Description of the Gateway Area

The Gateway Area of Torquay for the purposes of Neighbourhood Planning is the area from the Torbay Teignbridge boundary between Gallows Gate and Barton Hill Road, the southerly boundary is Marldon Road and Shiphay Lane, the eastern boundary is Barton Hill Road. It includes the road and rail corridor from the Shiphay Lane road junction to Torre including the Station Yard area. The Gateway area takes in the entire Ward of Shiphay and the Willows, as well as an area of Lower Barton in the Tormohun Ward and small area of Cockington with Chelston near Torre Station.

When the new Link Road is completed the Gateway will be the terminus point for everyone coming into Torbay on the A380 from the motorway at Exeter. It is therefore vital that all new development, landscaping and maintenance of roadside verges and roundabouts is of a high standard to give an exceptional first impression to visitors to Torquay and Torbay.

The A380 Riviera Way divides the Gateway area into two halves with the relatively new developed residential area of the Willows with its major out of town retail park to the North East and the traditional developments of Edginswell and Shiphay to the South West.

The area has been described as to be with great potential for future development of both housing and employment however in fact housing development is reaching its limit unless further green field sites that are currently being actively farmed and providing food security are developed. There is however significant employment opportunities in the Gateway at Edginswell Business park and by re-development of existing commercial areas to provide higher density employment through improved and new commercial buildings.

As the Gateway is on the edge of Torquay It is considered to be extremely important that a separation zone or Greenbelt be maintained between the Gateway and Teignbridge.

The Gateway 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 area 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, Nicholson Road, Wren Park, Riviera Way, Bridge Park, and what has probably become the retail heart of Torquay where national chains –(including the largest Marks & Spencer store south if Bristol) -are represented, together with a small parade of small businesses. The Gateway 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. Just outside the boundary of the Gateway there is the newly developed Torquay Community College and Torquay Boys and Girls grammar Schools.

In 2013 South Devon Health Trust 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 £3 million investment for Torquay and the Gateway area.

This section of the Neighbourhood Plan has not considered the increase in school places that will be required depending on housing growth in the Gateway Area.

Future Development

Commercial Land

The Gateway provides a lot of employment with Torbay Hospital being Torbay's largest employer, along with the significant retail employment in the area with the major employers being Sainsbury's and M&S as well as Asda, Boots, Curry PC World to name a few as well as the many businesses located in the business parks of Edginswell, Broomhill Way, Nicholson Road and Woodlands and the 4 car dealerships in Old Newton Road. Development to improve the existing Employment land so that it meets the needs of businesses looking to grow and those looking to relocate to Torquay will be essential to help resolve the unemployment issues affecting Torquay. Site specific comments are:

1. **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. On completion of the South Devon Link Road there will be potential to improve road access to the site.

2. **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 has been proposed in the vicinity of the business park. Lack of onsite parking

for businesses located in this business park is a major concern and could hold back opportunity. (See section on Highways and Transport)

3. **Nicholson Road**
   This area has been fully developed. Parking and congestion is a big issue for businesses located in this road and consideration should be given to linking this area by a through road to Broomhill Way.

4. **Broomhill Way**
   This is a 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.

5. **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.

6. **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 class leading business facilities to support growing and new businesses to Torquay. It is recommended that this site is subject to a Local Development Order to support development of the site and provision of jobs within Torquay. Other potential development land in this area is the bus depot site if this was relocated.

7. **Torre Station Yards**
   This is a large site on both sides of the railway lines alongside the railway station that is probably underutilised. Much of the site is currently used for storage despite the fact that access to the land on the west of the track is poor. There is the potential for an imaginative development on the site that would provide employment including office accommodation, some retail and potentially some residential. Road access is covered in the Highways and Transport section.

8. **Holiday Parks – Kingskerswell Road**
   Parkdean, Barton Hall and the Ski Slope are accessed off Kingskerswell Road and provide holiday accommodation and activities attracting visitors and income to Torbay as well as providing employment. Expansion of these businesses in terms of holiday offering and building improvements is supported by this Neighbourhood Plan

9. **Moles Lane area**
   This is an area of land at the top of Hamelin Way that may have potential for employment.

10. **Hele Roundabout/Barton Hill Road/Barton Hill Way**
    In this area there is a variety of employment and business property on the former British Gas

site and surrounding area. There may be opportunity for some redevelopment that would improve the commercial property and employment in this area. It is recommended that this area is subject to a Local Development Order to support improved commercial accommodation and job creation.

Residential Land

The majority of land within the Gateway area already has an existing use and much of the available land for New Builds has already been allocated for employment uses. There will be need for the Gateway to provide land for housing otherwise it is likely to put additional pressure on finding more housing land from other areas.

In general, this Neighbourhood Plan supports that housing density should remain with the local authority and should be determined at the point of each planning application.

It also considered that the percentage of social housing should not be fixed by this Neighbourhood Plan, but should be a product of each planning application viability and determined by the local authority.

With regard to the type of housing, it was thought that there is a current over supply of one bedroom flats and that what was required was good family housing, including two, three and four bedroom properties. There is however being identified a need for 1 to 2 bedroom accommodation that would allow couples or singles to down size from family size social housing thus freeing up larger properties that are in short supply in Torquay.

This Neighbourhood Plan supports that mixed use development could be appropriate in certain locations, particularly work from home properties, provided that where these were in predominantly residential areas, then the use must be sympathetic to that residential area.

It was also considered important that accommodation currently not in use be brought back into use and that Torbay's housing list should be investigated to determine the exact figure on the housing list and that the policy to gain access to the housing list should be no less favourable than that of surrounding authorities.

Site specific comments are:-

1. **Fields between Barton Stables and Bottompark Lane** – This area, a presumption for housing, but a recognition that due to the steepness of the land, not many houses are available in this area.

2. **The Holiday Camps off Kingskerswell Lane** – There is a presumption that these will remain in their existing use, but in the event that they are not viable then this could become housing land. Within one of the camps, there is an existing ski slope and it was thought this was a valuable amenity and should either be incorporated within any housing scheme or relocated. This land sits in close proximity to the Willows residential development and therefore it is an area that would be challenging if existing businesses were to be put on the market. It is likely that any change in use would be controversial however the pressure of housing will always mean difficult choices in and around Torbay due to land constraints. It is preferred that this land is developed for housing ahead of the farm land alongside the Ring

Road below Moles Lane. The ski slope must be retained as part of any development.

3. **The Existing Tip Area adjacent to Browns Bridge Road** – This currently carries a sports and leisure allocation and we believe that it is important that it remains as such and that this area is actively pursued to be brought into it's proper use.

4. **Welsury Covert and Jubilee Plantation** – These are currently wooded areas and should remain so.

5. **Land bounded by Edginswell Lane. Hamlyn Way & Moles Lane** – There is a presumption that this will be housing land. However road infrastructure and access to this area would need to be carefully considered with potentially a new spine road connecting Mardon Road to Newton Road. It is not envisaged that this land will be needed for residential land in the 0 to 10 year window and as it is being actively farmed to provide food security it is providing a sustainable food supply which is increasingly under threat.

Highway and Transport Considerations for Gateway Area

- Site principles should include pedestrian, cycle, and vehicular connections to adjoining sites. A big issue for the Gateway is the fact that the A380 Riviera Way and Newton Road acts as the main connection to the Willows, Edginswell Business Park, Broomhill Way, Wren Park, Woodlands, Torre Station area and the Asda Store. This therefore means a vehicle journey is required to move from one to another creating increased traffic on the main route into Torquay.

  There is concern that with the new Link Road there will be greater traffic congestion on Riviera Way and Newton Road from the Link Road junction right through to Torre Station. The traffic light junctions at Scotts Bridge and Shiphay Lane being heavily congested and the issue of too many traffic light junctions in close proximity between Laws Bridge and Shiphay Lane needs to be addressed in a 1 to 5 year timescale.

- The Rail Halt that is proposed is supported but its exact location at Edginswell is not known, it is understood that track gradient is the key factor in the decision. It is imperative that car parking is provided otherwise there will be further impact in an area that lacks sufficient parking for employees at the Edginswell Business Park and Hospital. It was suggested that the area of land on the town side of Orchard Way in front of Edginswell Close might be suitable for 40+ cars. Pricing of parking is key otherwise rail users will resort to residential areas. Consideration for parking needs to be included in the development plan for the Rail Halt.

- There is support for a Park and Ride and this is considered to be essential in the 1 to 5 year timescale of the Local Plan. In fact the sooner the better. Locations mentioned are at Gallows Gate where the Monday Market is located. Entrance could be from the dual carriage way with exit onto Marldon Road from Stantor Lane. Another possibility is the former Tip area in the Willows although much of this area has been earmarked for sports pitches. This facility would provide parking for workers in the Gateway area, the Town Centre as well as for visitors to Torquay and Paignton. There is a requirement for Torbay Council to urgently consider all potential locations that can meet the requirements for a Park and Ride.

- The proposals for cycling routes from the Torquay Gateway to the Sea Front and around Torquay are supported. It is however noted that Cycling Commuters will be looking to get to their place of work quickly and efficiently and may prefer to use the road network as this may provide the quickest option.