Description of the Area

The Ward can rightfully be called The Gateway to Torquay and Torbay as a whole for visitors and residents coming into the area on the A380 from the motorway at Exeter. When the new Link Road is completed the Ward will be the terminus point for everyone coming into Torquay and it is vital to give visitors a good first impression of Torbay.

The A380 Riviera Way divides the Ward into two halves.

The area has been described as having great potential for future development of both housing and employment.

This area, including both sides of the Newton Road to Torre Station, comprises the ***Gateway Project*** which is fully described in the Torquay Neighbourhood Plan.

The Ward includes:

Edginswell Village with many listed historic buildings dating as far back as the C17th,

Shiphay – mainly mixed residential with a wide variety of properties dating from the 1920's

The Willows – the largest residential estate developed in the last 30 years, joining with Barton which has mixed residential use and a parade of traditional shops.

However within this basic residential framework there is a great deal of employment:

Edginswell Business Park – newly developed including modern office buildings and the Health Authority purpose built Renal Unit.

Shiphay – the site of Torbay Hospital which is Torbay's largest single employer having some 3,000+ staff. In addition along the old Newton Road there is a supermarket, several car dealerships and some small businesses; and the Fire and Ambulance Stations. Of historical interest on this road is the listed Brunel water pumping station, built to service the steam railway which was never proceeded with.

The Willows includes the Riviera Retail Park, Wren Park, Riviera Way, Bridge Park, and what has probably become the retail heart of Torquay where national chains –(includng the largest Marks & Spencer store south if Bristol) -are represented, together with a small parade of small businesses. The Ward has become the main out of town shopping centre and the largest competitor for the ailing town centre. These retail areas provide everything from food, clothing, electrical goods, home furnishing and household goods, office equipment and stationery, health and beauty products as well as a pet superstore

Education

The area is well served with two Ofsted rated "good" local primary schools, together with excellent pre-schools.

In 2013 SDHT together with South Devon College are opening the Devon Studio School in the former hospital annexe in Newton Road. This will cater for up to 300 pupils studying various "education for employment" courses, particularly in health care. A very welcome almost £3 million investment for Torbay and particularly Shiphay.

Future Development

1. Employment
    - There is a considerable amount of employment land within the Edginswell Business Park which should have B1 and B3 use. The modern developments are high quality and easily accessed from the ring road/Link road. There is active opposition to a supermarket here
    - There is some potential employment land in various areas (see Gateway Project).
2. Housing

There is one large block of land adjacent to Hamlin Way with space for approximately 500 dwellings. There is access to this land from Moles Lane and Higher Edginswell Lane. This land is privately owned and acquisition for building is likely to take several years.

Other than this there are only small pockets of building land available.

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