TORRE AND UPTON COMMUNITY PARTNERSHIP **Amended post exhibition 10.11.2014**

Description of the area

Tormohun and Upton adjoin the centre of Torquay. Tormohun dates from Saxon times and the medieval parish church still lies at its heart. Upton contains the civic heart of Torbay with the Edwardian Town Hall, library and offices. A conservation area covers the historic heart of each area and several of the 40 listed buildings in the area are significant to the town's history.

The housing predominantly dates from the 1840s onwards, with a combination of large villas and variously sized terraces. A large modern development has been completed at the former South Devon College site. The density of development in the area is quite high, and there is a strong Victorian street scene.

The main retail area is Higher Union Street which runs between Brunswick Square and the top of the town centre shops. Lucius Street and Belgrave Road also serve as local centres. There are a small number of industrial units around Torre Station.

As in other areas adjoining the town centre, there are higher than average levels of need, deprivation and HMO properties. Several centres and facilities for those in need of accommodation, employment or other support lie at the top of the town centre near to this area and the drug and alcohol treatment centre lies within it.

POLICIES, OPPORTUNITIES AND ACTIONS

Planning and Development

Opportunities for development exist at:

- The Town Hall and Electric House. The community wish to protect these listed buildings, but are open to alternative uses to the current office accommodation.

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- Town Hall car park. Proposals for a town centre supermarket. The proposal by the Justice Dept to close the adjacent Magistrates' Court offers an opportunity to extend this development area.
- Torre Marine. There remains an area to be developed for residential use.
- Lymington Road. The Innovation Centre provides start up units but we need to find larger units for businesses as they grow. There is the potential for other development on this site.
- The former B&Q store has been sold and is being developed for mixed use – retail and residential.
- Torre Station. Better use could be made of land adjoining both sides of the station – possibly for a mixed use development and improved car parking.

Services and Facilities

- The Library requires modernisation or relocation.
- Torre Marine would benefit from a community facility. The disused Torre Barn has been identified for potential community use.
- The Foyer has under-used community facilities that could be brought back into use.

  Torre Academy has been recently enlarged to cope with the increase in the birth rate,
- Upton St James Academy is landlocked but makes the best use of the space available. Improvements to Upton Park will provide better sports areas
- Torbay's private hospital, Mount Stuart, is being expanded.
- Lymington Road Coach Station: This valuable area of public realm is underutilised and is a poor use of space so near to the Torquay town centre. Plans are being put forward to move the coaches to a Transport Hub. Due to the attenuation tanks under the coach park it is unsuitable for building but a multi-purpose games area would revitalise the area and complement the plans to refurbish Upton Park.

Greenspace and Environment

The main local greenspaces in Torre and Upton are very varied in style and usage. They range from the ancient original parish churchyard with its medieval listed church, to a small allotment holding, from a long, public park with sports facilities for all ages, to a rocky hill topped by the empty shell of an ancient chapel of unknown origin. All of these spaces are widely used and valued by

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the communities surrounding them. Several are also used by local schools and language schools, while the more central ones are valuable for visitors to the area.
The many street trees play an important role in our green infrastructure, both as wildlife habitats, for the absorption of traffic fumes, and the softening of the built environment. Urban gardens are now recognised as providing wildlife "highways" though built up areas, so we must ensure that new developments do include sufficient space for gardens to be created.
Improvements to the area's parks and gardens should include:

- Reconfiguring Upton Park, upgrading its facilities, and keeping it as a green space in perpetuity. Improve the health of the trees by considering selective thinning but at the same time planting new trees to improve the overall look of the park, and maintain air quality.
- Possibility of creating all-weather multi-use games area on part of the coach station to enhance the sports facilities that already exist in Upton Park.

Protecting Stantaway Hill as a green space in perpetuity.

- Protecting Memorial Park as a green space in perpetuity.
- Creating a new park and garden, as well as play facilities as part of the Torre Marine development.
- Protecting the churchyard as a green space in perpetuity.

Traffic and Movement

Traffic flow through the area will be improved as part of this plan's proposals to improve access to the town centre and sea front:

- The reversal of traffic flow through Torre and Higher Union Street is proposed subject to a thorough assessment and consultation. Comments from the public will be taken into consideration regarding noise/pollution/car parking/accessibility. Signage to the town centre and to the sea front will be improved and made clearer.

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Housing for Torre and Upton

Location	Current use (Green/Brown)	Allocated Yes/no	Density	Mix	Social Housing	Delivery time	Additional Infrastructure
Torre Station Yard	Brown	y	17	Town Houses		0-5	y
Tor Manor/ Torchurch Road	Brown	y	10	Town Houses		0-5	n
27 St Michaels Road	Brown	y	14	?		0-5	y
300-302 Union Street	Brown	y	6	Town Houses		6-10	n
Tor House (B&Q) /Gospel Hall	Brown	y	25	Town Houses	Yes	6-10	y
Zion Methodist Church	Brown	y	8	Town Houses		6-10	n
Garage Laburnum Street	Brown	y	8	Cottages		6-10	n
Richwood Hotel 20 Newton Road	Brown	y	8	Town Houses		6-10	n
Jewsons St James Road	Brown	n	24	Flats	Yes	6-10 ?	y
16-18 Lower Thurlow Road	Brown	y	6	?		6-10	y
Conservative Club South Street	Brown	n	6	Flats		0-5 ?	n
Torre Marine	Brown	y	75	Retirement Flats	Yes	0-5	y
Bancourt Hotel	Brown	N	12	Town houses		6-10	n
Dairy crest site	Brown	N	40	Flats	Yes	6-10	y
Quick Fit site	Brown	N	10	Cottages		6-10	n
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TORRE AND UPTON COMMUNITY PARTNERSHIP AUDIT OF LOCAL GREENSPACES

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?
Upton Park	Lymington Road	Torbay Council Full public access	This is a large green lung running along the centre of our area. There are plans to completely renovate the park. It also has the only public open sports pitches in our area	Also see Local Greenspace designation
Torre churchyard	Lucius St	Church of England Full public access	The original medieval church and churchyard for Torquay. Grade 2* listed. Friends group have rejuvenated the grounds	Also see Local Greenspace designation
Chapel woods	Newton Road	Torbay Council Full public access	Chapel is a listed building. Hill is now covered with self seeded holm oaks.	Also see Local Greenspace designation
Memorial gardens	Higher Union St	Torbay Council Full public access	Land donated to the council. Smaller local park with magnificent central tree. Needs to be made friendlier for local residents. They were created for the 1897 Queen Victoria jubilee.	Also see Local Greenspace designation
Stantaway Hill	Stantaway Close	Torbay Council Full public access	Important green area between two large residential sections, wildlife friendly, well used by local walkers, particularly those with dogs	Also see Local Greenspace designation
Stantaway allotments	Stanaway Close	Torbay Council – managed by Torbay Allotment Holders Co-operative Association	Only allotments in our area	
Parkfield Road garden	Parkfield Road	Torbay Council	New Friends group just been formed to clear and manage the site	

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