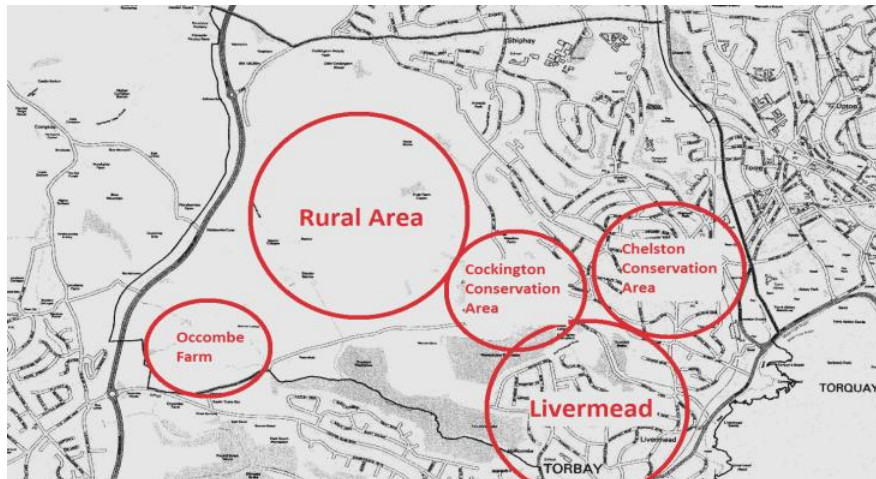


COCKINGTON, CHELSTON AND LIVERMEAD COMMUNITY PARTNERSHIP

Description of the area

The area is made up of distinct parts. Cockington and Stantor Barton retain their ancient manor house, estate village, farms and woodland. Much of Chelston is made up of Victorian villas, houses and terraces. More modern mid-20th century housing predominates in Livermead; while upper Chelston has a significant area of social or former social housing. Most of Victorian Chelston and Cockington Village are Conservation Areas.



Local facilities are located in the local centres at Old Mill Road and Walnut Road, Chelston and the smaller neighbourhood centres at Queensway and Sherwell Valley Road, Chelston and Roundhill Road, Livermead. Two secondary and four primary schools also lie within the area, along with a significant number and variety of open spaces, several visitor attractions (Cockington Country Park and Occombe Country Park) and accessible beaches at Hollicombe, Livermead and Corbyn Head.

POLICIES, OPPORTUNITIES AND ACTIONS

Community Support

Create and develop sustainable Community Hubs in Lower Chelston/Old Mill Road area and Queensway to provide a range of community support services and activities prioritising, but not limited to, the vulnerable, young and older residents.

Maintain effective communications and organisations to ensure the Community is kept informed and given the opportunity to influence decision making on matters affecting them.



Support the development and maintenance of a range of children's play equipment in accessible green spaces across the area.

Planning and Development

- Maintain a diverse mix of housing with a focus on family homes by promoting small scale infill and brownfield development.
 - Policy P1 New developments and conversions shall have not less than 2 bedrooms and shall be suitable for family living
- Protect the Country Parks at Occombe and Cockington (including the Village) and the Stantor Barton Countryside area from new housing or other commercial developments.
 - Policy P2 There shall be no new development on either Cockington or Occombe Country Parks
- Enforce Conservation Management Plans and resist unsympathetic in-fill developments
 - Policy P3 Any infill development shall be in scale and sympathetic to the surrounding architecture
- Develop the 'Old Piggeries' site for community food production
 - Policy P4 This site shall have a presumption in favour of community food production and shall not be developed for housing
- Resist low grade housing and change of uses to HMO's
 - Policy P5 There shall be a presumption against conversions or changes of use to HMOs

- Support unsustainable businesses to change use to quality housing or alternative businesses appropriate to the area.
 - Policy P6 There shall be a presumption in favour of change of use where the current use is unsustainable.
- Protect the field off Broadley drive (designated T707 in the Local Plan) from development and manage it as a permanent green link between Occombe and Cockington Country Parks.
 - Policy P7 There shall be no development of the Broadley Drive site (ref: T707)

Services and Facilities

- Maintain a sustainable mix of shopping and service facilities at local centres, retain post offices and the 3 remaining pubs
 - Policy SF1 There shall be an overriding presumption against change of use for the 3 remaining pubs within our ward area.

Traffic and Movement

- Improve traffic and movement in the area and beyond by implementing the following:
 - at Torquay station – establishing a new public transport gateway to Torquay with commercial development and improved connections between all public transport services

- at Shiphay/Newton Road and Torre Abbey/Avenue Road – improving junctions to maximise traffic flow and enhance pedestrian and cyclist safety
- improving footpaths and roads to give safe pedestrian and cycle routes to schools, beaches, recreational areas and public places
- implementing child drop off zones, safe crossing points and 20 mph speed restrictions for all schools.

Environment

- Protect all urban green spaces and undeveloped coastline from development, other than to improve the quality of life for the surrounding community
- Protect the urban fringe from encroachment
Policy E1 There shall be no development on the Broadley Drive site (T707) and other rural urban fringe green field sites of more than 1 acre
- Link Occombe and Cockington Country Parks with a permanent green corridor on land adjacent to Broadley Drive designated T707 in the Local Plan.
- Accredite Cockington Country Park with Natural England
- Assure the safety of former gasworks sites at Hollicombe
- Protect the undeveloped coastline and beaches from new developments other than those enhancing existing facilities
Policy C6 There shall be a presumption against any new development within the coastal strip (between the coast road and the sea) unless it's a redevelopment of an existing residential or commercial site
- Implement the Green Infrastructure Delivery Plan to create links with surrounding areas

- Support a suitably landscaped park and ride provision at Gallows Cross area with cycle access to Cockington and Occombe.

Cockington Village



- Protect Cockington Village, Cockington Country Park, Occombe Country Park and Stantor Barton as important rural recreational and food production areas and visitor attractions.
- Policy C 1
There shall be a presumption against any development of:
 - new residential and commercial development (other than conversions and changes of use) and visually obtrusive new development on its borders
 - changes or commercial activity that would detract rather than enhance its unique rural characteristics,
 - changes that would detract from residents' and neighbours' quality of life

- changes that would increase vehicle traffic through rural communities
- Retain Cockington's current day time attraction for visitors and prevent changes to promote evening and night-time operations

Policy C2

There shall be a presumption against any planning application that promotes evening or night-time entertainment or amenities for businesses

- Support quality tourism provision based on arts/crafts, history and countryside
- Implement measures for cyclists, pedestrians and horses to access the public lanes around Cockington in safety by minimising traffic volume, traffic speed and eliminating on-road parking.
- Support the redevelopment of redundant buildings or unsustainable businesses properties into sustainable uses.

Policy C3

There will be a presumption in favour of the change of use of business premises located in the village to house(s)

- Enhance the Cockington Village centre to provide a gateway to the whole of Cockington Country Park.
 - Support the provision of a Visitor Information Centre and improvement to the Linhay area
 - Changes to the village centre cross roads area to improve the ambience and safety for visitors.

- Refurbishment of the old Water Mill to reinstate a functioning water wheel.

Policy C4

Any planning permission for the water mill shall have as a condition that the water wheel is made functional.

- Improve sustainable routes to Cockington with all year round public transport.
- Provide safe pedestrian and cycle access off the seafront (main access route) and from Nutbush & Seaway Lane areas.
- Create a Cockington 'gateway' when entering the village from the coast to enhance the sense of 'arrival' for visitors.
- Retain unique characteristics of Cockington by minimising the impact of commercial activity and traffic on the ambience of the village and surrounding Country Park.

Policy C5

There shall be a presumption against any development of commercial properties that produces a significant increase in vehicular traffic or degrades the quality of life of residents in the village or surrounding area.

Designated Community Green Spaces

Armada Park	Highlands/Sherwell Valley allotments and green space	Piggeries green space	St Matthews Field
Ashfield Gardens	Hollicombe Park	Preston Primary School play park	Torre Valley North & South sports fields
Cockington Country Park	Innerbrook/Sandford green space	Rocket Park	Two Parks
Crownhill Park	Kings Gardens	Sherwell Park	Victoria Park
Goshen Triangle	Occombe Country Park	Sherwell valley/Grenville green space (Markham Plantation)	

Designated Housing and Jobs Development Sites

Site	Designation	Comment (numbers of homes)	Development	Current use	Type	New or SHLAA designated
Broadley Drive site	T707	Delete site Designated as Green Link between Cockington and Occombe	Zero – this site is not supported	green	Was 50 houses	SHLAA
Ingoldsby	T802	Support re-approval 0-5	7	brown	1 bed apartments	SHLAA
Sherwell Valley Garage	T841	Support 6-10	Estimated 10	brown	2 bed town houses	SHLAA
Torre Station storage yard	T856a	PP for partial development 0-5	9 houses existing, more supported giving estimated 20 total	brown	2 bed town houses and a 3bed bungalow	NEW and SHLAA
La Rosaire	13024	Existing PP	8	brown	Apartments	SHLAA
TGGS Shiphay Manor	T814	Support 0-5	Estimated 20	green	Mixed houses	SHLAA

					3 and 4 bed	
Old Cockington School		Support 0-5	Estimated 20	brown	Affordable 1 bed apartments	NEW
Torre Station		Support mixed commercial and housing 5-10	Estimated 30	brown	1 bed apartments (20) and 2 bed town houses (10)	NEW
Hollicombe		Existing PP 0-5	145	brown	2 and 3 bed apartments with 45 affordable	SHLAA
Reservoir area Shiphay		Support 5-10	No housing	green	Light industrial	
Torbay Court	C716	Current	4 cottages 6 flats	brown	2 bed cottages and 1 bed flats	SHLAA
St Peters Queensway		Existing PP, partially developed 0-5	12 total	green	2 bed town houses	SHLAA
Eclipse Lodge Rawlyn Road		Support 10	10 flats	brown	flats	NEW