Torquay neighbourhood plan

www.torquaynp.org

change is in your hands

Draft summary of proposals for the future of Torquay – a plan for the community, by the community

Now is your chance to have your say

Doing nothing is not an option

TOWN HALL & 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.

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.

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.

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.

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.

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.

CARY PARADE 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

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.

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.

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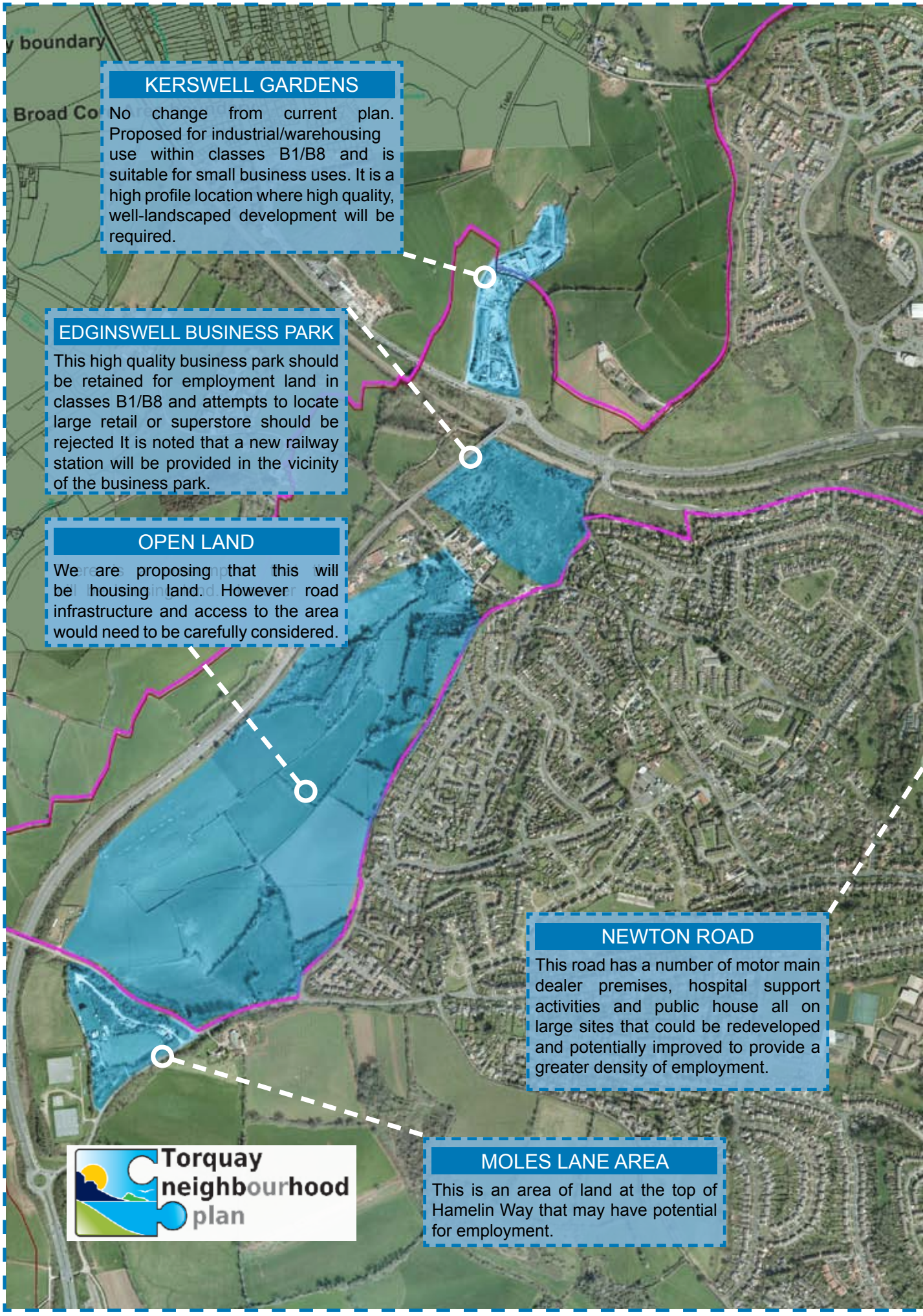
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Broad Co
KERSWELL GARDENS
No change from current plan. Proposed for industrial/warehousing use within classes B1/B8 and is suitable for small business uses. It is a high profile location where high quality, well-landscaped development will be required.
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.
OPEN LAND
We are proposing that this will be housing land. However road infrastructure and access to the area would need to be carefully considered.
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.
MOLES LANE AREA
This is an area of land at the top of Hamelin Way that may have potential for employment.
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HOLIDAY PARKS KINGKERSWELL ROAD

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

TIP AREA ADJACENT TO BROWNS BRIDGE ROAD

Currently carries a sports and leisure allocation in existing Local Plan, important that this remains as such.

BROOMHILL WAY

This is 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.

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.

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.

communitypartnership

we don't just talk - we do!

Torquay Community Partnership's have identified local projects and opportunities in their area as part of the Torquay Neighbourhood Plan .

Below are key points raised so far for consultation.

Barton & Watcombe

- Preservation of green spaces such as Steps Cross , Firlands Green, King George V playing fields , Great Hill, Woodend and Barton Downs.
- Brunel Woods should have enhanced educational opportunities
- Lummaton Quarry is a key employment space
- Improve transport links
- Reinstate empty houses to contribute to alleviate housing shortage

Cockington, Chelston and Livermead

- Preservation and protection of the many green open spaces such as Occombe and especially Cockington Country Park
- Possible community allotments at the " The Old Piggeries"
- 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 , The old school site in Old Mill Road.
- Recognition of leisure and sporting facilities

Ellacombe

- Improved Transport Links
- Warberry copse development
- Retain the character of Heritage buildings within the area
- Protect all parks and green, open spaces
- No more houses turned into flats
- Identify brown field sites for housing or employment such as Albert Court

Shiphay and the Willows

- See "Gateway Project"

Hele and Lower Barton

- Protect our green spaces for our community and future generations , such as Windmill Hill Barton Down's Playing Fields, Fort Apache and play Parks
- Support the development of our two community centres: The Acorn and The Windmill Centres
- Have a real deliverable re-generation of Hele Road and the area.
- Identify sites for future employment opportunities

St. Marychurch, Maidencombe and District

- PROTECT GREEN OPEN SPACES and COASTLINE from Walls Hill to Maidencoombe 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 ensuring they are fit for purpose.
- PROTECT PLAINMOOR SWIMMING POOL and PLAY PARK and have area around developed for community use.
- REDEVELOP existing suitable properties for housing.
- DEVELOPMENT of Sladnor Park. Maidencombe.
- Enhance shopping and retail areas.

Torre and Upton

- To improve housing standards especially Houses of Multiple Occupation and to restrict uncontrolled expansion
- Lymington Road coach park, employment, community and residential opportunity
- Protect the few remaining green spaces
- Revitalise Torre Shopping area to include the reversal of the one way system
- Encourage brown field development for jobs and homes

Wellswood and Torwood

- Protect public green open spaces and retain existing conservation area
- Recognition that small hotels, brown field sites could be redeveloped for housing
- Consider proposals for redevelopment of the Palace Hotel and grounds retaining a hotel
- Redevelopment of Torwood Street
- Preservation and maintenance of the Harbour,coast line and footpaths

Torquay Town Centre

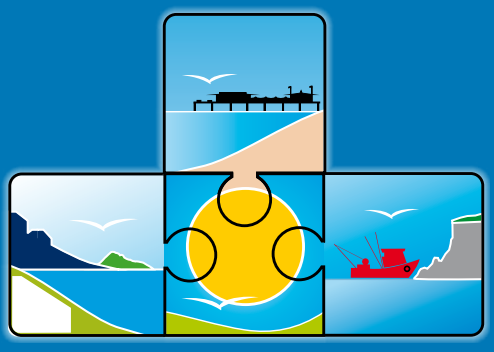
- See "Town Centre"

This brochure is a brief summary of the ideas developed over the past year through meetings of many local people and the ward partnerships. It is by no means the full detail and it is not the final plan.

This plan is being designed alongside Torbay Council's new Local Plan "A Landscape for Success" which sets out a strategy for Torbay. The detail of the council's plan is being written by us – the community.

The Torquay Neighbourhood Forum is keen to hear what you think about what has been done so far and before finalising the plan, which will shape Torquay for the next 20 years, we hope you can take the time to complete the survey included with this brochure or online at **www.torquaynp.org**

The Torquay Neighbourhood Forum is open to any individuals who live, work or carry out business in the Torquay area. It also welcomes contributions from groups and organisations.
For information on how to get involved you can either

Email chair@torquaynp.org Call: (01803) 314600 Or visit the website www.torquaynp.org

Meetings held the first monday of every month 6.30pm at Torquay Yacht Club. Everyone welcome.