships*

The Community Partnership Statements differ in style and content. These distinctions are important. The original statements will be made available in full.

The plan will also contain a short summary of each one, using a common format to include:

- A description of the area (for example, origins, history, setting, character, local facilities)
- Policies, opportunities and actions (for example, local enhancements, development sites, local economic measures and community actions)

The Community Partnership Statements help to shape and lead into the vision, objectives and aspirations of the plan.

# *Aspirations*

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, homes, businesses and infrastructure, helping our community to flourish as it meets present and future demands.

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.

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.

# *Vision*

*- - - Touch Torquay - - -*

*'Growing Communities by the Sea'*

*a great place to choose to live – to work – to play – to invest*

# *Planning and Development Objectives*

*We want to drive and support sustainable development which delivers economic recovery, 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
- to ensure good community involvement in planning processes
- 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 help ensure that public funds collected in connection with new developments (through the community infrastructure levy or similar) are used to address local priorities



# *Services and Facilities Objectives*

*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 important public spaces, seek their protection and promote their improvement

# *Traffic and Movement Objectives*

*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
- to improve safety and ease of access for pedestrians, cyclists and all users of public transport

# *Environment Objectives*

*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

# *Town Centre Objectives*

*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 improve the flow of traffic and signposting, re-routing traffic more directly into the town centre
- to enhance the shopping 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

# *Town Centre Objectives*

- to improve the robustness of the town centre's retail footprint and to identify scope for new retail investment and development
- to maintain and improve car parking provision
- to increase residential density in the town centre, promoting increased residential use of upper floors

# *Gateway Objectives*

*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 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 centres

# *Transport and Movement Policies and 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.

# *Town Centre Policies and Proposals*

POLICY TNP3: Key opportunities for developments of strategic significance in the town centre / harbour area:

- a) between Pimlico and Lower Union Street – scope for a major redevelopment scheme providing the potential 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 – scope for 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 – scope for a new theatre, providing a 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.*



# *Town Centre Policies and Proposals*

*There are a number of other smaller sites in and around the town centre whose development or redevelopment could contribute positively to the town's regeneration, including:*

- i. the Town Hall car park;*
- ii. Temperance Street;*
- iii. Swan Street / Rock Road laundry site;*
- iv. Cary Parade / Victoria Terrace;*
- v. the coach station.*

*The development of these or any other sites, and any changes in and around the town centre, should take place in accord with the policies on the next slide.*

# *Town Centre Policies and Proposals*

POLICY TNP4: New residential development will be promoted in the town centre in order to increase its safety, vitality and sense of community, with an aspiration for residential use in at least 50% of all upper floors.

POLICY TNP5: Development in the town centre shall contribute both directly through its good design and indirectly through financial contribution to improvements in the town centre public realm, access and safety, art and culture.

POLICY TNP6: Development in the town centre shall include direct provision for or financial contribution towards improved public transport provision, parking and access for all.

POLICY TNP7: Development in the town centre shall respect, conserve and enhance the unique features and elements which establish each of the distinctive character areas of the town centre.

# *Gateway Policies and Proposals*

POLICY TNP8: Development at the Gateway should conform with an approved overarching masterplan for the area and include a detailed masterplan for each development area demonstrating:

- good pedestrian, cycle and vehicular connectivity to adjoining sites and existing neighbourhoods, enhancing existing local centres at Shiphay, Barton and The Willows
- quality housing design, heights and density appropriately related to their local context (higher density town houses and terraces around local centres with detached homes towards the edge of neighbourhoods)
- a mix of uses including employment and community facilities, open space and retail at key junctions or focal points
- mixed building footprints (size and design) in local centres to enable a wide range of shop, business and community uses

# *Gateway Policies and 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 greenfield 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.

# *General Town-wide Policies and Proposals*

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 the use of Community Infrastructure Levy contributions or similar.

POLICY TNP14: Any proposal for new development in Torquay shall comply with the relevant local area statement.

POLICY TNP15: The relevant community partnership shall be consulted regarding any significant new development in its area.

# *Delivery and Monitoring*

Many proposals will only happen with private sector investment.

Torbay Council will be expected to:

- gather developer contributions (through CIL, S106 or similar) to mitigate adverse impacts of new developments,
- deliver on its responsibilities for infrastructure and services,
- monitor developments to see whether the plan's objectives are being met.

Monitoring may show a need for the plan to be reviewed in due course. Any formal amendments will have to follow the same procedures as have been used to prepare the original plan.

# *Proposals Map(s)*

- Proposals map for the whole town showing boundaries of core areas, policy designations, proposals and any other key information
- Separate strategic map for each of the two core areas (Town centre and Gateway)
- Plans/diagrams to show key transport and other projects and interventions in more detail

# *Appendices*

- Community Involvement Statement
- Statement of Compliance
- Schedule of Evidence



# *Next Steps*

- Complete draft neighbourhood plan document
  - Close gaps, assemble appendices and evidence and carry out DTP (maps, diagrams, photos)
- Submit to local planning authority
  - Torbay Council publish the plan for examination
- Referendum of local community
  - At least 50% support required
- Plan adopted as part of local development plan
  - A material consideration in planning decisions

# *Four basic tests*

An independent examiner will test the plan:

- Does it have regard to national policy?
- Does it contribute to sustainable growth?
- Does it comply with the local plan?
- Is it compatible with EU obligations?

Only if these tests are passed can the plan proceed to referendum.

# *Potential gaps and further work*

- Differences between Community Partnership Statements
  - Most, but not all, statements include sites
  - The level of detail given varies enormously
- Inclusion (or not) of site proposals in all areas?
- Sustainability appraisal, Habitats assessment, infrastructure programming to support the site proposals