

WELLSWOOD AND TORWOOD COMMUNITY PARTNERSHIP

Description of the area

Wellswood and Torwood cover two rocky headlands at Torquay's south-east perimeter bordering the sea. The ward covers an area of 414 hectares, of which almost a quarter is green space. Over 40,000 years ago early man found shelter in the deep caves at Kent's Cavern in the Ilisham Valley that now form a gateway to the UNESCO Geopark. The area's wealth of geosites, fine Victorian architecture, extensive open spaces, woodland and pine-clad rocky coastline provide the essence of the "English Riviera".

In the early 1800's, as Torquay began to develop as a holiday destination, prosperous families began to build detached villas on the wooded slopes overlooking the harbour.

This is seen most clearly in the design and layout of the Warberries and the adjoining Lincombes. The scale of building in an extensive landscaped setting, and its confident execution over nearly 170 acres, became the hallmark for the mid 19th century vogue resort. Its spacious open nature survives today and is protected by the Lincombes and Warberry Conservation Areas.

The area's character is largely defined by the amount of public open space and woodland, and a number of major hotels, including two with four stars.

At its heart lies Wellswood Green with shops, primary school and church. Adjoining the harbour, Torwood Street is home to Torquay Museum and a variety of bars and food outlets.





Images clockwise from above left: Meadfoot Beach, Kents Cavern, Monterey Pines, Torquay Museum on Torwood Street, Thatcher Rock, Fossilised coral on Meadfoot Beach, Ilsham Valley, Warberry Villa..

POLICIES, OPPORTUNITIES AND ACTIONS

Services and Facilities

- Retain Post Office and Pub in Wellswood
- Encourage Torquay Museum to develop as Community Centre

Planning and Development

Opportunities for development exist at:

- Torwood Street area and Terrace car park, retaining sufficient parking for local businesses

Give consideration to:

- any future proposals for redevelopment of the Palace Hotel and grounds, retaining a hotel
- proposals for Kents Cavern to enhance tourism and education, in line with its importance within the English Riviera Geopark, and improve the access strategy to limit impact on the surrounding neighbourhood
- Allow small hotels and brownfield sites to be redeveloped for family housing, preserving density and character
- Promote diversity and prosperity of local businesses in Wellswood and Lisburn Square

Traffic and Movement

Improve traffic and movement by:

- addressing traffic management through Wellswood (Ilsham Road), improving character and environment
- removing on street parking meters in Torwood
- providing a safe footway along Ilsham Road from its junction with Ilsham Marine Drive to the Ilsham Valley
- providing a safe footway on Parkhill Road by Imperial Hotel
- providing a natural footpath linking Anstey's Cove car park with Ilsham Road along the side of the Stoodley Knowle playing fields

Environment

Protect, maintain and enhance:

- all public green areas, improving waste and toilet facilities
- conservation areas and density of development
- the coastal path and associated areas
- reopen Redgate Beach and footpath to Walls Hill

Housing Numbers (row height 0.35, centred,)

| Committed sites 0 - 5 years | | |
|------------------------------------|---------------------------------------|--------------|
| Site ref | Address | Yield |
| 13025 | Bishops Court Hotel, Lr Warberry Road | 42 |
| 13027 | Lincombe Hall Hotel, Meadfoot Road | 12 |
| 13032 | Walton Lodge, Md Warberry Road | 11 |
| HC093 | Royal Garage Site, Torwood Street | 0 |
| T879 | Spa View, Stitchill Road | 8 |
| 13223 | Gardens at Palace Hotel, Babbacombe | 35 |
| | Lansdown Hotel, Old Torwood Street | 12 |
| | Anstey Lea Hotel, Babbacombe Road | 6 |
| | Hermosa, Hr Woodfield Road | 6 |
| | Walton Lodge, Md Warberry Road | 12 |
| | Total | 108 |

| Proposed Agreed sites 6 – 20 years | | | |
|---|------------------------|--------------|---------------|
| Site ref | Address | Yield | Agreed |
| | Gleneagles Hotel | 0 | |
| | Stoodley Knowle school | 0 | |
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| | Total | 0 | |

GREEN SPACE AUDIT for Wellswood and Torwood

| Greenspace name/location | Address | Details of the land ownership and access | Why does your community wish to identify this area in the Torquay NP? Do you have any plans for improving the area? | If the greenspace is demonstrably special and holds a particular local significance to the local community do you wish it to be considered for the new Local Greenspace designation? |
|-------------------------------------|---|--|---|--|
| Anstey's Cove and General Coastline | Meadfoot Sea Road, Ilsham Marine Drive, Ansteys Cove Road Babbacombe Downs | Torbay Council Full Public Access | Area is demonstrably special and holds particular local significance | Site of Special Scientific Interest |
| Daddyhole Plain | Daddyhole Road | Torbay Council Full Public Access | ULPA | Urban Landscape Protection Area |
| Ilsham Valley | Ilsham Road | Torbay Council Full Public Access | ULPA | |
| St. John's Wood | Vane Hill/Parkhill Rd | Torbay Council Full Public Access | ULPA | |
| Stoodley Knowle | Ilsham Road | Torbay Council Full Public Access | ULPA | |
| Manor Gardens | Hesketh Road | Torbay Council Full Public Access | ULPA | |
| Lincombe Woods | Lincombe Marine Drive | Torbay Council Full Public Access | ULPA | |
| Thatcher Pines and Thatcher Point | Ilsham Marine Drive | Torbay Council Full Public Access | None | Application Made |
| Torwood Gardens | Torwood Street | Torbay Council Full Public Access | ULPA | |
| Wellswood Green | Babbacombe Road | Torbay Council | None | Application Made |