The Community's Plan to 2030

The Torquay Neighbourhood Plan

…to be the best place to live, work or visit in the West…

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Foreword

Our Plan forms part of the statutory development plan for Torbay and provides a ***community*** *inspired plan for the future of Torquay;* ***by our community for our community.***

Our ambition is to see Torquay as the ***best place to live in the West Country*** *- a vibrant and well balanced economic area, with sufficient well paid jobs and homes that are suitable and affordable for all with a revitalised central area offering quality retail, leisure, homes and office space.*

The Torquay Neighbourhood Plan Forum is a community group made up of the Community Partnerships and stakeholders in Torquay *who have been working over the last few years to produce a Neighbourhood Plan for the whole of Torquay; anyone who lives or works in Torquay have been welcomed to be a member of the Torquay Neighbourhood Plan Forum.*

The concept of Neighbourhood Plans was introduced in England by the Localism Act, 2011. Their purpose is to give local communities the power to truly shape development at a local level. *This Plan has been prepared through an extensive programme of consultation with local residents, businesses, Community Partnerships, our Council and other interested parties.*

Our Plan sits beside the proposed Plans for Paignton and Brixham that together will shape the whole of Torbay and give detail to the strategic policies contained within the adopted Torbay Local Plan and complies with National Planning Policies. ***It will help shape development in Torquay over the period to 2030 and lay the foundations for a successful future;*** *it articulates how our communities wish to see their neighbourhoods change and where development should take place.*

Our Plan is a statutory 'Development Plan' and provides ***a statement from the community about how development will be managed positively for growth while maintaining and enhancing the area's distinctive character and landscape.*** *It also ensures* ***the community truly benefits*** *from the right development, both homes and businesses, in the right places.* ***It also grants our most precious greenspaces with a special level of protection as 'Local Green Spaces'.***

Our Plan has positively supported the 'ambitious' jobs growth predictions contained within the Local Plan *and it is also accompanied by a full sustainability appraisal that concludes* ***it is in compliance with the provision of sustainable development.***

The Neighbourhood Plan supports sustainable housing growth through the provision of housing land and does so in general conformity with the Local Plan.

Leon Butler
Chair, Torquay Neighbourhood Plan Forum

Introduction

Why does Torquay need a Neighbourhood Plan?

Torquay is a traditional seaside town in a beautiful setting with an international reputation as the English Riviera. It is one of England's most visited holiday destinations and its mild climate and superb setting make for an excellent quality of life. It is home to some 65,000 people, many drawn here in retirement.

Torquay's undoubted attractions are counter-balanced by a stagnating economy with deep-rooted needs for affordable homes, new well paid job opportunities, good quality health and social care and investment in the town's physical and social infrastructure. It is a town of enormous contrasts, with some relatively wealthy parts but areas of genuine deprivation.

We want to see Torquay's economy and communities growing stronger as we cherish the best of our rich heritage and nurture sustainable growth for a successful future. Torquay needs to change, it needs targeted care and attention, it needs our Plan.

What area does the plan cover and how has it been prepared?

The plan covers the whole of Torquay.

A group of local residents and business representatives came together in late 2011 to start the process. A public meeting was held, and in November 2011 the Torquay Neighbourhood Forum was established to steer the plan.

The nine local Community Partnerships have taken a leading role within the Torquay Neighbourhood Forum, each one aiming to ensure that the needs and aspirations of its area are included in the plan. Those partnerships are:

1. Barton and Watcombe
2. Cockington, Chelston and Livermead
3. Ellacombe
4. Shiphay and The Willows
5. Hele and Lower Barton (Hele's Angels)
6. St Marychurch and District
7. Torre and Upton
8. Torquay Town Centre
9. Wellswood and Torwood

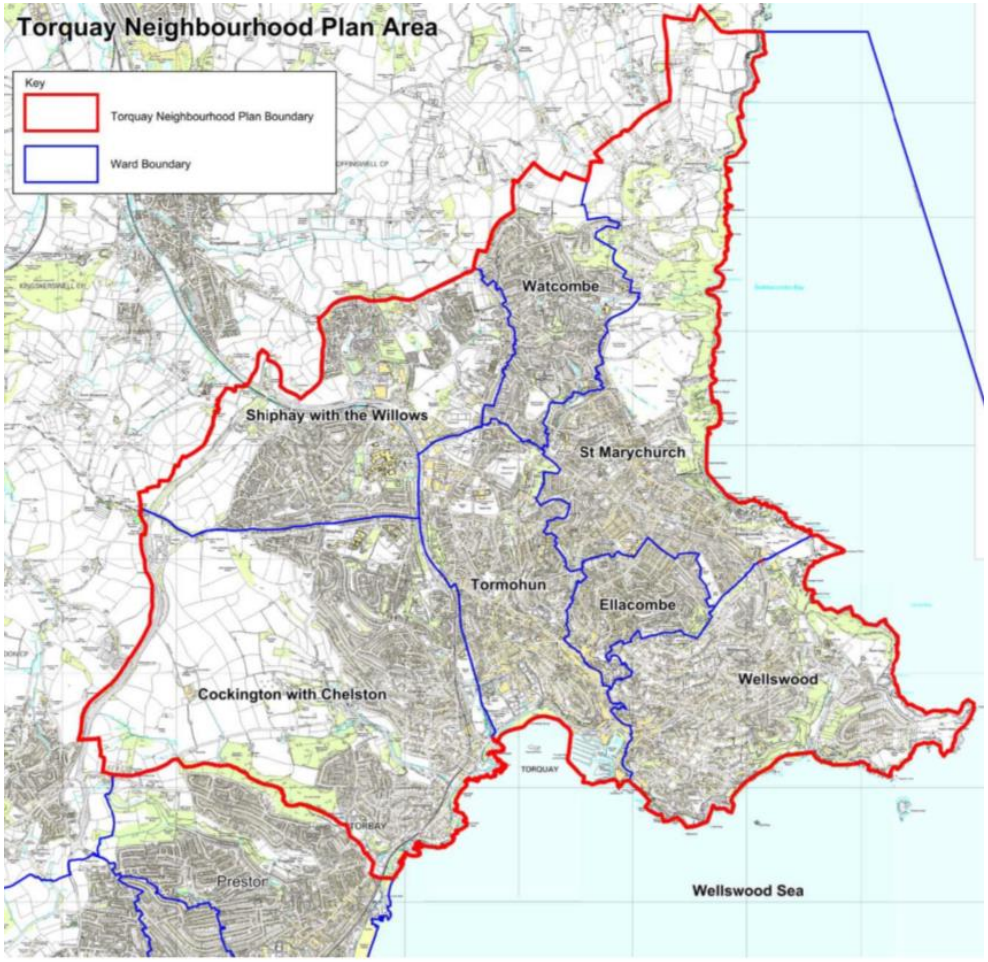
In active collaboration with the whole community, the steering group of the Forum and local Community Partnerships have shaped the plan for our town.

The Prince's Foundation for Building Community was commissioned to help support development of the Plan. During 2012 the Foundation identified key issues for Torquay including:

- size and complexity of area
- housing need
- defining the tourism offer
- town centre decline
- areas of growth

The policies and proposals of this plan respond to the issues identified and the aspirations of the communities, setting out their shared priorities and aspirations for Torquay's future planning.

The Torbay Local Plan with its supporting documentation and the National Planning Policy Framework (NPPF) have been used to draft those policies and to ensure our Plan is in general compliance with the strategic policies of the Local Plan and the NPPF.



Note – for further detail see accompanying Torquay Neighbourhood Plan Policies Maps

Who is the plan for and how will it be used?

The plan is for anyone and everyone with an interest in Torquay – residents, visitors, businesses and investors. It is a Statutory Development Plan and will be used to promote investment in the town and our community, signpost new development to the most suitable sites, protect valuable assets, help secure improvements of all kinds, give a continuing voice to the community and promote a better quality of life for current and future generations.

How is this plan related to other plans?

The Torquay Neighbourhood Plan (the Plan) has been developed in parallel with the new Torbay Local Plan which was adopted by Torbay Council in December 2015, and the Plans for Paignton and Brixham.

The Neighbourhood Plan has to have regard to national policy and advice, be compatible with European legislation and be in general conformity with the strategic policies of the Local Plan.

What time period does the Plan cover?

The plan, in common with the Local Plan, covers the period from 2012 to 2030. The development proposals it contains relate to the same period as the Local Plan's development horizon.

Vision and Aspirations

Torquay is enviably situated, with an outstanding coastal location and a temperate climate. The quality of life it offers attracts business investors, visitors and new residents. After many years of anticipation, it is has also been connected to the rest of Devon by a major new road – the South Devon Highway. Torquay is open and ready for new business and investment.

To retain this quality of life, the beauty of the town and its setting should be preserved and enhanced. There have already been measures to conserve the coastal margins and areas of countryside; new buildings are being designed to improve the town's appearance while our heritage is being cared for and maintained.

Our Plan aims to reinforce this balance – attracting new interest and investment while protecting and enhancing the considerable assets and attractions of Torquay.

We want a happy and attractive town, growing economically stronger and healthier each year. We want to share the best of Torquay with our visitors and enjoy its continual improvement.

The Plan aims to express a simple, memorable and distinctive vision for the town and its communities, capturing the shared aspirations of the community as a whole and setting out clear achievable objectives to guide the way ahead.

The Vision for Torquay

- We want to protect and support the best of Torquay's heritage, its cherished neighbourhoods and villages and the distinctive local character of each one; while securing their future as vibrant communities and attractive places to live, work and visit.

- We want to drive and support sustainable development delivering economic recovery and sustainable growth through rebalancing the economy, providing a sustainable future with new businesses, new jobs and infrastructure supported by the required number of new homes; helping our communities to flourish as it meets present and future demands.

- We want to improve health, social and cultural well-being including sport and leisure for all, ensure facilities and services are in place to meet local needs and help to grow a vibrant community that provides for and supports people of all ages.

- We want to create a more effective, safe, accessible and efficient transport and travel network for pedestrians, cyclists, motorists and users of public transport

- We want to protect and enhance our natural, built and historic environment.

Objectives

Planning and Development

We want to drive and support sustainable development to meet economic growth and help our communities flourish as they meet present and future demands by delivering:

- recovery and growth in investment and new businesses
- economic diversity through rebalancing the economy away from the dominance of Tourism and the Public Sector
- new homes and infrastructure to support net jobs growth.
- holistic planning for the whole town and clear aspirations for each of its neighbourhoods (Community Partnership areas)
- a planning processes that has real community involvement
- provision of a good range of quality, appropriate and affordable homes for all sections of the community
- Brownfield development is prioritised before Greenfield
- a framework to ensure that public funds collected in connection with new developments (through the Community Infrastructure Levy or similar) are used to address local priorities identified by the community.

The Economy

We wish to drive the change to a diverse economy away from the dominance of Tourism and Public Sector to a broad range of job creation businesses including high tech, light industrial and office based:

- change to a higher quality/higher value year round and sustainable tourism sector through change of use of unsustainable tourism businesses through clear planning policies.
- retain our purpose built job creation areas and make space for new areas within the well-connected Edginswell Gateway area located at the end of the new South Devon Highway.

Services and Facilities

We want to improve health, social and cultural well-being for all, ensure facilities and services are in place to meet local needs, and help to grow a vibrant community that provides for and supports people of all ages:

- identify valued green spaces and public spaces, protect them and promote their improvement
- produce Community Partnership statements identifying local community needs and aspirations
- produce aspirations and policies within our Plan on Sports and Leisure, Health and Wellbeing and Arts and Culture.

Traffic and movement

We want to create a more effective, safe, accessible and efficient transport and travel network for pedestrians, cyclists, motorists and users of public transport:

- improve the flow of traffic and improve signposting in to and around Torquay.
- make it easier to find the way in to and around Torquay, especially to the town centre, identify visitor accommodation and attractions.
- improve safety and ease of access for pedestrians, cyclists and all users of public transport.

Environment

We want to protect and enhance our natural, built and historic environment:

- protect and enhance the local natural, built and historic environment.
- secure recognition of the features and characteristics which shape and contribute positively to the identity, character and unique qualities of Torquay and its communities.
- protect, conserve and enhance those features and characteristics that make Torquay special.
- protect all our highly valued green spaces.
- protect local, nationally and internationally important sites and species

The Town Centre

We want to celebrate and enhance the vibrancy and uniqueness of Torquay town centre and harbour front and to increase the residential element of the centre to maintain and grow a mix of quality retail, social, entertainment and evening economy fit for the future:

- continue the process of improving the flow of traffic and supporting pedestrian use by signposting and routing traffic more directly into the town centre and making shopping a positive experience for pedestrians.
- enhance the shopping and social experience in a town centre that is sustainable and fit for purpose
- assure good quality and safe access for all.
- improve car parking access and quality of provision meeting the needs of a future town centre experience.
- increase residential density in the current town centre, promoting increased residential use of upper floors and redevelopment of redundant sites.

The Gateway to Torquay

We want to deliver a gateway of significance for the town. A gateway of mixed use, well-connected with sustainable communities, robust in structure and adaptable in form to allow change and growth as the economy expands:

- promote well-designed new buildings providing structured growth based on net job creation and inward investment while positively enhancing the appearance of the gateway to Torquay.
- support, integrate and strengthen existing neighbourhood centres at Shiphay, Barton and The Willows.
- preserve and enhance employment areas
- preserve and enhance the habitats for protected species

The following section contains the planning policies of our Neighbourhood Plan, which are in general conformity with the strategic policies of the Torbay Local Plan and have regard to the National Planning Policy Framework. These Policies will form part of the development plan and be used to manage development through the planning process.

The Neighbourhood Plan also identifies a number of Community Aspirations. Whilst these are not Neighbourhood Plan Policies and have no land use planning policy status, their inclusion in the Neighbourhood Plan relate to associated land use matters and are intended to capture some of the aims and aspirations of communities in Torquay, as identified through the plan-making process. Appendix 1 also contains a set of further Community Aspirations, including those identified by the Community Partnerships of Torquay.

General Policies and Aspirations

This is a Plan for the whole of Torquay and for each of its neighbourhoods, aimed at securing sustainable development to promote investment in the town's physical and social fabric, strengthening its economy, conserving its heritage, promoting its natural beauty and growing a safer and healthier community.

The policies in this section are designed to help deliver those aims for:

- Housing
- Economy and Jobs
- Tourism
- Health and Wellbeing
- Sports and Leisure
- Transport

Policy TS1 – Sustainable Development

The Torquay Neighbourhood Plan provides a framework which contributes to the achievement of sustainable development in Torquay.

Development proposals should accord with the policies contained in the Torquay Neighbourhood Plan, where relevant, unless material planning considerations indicate otherwise.

This Plan's policies aim to steer and shape development. The policies of this Plan and the Local Plan are complementary, together providing a platform for promoting, enabling and delivering sustainable development.

When the plan is formally made by Torbay Council it will become part of the statutory development plan. That means it will be a material consideration in the determination of planning applications.

Master Plans

Master Plans were adopted by Torbay Council for Torquay Town Centre and The Torquay Gateway (Edginswell) Future Growth Area in 2015 and form key Supplementary Planning Documents (SPD) that give guidance to development proposals. They were prepared during the parallel-process of preparing the Torbay Local Plan and the Torquay Neighbourhood Plan.

To be an effective planning tool, Master Plans should be kept up to date to reflect changes to the local economy, regeneration aspirations, viability, new constraints, new thinking and align with the policies contained within a Neighbourhood Plan.

Policy TS2 - Master Plans

Major development proposals within the town centre and Torquay Gateway areas will be supported where they contribute to meeting the objectives of the Torquay Neighbourhood Plan for these areas and they conform to the area wide Master Plans adopted by the Council as SPDs where those masterplans are in compliance with the policies of this Plan.

Community led planning

To support the continuance of community led planning and accord with the Localism Act, community involvement at an early stage in the planning of new development is encouraged. The Community Partnership network within Torquay is an established community-based, properly constituted, consultation network set up by Torbay Council for the purposes of channelling ideas and feedback on Council policies and services.

Policy TS3 - Community led planning

Early engagement with the relevant Community Partnership in respect of all proposals for major development, new housing or business proposals on non-allocated, greenfield land, will be supported.

Greenfield and Brownfield Land

The NPPF provides a definition of brownfield (previously developed) sites. This definition is important in the context of policies contained in this plan.

"Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."

Other sites will be classed as greenfield for the purposes of this Plan.

Most sites available for development within Torquay are Brownfield or previously developed sites. Most are within the town centre and other urban areas. Our communities support the urgent need for regeneration and the NPPF supports that Brownfield sites are redeveloped in preference to Greenfield.

The development of the Future Growth Area would be required to support a substantial and very optimistic net jobs growth contained within the strategic economic policies of the Local Plan. Net jobs growth has been negative since the start of the Local Plan period and although jobs are being created the loss of employment opportunities within Torbay has been greater. This has meant residents need to travel outside the area to seek employment and therefore a risk of unsustainable development.

Policy TS4 - Support for Brownfield and Greenfield development

Development proposals for brownfield sites will be supported, providing there are no significant adverse impacts, having regard to other policies in this plan.

Development of greenfield sites can have an adverse impact through the loss of green space, so will be supported where this is an allocated site within the Plan or the loss is required to meet the strategic economic policies within the Local Plan.

Housing

The Torquay Neighbourhood plan recognises the importance of new housing developments to provide the homes to support the job creation plans identified within the Local Plan and creating thriving and sustainable communities. It is in full compliance with the Local Plan requirement for homes over the Plan period.

The strategy is to provide good quality housing to meet the needs of Torquay's communities now and through to 2030. The Local Plan sets the overall strategy; our Neighbourhood Plan sets out to provide the detail to achieve this strategy by ensuring our communities benefit from the provision of new quality homes and that policies are in place to shape their development to maximise the value to the community in terms of quality of life.

There are relatively few opportunities for sustainable, major new housing development (particularly those greater than 20 units) on greenfield sites within Torquay other than the Future Growth Area at Edginswell.

The provision of affordable housing from sites with good inherent viability while protecting our environment by promoting brownfield developments will be priorities for housing policies within the Plan.

Allocated Housing Sites

Our Plan allocates sites for housing (and employment).

The Torquay Local Plan is 'jobs led' with an ambitious target for net job creation. The allocation of residential (and employment sites) within our Plan will meet the needs of the economy and the projected demand within the Torbay Local Plan.

The greenfield Future Growth Area at Edginswell will represent a small but significant proportion of the possible housing growth (approx. 12.5%) while most of the sites arise from allocated sites and windfall developments (less than 6 homes).

This is in contrast to a currently stagnant economy, and little demand for housing. Our Plan supports housing growth where this is linked to job creation and an improving economy but recognises that to achieve the ambitions contained within the Local Plan may be challenging and may significantly affect housing demand.

Our Neighbourhood Plan, together with the adopted Torbay Local Plan, allocates sufficient housing sites to meet the strategic growth target of approximately 3969 dwellings between 2012 and 2030 (18 years). This housing figure is made up of committed sites (1156 dwellings) and the future growth area (550) within the Local Plan; plus housing site allocations made in our Plan and a proportionally significant windfall provision of smaller sites (below 6 dwellings) of 1040.

Our Plan allocates specific sites for more than 1223 dwellings, drawing almost entirely from the pool of identified/potential sites in the Local Plan (minimum 1111 dwellings), and has added a number of new sites (minimum of 112 dwellings). There are just two sites that were proposed as a potential development sites within the Local Plan (TNPH48 and TNPH6) that have not been supported.

TNPH48 forms a strategic link between key designated Local Green Spaces and is a wildlife corridor; during consultation on the Local Plan it received more than 80% of the representations, unanimously opposing development of the site. This was further supported in Neighbourhood Plan public consultations.

TNPH6 is designated a Local Green Space with this Plan.

Table 1 and 2 presents a breakdown of housing supply by source.

The number of units on each site is a notional number based on an assessment of the site's potential and the aspirations of the relevant Community Partnership for types of homes provided. The number of units could be changed subject to material Planning considerations, the policies within our Plan and the Local Plan.

Policy TH1 - Housing Allocations

The Torbay Local Plan allocates sites within Future Growth Areas for residential development. The Neighbourhood Plan allocates further sites for residential development, as shown on Table 1 and 2 below, with the approximate number of houses to be delivered on each site shown alongside.

Site specific plans, clearly identifying site boundaries, are provided in the Policies Maps to this Plan. For clarity, the Policies Maps also set out (in a Table and on Plans) all of the housing allocations in Torquay during the plan period. These include the commitments contained in the Torbay Local Plan.

Development on housing sites must be in a manner which is compatible with Habitats Regulations requirements as relevant – see Policy TE6. The *Torquay Neighbourhood Plan Habitats Regulations Assessment* identifies relevant considerations.

Table 1: Neighbourhood Plan allocated sites

Site ref	Name	Yield	CP area
TNPH1	Holiday Park, Kingskerswell Rd	45	SHIP
TNPH2	Torquay Holiday Park	150	SHIP
TNPH3	North of Nuthatch Drive	100	SHIP
TNPH4	Starpitten Lane	15	BART
TNPH5	Land off Plantation Way	10	SHIP
TNPH6	Site 2 Higher Cadewell Ln	12	SHIP
TNPH7	Site 1 Higher Cadewell Ln	18	SHIP
TNPH8	Foxlands, York Rd	12	STMD
TNPH9	TGGS Shiphay Manor	20	CHEL
TNPH10	Quintaville	10	ELLA
TNPH11	Torre Station	9	CHEL
TNPH12	16/18 Lower Thurlow Rd	6	TORR
TNPH13	Richwood Hotel	8	TORR
TNPH14	Transport Yard	8	ELLA
TNPH15	300-302 Union St	6	TORR
TNPH16	Sherwell Valley Garage	20	CHEL
TNPH17	Tor House & Gospel Hall	25	TORR
TNPH18	Zion Church	8	TORR
TNPH19	Town Hall Car Park regeneration	50	TORR
TNPH20	Laburnum St	8	TORRE
TNPH21	Barclay Court Hotel	8	ELLA
TNPH22	Market Street	89	ELLA
TNPH23	Ansteys Lea Hotel	9	WELL
TNPH24	Municipal Chambers	12	TOWN
TNPH25	Lower Union Lane, Temperance Street Regeneration	130	TOWN

TNPH26	Braddons St Disused Playground	9	TOWN
TNPH27	Roebuck House	20	TOWN
TNPH28	22-28 Union Street	13	TOWN
TNPH29	3-9 Pimlico	10	TOWN
TNPH30	Pimlico	50	TOWN
TNPH31	39 Abbey Road	12	TOWN
TNPH32	Shedden Hall Hotel	14	TOWN
TNPH33	Former Laundry site, Rock Road	30	TOWN
TNPH34	Brampton Court Hotel	10	TOWN
TNPH35	8-9 Braddons Hill Rd W	8	TOWN
TNPH36	Melville St Joinery Works	6	TOWN
TNPH37	40-44 Swan St	10	TOWN
TNPH38	Lansdowne Hotel	8	WELL
TNPH39	Fleet Walk	25	TOWN
TNPH40	Golden Palms	12	TOWN
TNPH41	Terrace Car Park	60	WELL
TNPH42	Hermosa	6	WELL
TNPH43	Ingoldsby	7	CHEL
TNPH44	La Rosaire	7	CHEL
TNPH45	Lee Hotel, Torbay Road	6	CHEL
NP1	Old Cockington School	20	CHEL
NP2	Dainton Storage Yard (Torre Station)	30	CHEL
NP3	Dairy Crest site (Parkfield Road)	40	TORR
NP4	Bancourt Hotel	12	TORR
NP5	Chilcote Close Car Park	10	STMD

Table 2: Housing provision broken down by type of site	Total
Commitments and other deliverable sites in Local Plan	**1156**
TNP allocated sites drawn from Local Plan pool of identified sites	**1111**
Additional TNP allocated sites	**112**
Future growth area in Local Plan	**550**
Windfalls	**1040**
TOTAL	**3969**

Housing and Development Policies

Community led development

Torquay has a well-developed network of Community Partnerships based on election ward areas. These areas often represent distinct neighbourhoods based on historic expansion areas to the town. They have in depth knowledge of their communities and have developed community consultation networks allowing them to be ideally placed to fully support and take a leading role in Neighbourhood Planning. We wish to ensure the continuation of a community led development plan for Torquay

COMMUNITY ASPIRATION

Any revision to the economic outlook that forms part of a future adopted Torbay Local Plan should include changes to the requirement for residential development. Any significant change to the economic outlook or housing needs for Torquay within a revised Torbay Local Plan should be accompanied by a revision to the Torquay Neighbourhood Plan.

Design to reduce risk and fear of crime

To ensure developments support safe communities, the Plan fully supports the 'Secured by Design' initiative by the Police Designing Out Crime Officer's' protocol with Torbay Council.

Policy TH2 - Designing out crime

New development should provide for a safe environment and consider opportunities to prevent crime or the fear of crime from undermining quality of life or community cohesion

Affordable Homes

In the Torbay Local Plan Evidence Study Housing Requirement Report it states (S4.1.8) 'it is a truth that the more homes that are allocated with a policy clearly linking delivery to the provision of affordable units, the more affordable homes will be achieved'; also (S4.1.3) 'affordable housing constitutes about 60% of the overall housing requirement'.

S4.1.2 states, 'historically Torbay has had a very pressing need for affordable housing. The 2003 Housing Need Survey found a need comparable to Inner London'.

Torbay currently has a shortage of affordable homes but Torquay is recognised as having a nationally high demand. In 2012 the Council refreshed its waiting list, and as at March 2013 this shows that there is a waiting list of 3050 people for social rented properties (S 4.2.1); although only 1,648 are actually 'in need' (S4.2.2).

This all has a significant effect on the quality of life of the young and those in the low wage or benefits economy that predominates in our town. This critical issue has not been addressed during the past decades due to low economic growth fuelling low housing growth and a high volume of low viability sites that have avoided provision of affordable housing. Over the plan period we would like to see this issue be positively addressed by policies to increase the supply of affordable housing to a nationally recognised level.

To achieve this there will be opportunities through private sector developments to provide or contribute towards providing affordable housing but it is also acknowledged that the provision of affordable homes over the last 10 years has not achieved the percentage rate required in the adopted Local Plans. Our Plan

therefore identifies positive policy statements for affordable homes on greenfield development sites and aspirations for additional means of provision.

Our Plan acknowledges the value of land to developers is variable and directly related to profitability or potential viability within the known planning policies for that site. Our Plan does not want the provision of affordable housing and community facilities to be compromised.

By making the following policy for the Future Growth Area, it does not restrict the supply of land but prioritises obligations for the benefit of developing a sustainable community.

Policy TH3 - Future Growth Area priorities

Within the Edginswell Future Growth Area, the delivery of affordable housing and community facilities will be given highest priority as part of the obligations arising from development proposals for the area after the provision of essential site specific matters to mitigate the impact of development.

COMMUNITY ASPIRATION

The community would like to see, aspirations raised and the provision of affordable housing maximised through a range of measures applied through the private and public sector investment. To meet the high demand for affordable housing, if 20% of all new housing provided in Torquay was a combination of affordable and social homes over a rolling 5 year period, this would equate to approximately 850 homes overall and would make significant contribution to providing for local needs.
We recommend that the disposal of suitable Council owned land should be to Housing Associations and self-building schemes as part of an appropriate commercial arrangement, to ensure the level of provision of affordable and social housing is not less than 20% of total homes built during any rolling 5 year period. To enable this we accept that some open market housing may be required on those sites for viability purposes.

The following policy will ensure maximum benefit for the community from provision of affordable housing by providing flexibility for development proposals to achieve their affordable housing requirements, consistent with the approach of the Local Plan.

Policy TH4 - Affordable homes from greenfield developments

To encourage a wider range of opportunities for the provision of affordable housing and priority use of brownfield land, development proposals for 20 units or more on greenfield sites will be supported where the provision to meet the affordable housing requirement of the Local Plan is achieved through, in sequentially preferred order:
- on-site provision, or;
- a mix of on-site and off-site provision, or;
- via commuted payments.

This policy supports on-site provision of affordable housing as the most preferred approach. Circumstances may arise where there are material reasons to indicate that providing affordable housing on-site may not be achievable, in those circumstances the provision of homes off-site on brownfield sites or via commuted payments will be supported.

Community Infrastructure Levy

The Community has identified the specific need for Community Infrastructure Levy funds to regenerate the community facilities in the deprived Town Centre area.

COMMUNITY ASPIRATION

As part of the Community Partnership submissions that form part of this Plan there are a number of key projects that have been identified for each area. The community wishes that these projects and future projects that arise in each area are funded through the CIL levy and are prioritised across Torquay by the Neighbourhood Plan Forum or Community Partnership structure.
To help regeneration of the community facilities within the Town Centre Master Plan Area and Community Investment Area while acknowledging the range of site viabilities within that area; the community would like to see development where CIL contributions are not sought, but S106 contributions are, provide the equivalent amount of money to that from the normally prescribed neighbourhood portion CIL contribution be provided for the community's own spend decisions.

The community would also like to see the reduced CIL levy for the Town Centre Master Plan Area be reviewed and adapted to reflect changes in economic regeneration.

Homes for an ageing population

Exeter and Torbay Strategic Housing Market Assessment 2007 Section 18/P10 states 'The household structure of Torbay UA follows from its older than average population. In particular 28% of all households were comprised of all pensioners, over half of which were single persons living alone.' In S19 'One of the key messages from stakeholders was that the ageing population of the area was having a considerable impact on the housing in the sub-region.'

The Torquay Neighbourhood Plan encourages downsizing for its ageing population so that more, larger homes will be available to families.

To acknowledge the needs of reduced mobility, later life homes must be in locations that provide essential services in close proximity

We therefore support the provision of purpose built homes for later life in suitable locations where there is ease of pedestrian access to local community facilities (for instance, typically a Doctor's surgery, a pharmacy, post office facilities, convenience food retail and public transport).

Policy TH5 - Sustainable later life homes

New residential units designed for retirement or accommodation for assisted living will be supported where their location makes them easily accessible by walking or public transport to shops, the town centre and community facilities.

Torquay Gateway (including the Edginswell Future Growth Area)

The Neighbourhood Plan supports the development of the greenfield Torquay Gateway (Edginswell) site (the Future Growth Area) as part of a jobs led, phased development of Torquay.

Any development in this area should exploit its unique position adjacent to the new link road for good quality housing that meets sustainable housing growth and includes purpose built employment space to promote job creation.

The location is of prime value for both job creation and homes relying on the easy access to the stronger economies of Newton Abbot and Exeter via the new Link Road and dual carriageway network. This site is allocated as a Future Growth Area within the Torbay Local Plan.

Our Plan also seeks to rebalance the economy of Torquay away from the low value Tourism offer and towards higher value skilled jobs and therefore the development of this area must be of mixed use.

NPPF 8/70 states we should 'deliver the social, recreational and cultural facilities and services the community needs' while NPPF 8/72 states 'the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities'.

There has been a history of ad hoc, unstructured development within the Willows area that has not developed the community infrastructure to support a sustainable community. A key priority for the current community is to ensure this is corrected by making sure any new major residential development within the adjacent strategic expansion area is integrated within the surrounding communities by ensuring enabling connections are made and community facilities (for instance, typically a Doctor's surgery, a pharmacy, post office facilities, convenience food retail and public transport) exist to support a sustainable community covering a large area.

Policy TH6 - Gateway sustainable community planning

Development proposals within the Edginswell Future Growth Area should be developed with consideration of the immediate surrounding communities of Shiphay, the Willows and Barton. Opportunities to provide transport connectivity as well as complement, augment and/or support the provision of community facilities and primary schools which serve the wider area are important considerations for creating an integrated sustainable community.

Design and quality of development

The redevelopment of larger properties often formerly used for Tourism has led to much low value poorly designed homes providing basic amenities often on an HMO basis that has in turn led to social issues and degradation of the surrounding communities.

We wish to see the stock of homes reflect a sustainable future and promote good quality living environments.

We therefore wish to see the redevelopment of Torquay support good quality design that sits comfortably within the existing built environment and supports the established character of the area.

Policy TH7 - HMO's

The provision of houses in multiple occupation (HMOs) will not be supported when they would adversely affect the tourism offer or worsen concentrations of deprivation or create conditions of community conflict.

Policy TH8 - Established architecture

Development must be of good quality design, respect the local character in terms of height, scale and bulk; and reflect the identity of its surroundings.

Communities have identified lack of parking as a key issue within their areas often exacerbated by developments that have insufficient or no on-site provision causing congested on street parking, parking on pavements and destruction of community assets like grass verges and open spaces.

Policy TH9 - Parking facilities

All housing developments must meet the guideline parking requirements contained in the Local Plan unless it can be shown that there is not likely to be an increase in on-street parking arising from the development or, the development is within the town centre and an easy walk of a public car park which will be available to residents for the foreseeable future.
In addition, any application for new residential units or additional bedrooms to existing units must be assessed for their impact on parking requirements and proposals shall identify suitable and appropriate parking arrangements so that parking will not add to the potential for antisocial behaviour or conflict within the community. New major developments must contribute to better pedestrian/cycle links where possible and encourage modal shift towards active travel.

Conservation of the historic built environment

Our Plan supports the preservation of our historic homes and other buildings through a policy that protects key historic elements and acknowledges the need for a sustainable future for such buildings.

Policy TH10 - Protection of the historic built environment

Alterations to Listed Buildings will be supported where they safeguard and enhance their historic qualities and elements according to their significance. In doing so, proposals which at the same time contribute to providing a sustainable economic future for such buildings will be particularly supported.

Special protection for rural village environments

To protect the character, historic environment and tourism value of unique rural enclave communities within a largely urban area there will be special provisions to restrict potential development within and on the fringes of the only two rural villages found within Torquay: Maidencombe and Cockington.

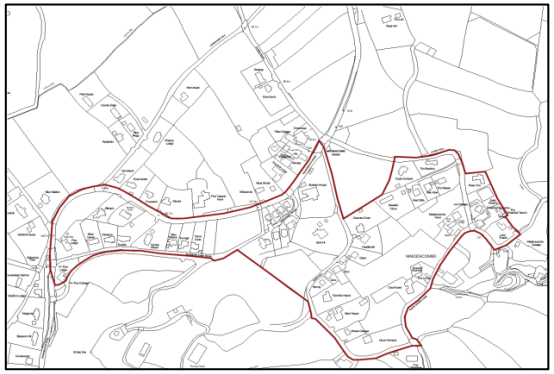
Policy TH11 - Rural village conservation areas

Within the Maidencombe and Cockington Village designated Conservation Areas, subject to other policies in this Plan, development proposals consisting of sensitive conversions, extensions and alterations will be supported where this would protect or enhance the character and setting of the designated Conservation Area and also have regard to the significance of existing open spaces in terms of their contribution to the Conservation Area.

Special policies for Maidencombe

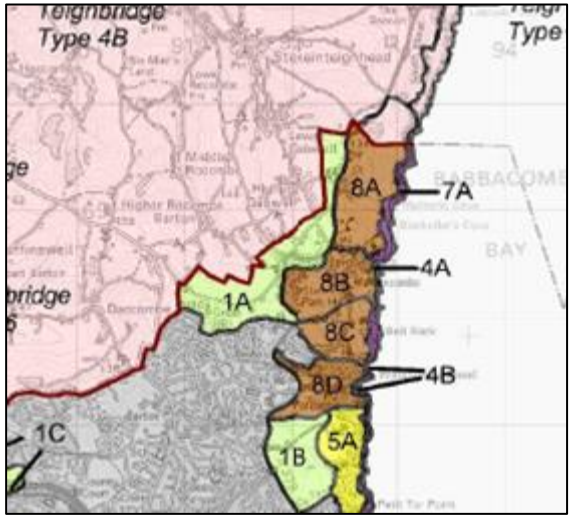
Village Envelope

In conjunction with the LPA, local residents and in accordance with the Local Plan, the Village Envelope has been redefined and is designated in the policy mapping for the area and illustrated in the map below (and in more detail within the Torquay Neighbourhood Plan Policies Maps).



General environment

The St Marychurch & Maidencombe CP submission identifies extremely sensitive environmental issues for the Maidencombe area as it lies within the Countryside (C1) and Undeveloped Coast (C2) designation within the Local Plan and is a known habitat for internationally protected species. The landscape at Maidencombe is special and classed as highly sensitive according to the most recent Landscape Character Assessment which states that infill development and other significant changes will generally not be suitable and could have substantial adverse effects. Opportunities for infill development are therefore likely to be very limited in this regard due to those constraints. In particular areas identified as 8A, 8B and 8D of the 'Landscape Character Assessment of Torbay Part 2 (2010)' are classed as 'highly sensitive'.



For information - extract from 'Landscape Character Assessment of Torbay Part 2 (2010)

To protect the character, historic environment and tourism value of this rural area development will be limited within the countryside and undeveloped coast in accordance with the Local Plan Policies C1, C2 and SS2.

Policy TH12 - Maidencombe area

Any proposal for development within Maidencombe Village Envelope must demonstrate that it respects local character and it conserves or enhances heritage and landscape assets where it might impact on those assets.

To achieve this, any development must be of a scale, height, footprint, location and massing in keeping with its built surroundings and the overall physical characteristics within the Village Envelope; and to protect the amenity of existing homes.

Designs and construction materials must draw from and be in keeping with local features and design characteristics and be appropriate in relation to its landscape sensitivity. Development must take into account the value of the rural landscape and comply with the Local Plan policies in the designated Countryside Area (C1) and Undeveloped Coast (C2).

Major developments in C1 countryside, outside the Village Envelope, will not be supported and any greenfield development will be resisted unless it is compatible with the rural character and setting and it fits within the constraints of the existing landscape and visual character of the area.

Special policies for Cockington Village and Country Park

Cockington Village and Country Park form an exceptionally well preserved historic and environmentally sensitive area; and visitor destination.

Cockington Village and Country Park form what was an old manorial village and private estate until 1933 when it was given to the people of Torbay. The manor house has become a crafts centre while the village has been uniquely preserved and has a quintessentially Devon thatched village environment with constrained historic development (the pub being the last significant development in the late 1920's). Being close to a Torquay means its popularity arose in Victorian times and remains a seasonally busy day time visitor attraction with a largely residential population.

Visitors largely come to see the historic preserved village and use the recreational area of the Country Park that includes a crafts studios and manor house.

There has been a long standing balance between the residents' quality of life and commercial activities that has resulted in the community's support for the often intrusive day time commercial use; while protecting the peaceful evening and night time environment for the benefit of resident's quality of life.

Historically the visitor numbers have substantially decreased since their peak in the 1950's; the retail offering struggles to adapt to the changing market and its viability is low due to oversupply of similar product types. Some shrinkage in retail space would be beneficial to improve the long term viability of remaining outlets, improve the ambiance of the village centre and cater for a more demanding visitor market.

To reinforce the character if the Village and Country park and to complement the current C1 Countryside designation within the Local Plan, special constraints will be placed on some forms of development.

Policy TH13 – Cockington Village and Country Park

Within Cockington Village and Cockington Country Park: the change of use to or new A3, A4 or A5 class use will only be supported if it is restricted to opening for trading in daytime hours (generally between 08.00 and 18.00).

New homes or new businesses will not be supported on greenfield sites;

Within Cockington Village, change of use from employment space to dwellings will be supported where there is no reasonable, viable prospect of the site being sustainable for employment uses and subject to the external appearance being retained or restored, where possible or appropriate, to its historic origins.

Economy and Jobs

Our Plan supports the ambition of the Torbay Local Plan to increase net jobs created in Torbay and also to improve and diversify Torquay's economy for the benefit of our community's quality of life. A full assessment of the economy has been provided within the supporting evidence.

The Local Plan has a very ambitious goal of net job increase during the Plan period. The current published data shows a large net job loss for the first 4 years to 2016.

Currently Tourism and the Public Sector are responsible for over half the economy of Torquay. The Tourism industry employs around one third of the local workforce and is widely recognised as currently unsustainable due to limited growth in the traditional markets and lack of investment in support of future market demands from poor profitability.

There have been some recent significant signs that inward investment to Torbay is increasing in both high tech businesses and the tourism sector. This trend must be continued to enable the economy to support the increase in net jobs predicted by the Torbay Local Plan.

The Tourism policies in the Neighbourhood Plan require a managed transition of the Tourism industry to a higher visitor spending, higher quality accommodation and attraction provision, to encourage better paid full time jobs, and sustainable businesses.

This transition may reduce the net tourism jobs created within the first 10 years of the Plan and, with a potentially shrinking public sector, special emphasis in this Plan is on creating non-tourism jobs that will be required to provide the new jobs in Torquay as identified within the Torbay Local Plan.

There will be a net value of an improved economy to the local community from more and better paid jobs supporting better quality homes and secure futures.

A key part of job creation will be to revitalise the town centre and harbour area through development for homes and an effective fit for purpose retail and leisure area. This is the goal of the Torquay Town Centre Master Plan SPD; this goal has the general support of the Plan subject to continued review and updating based on the predicted needs of the changing high street retail and tourism sectors.

Supporting existing and new businesses

To ensure the job creating enterprises can be in the best locations for businesses to flourish it is essential that their location offers the very best communications routes both within Torbay and to surrounding centres of population, and the reduction of existing purpose built permanent employment areas is resisted by the Plan.

The following policies are designed to encourage new businesses in to Torquay and prevent further loss of employment space.

The following policy designates key Employment Sites for Torquay for the retention and 'smarter' use of existing space and also highlights opportunities for new space for instance that which is allocated through the Local Plan within the Edginswell Future Growth Area (consistent with the adopted Masterplan SPD) and at Nightingale Park (possible employment uses associated with sports and recreation, consistent with the retention of significant public greenspace).

Other sites may be considered as significant employment sites within the context of this Plan. The Town Centre area is defined to protect a key retail/leisure area that will form the foundation of a revitalised 'town centre' experience. The intention is that the front facing street level units will be protected for employment but residential will be allowed above and behind subject to Policy TC4 in the Local Plan.

Policy TJ1 – Employment

New development should help contribute to the strategic needs for employment land for Torquay, as set out in in the Local Plan.

The provision of new employment space will be supported across Torquay, consistent with policies for managing development contained within the Torquay Neighbourhood Plan and the Torbay Local Plan.

Loss of employment uses at the following sites which are allocated for employment use in this plan will be resisted. Support will be given to the retention and improvement of employment space.

TNPE01 – Torbay Hospital
TNPE02 – Woodlands/Lawes Bridge
TNPE03 – Kerswell Gardens
TNPE04 – Lymington Road Area and Chatto Road Industrial Estate
TNPE05 – Lummaton Quarry
TNPE06 – Torquay Town Centre street level (Fleet Walk)
TNPE07 – Broomhill Industrial Estate
TNPE08 – Newton Road commercial area
TNPE09 – Browns Bridge
TNPE10 – Edginswell Business Park
TNPE11 – Barton Hill/Barton Way/Hele Road commercial and industrial area

The provision and delivery of new employment uses on sites at Nightingale Park (see TSL2) and at the Edginswell Future Growth Area (consistent with Policy TS3) will be given support.

Development on employment sites must be in a manner which is compatible with Habitats Regulations requirements as relevant – see Policy TE6. The *Torquay Neighbourhood Plan Habitats Regulations Assessment* identifies relevant considerations, including in relation to TNPE10 Edginswell Business Park and TNPE03 Kerswell Gardens.

There is a trend towards home based enterprises and home working. The following policy will ensure homes are built to accommodate this trend for fit for purpose space.

Policy TJ2 - Home based enterprises

All new residential units should have fibre optic superfast broadband connected or provision made for retrospective fitting where this is not possible at the time of development.

Protection of the historic commercial environment

Our Plan supports the retention of historic street scenes in Conservation Areas

Policy TJ3 - Commercial street scenes

Development within Conservation Areas should conserve or enhance commercial heritage assets and their settings.

Tourism

‘Torquay – a destination in transition’

The vision is to be ‘the best in the west’: a quality, all year round sustainable tourist destination based on: coast, countryside, culture and cuisine.’

Torquay’s tourism sector is acknowledged as requiring transition to a higher value, higher quality, year round offering to improve the sustainability of the sector and provide one foundation of a secure and prosperous economy for Torquay. The following policies underpin this transition.

‘Turning the Tide for Tourism’ identifies an oversupply of in the small B&B guest house sector (less than 10 rooms) with significant oversupply of low quality low value added small hotels. There is an identified lack of good quality large hotels and branded chains.

Increase in the quality and sustainability of the accommodation sector

The foundation for the transition of Torquay to the ‘best in the west’ should be by the following aspirations:

COMMUNITY ASPIRATION

The community would like to see, and where possible will work towards enabling the following:

- A thorough and on-going bed audit and research key accommodation data to support the investment in rebalancing of the quantity and quality of bed spaces in each accommodation sector. This research should include a professionally assessed market evaluation and predicted future (20 year) trends. The results should be published and advice and guidance to Tourism businesses should be provided on the implications of the data.
- The transition of tourism should be managed through the delivery of the Local and Neighbourhood Plans within the framework of the Planning process whereby the bed audit and market evaluation will provide evidence for decision making.
- Businesses should be allowed to change use where there are areas of over-supply or low quality or low spend value by a presumption in favour of a change of use to other high quality accommodation or homes, or
- New developments should be allowed in those areas that support the vision for our resort and are on Brownfield sites.
- Visitor infrastructure investment priorities by the Council should be concentrated in the Core Tourism Investment Areas (CTIA’s).
- The Council should support and promote the investment in and development of quality, accessible and green tourism businesses.
- There should be no Houses in Multiple Occupation (HMO’s) or other hostel accommodation allowed in established tourism areas.
- The Council should persuade or use their power to serve Section 215 Notices on landlords and owners of properties to improve maintenance and visual appearance in established tourism areas.
- The planning process should protect the green open spaces within Torquay’s environment by restricting new holiday accommodation and tourism sites to the extensive availability of existing or Brownfield sites.
- Council policies should encourage tourism businesses to improve quality, trade all year round and provide quality jobs.
- The Council should support the creation of an international hotel school to underpin the change to a high quality Tourism Sector.
- The Council should support good quality sustainable conference facilities to underpin all year round tourism.
- Key tourism and retail areas outside the Core Tourism Investment Areas (CTIA’s) and town centre should be well signposted.

Concentrate tourism investment within CTIA’s to develop a vibrant, quality visitor experience

Two CTIA's are created within the Local Plan:

- The coastal strip from Livermead Cliff Hotel to the Imperial Hotel including the areas around Torre Abbey/RICC, Lower Belgrave Road and harbour, and
- Babbacombe cliff and coastal strip.

Although in general key serviced accommodation businesses within a CTIA should be retained where possible it is important to improve the ambiance of the overall tourism offer across Torquay by change of use of unsustainable businesses to high quality, mixed use developments of holiday apartments, homes, retail or restaurant/café uses with a design sensitive to the heritage value of the area. This policy should be extended to the redevelopment of any sites not trading so that the visual amenity value of the area is improved.

COMMUNITY ASPIRATION

The community would like to see, in general, key serviced accommodation businesses within CTIA's being retained where possible as it will be more important in the first 5 years of this Plan to improve the ambiance of the area by change of use of unsustainable businesses to high quality, mixed use developments of holiday apartments, homes, retail or restaurant/café uses with a design sensitive to the heritage value of the area. This approach should be extended to the redevelopment of any sites not trading so that the visual amenity value of the area is improved.

Policy TT1 - Change of use constraints within and outside a CTIA

HMO

Change of use from tourism accommodation within a CTIA to HMO or student halls of residence or hostel type accommodation will not be supported.

Change of use from tourism accommodation outside a CTIA to HMO or student halls of residence or hostel type accommodation will not be supported where this would detrimentally affect the holiday character of the area.

Outside CTIAs

The change of use to residential dwellings from tourism properties outside the CTIA's will be supported subject to the site being of limited significance to the tourism setting (typically 10 letting rooms or less of serviced holiday accommodation), or there is a lack of viability for tourism (including that it can be demonstrated that the current business has been marketed on realistic terms for 12 months without sale), or at least half of the units within the property are already of Class 3 residential status.

Within CTIAs

The change of use to residential units from tourism accommodation within a CTIA will be supported if there is no reasonable prospect of the site being used or redeveloped wholly for tourism accommodation and where tourism related use at street level (such as retail and/or cafes/restaurants) is provided that would not detract from and would add to the tourism offer of the CTIA.

The planning process must protect the built environment within conservation areas and help develop sustainable uses for historic buildings that are or have been used for tourism accommodation.

The following policies recognise the importance of the sustainable use of heritage assets through the protection and enhancement of existing properties:

Policy TT2 - Change of Use in Conservation Areas and Listed Buildings

Within designated Conservation Areas or where Listed Buildings are involved, whether inside or outside of a CTIA, change of use from tourist accommodation and other development proposals requiring consent will be supported in principle (subject to other policies in this Plan) to ensure a sound future for such heritage assets and wherever possible unsympathetic development of the past is removed or altered to enhance the historic environment.

A vital part of the long-term strategy is the general amenity value of tourism accommodation areas and this requires a robust and systematic approach to the improvement of run-down or derelict properties and sites.

Section 215 of the Town & Country Panning Act (1990) provides a method of supporting the overall improvement of these areas by a robust and systematic approach serving notices for improvements to run-down or derelict properties and sites.

COMMUNITY ASPIRATION

The Neighbourhood Forum would like to encourage Torbay Council to serve derelict properties and run down sites within tourism areas with Section 215 notices if the property or site is having a substantial negative impact on the visual quality of the surrounding area and the local community requests action.

Torquay Seafront and harbour area

This is the primary CTIA for Torquay and should be the main focus for investment to create and retain high quality, high value tourism based accommodation, entertainment, retail, cafes and restaurants to underpin the transition to a higher spending visitor base.

COMMUNITY ASPIRATION

The community would like to see, and where possible will work towards enabling the following:

- The harbour area should have café, bars and restaurants creating a safe, al fresco experience in the summer months with good quality public space all year round.
- The beach and harbour-side environment should be a key investment area for refurbishment and maintenance to provide a high quality visitor experience while retaining its heritage, scale and resort ambiance.
- Provide e-information platform for visitors to access all information on Torquay at key points as technology improves.
- Invest to improve maintenance of roads, pavements and the street scene from public and private sector investments.
- Move fairground activities from Torre Abbey and transform the area to become a green space for summer festivals, music and other events.
- Develop national standard, good quality conference facilities to support all year round tourism and quality hotels by promoting the redevelopment of the Riviera International Conference Centre site to incorporate a top quality integrated conference hotel and fit for purpose sustainable conference centre and promoting hotel accommodation in the local area to support delegate requirements.

Babbacombe

Babbacombe is recognised as a satellite resort and secondary CTIA with two distinct areas, the beach side and the green downs area with its Victorian buildings.

Although some hotel businesses will thrive, in general the tourism based accommodation will be allowed to shrink by change of use unless it forms part of the key front line cliff top properties. This area forms an open green area popular for visitors to Babbacombe and would be enhanced by investment in a range of cafés/restaurants and retail units to assure economic viability of the whole area. To achieve this change of use should have some flexibility to provide incentive for redevelopment and support viability.

Policy TT3 - Change of use constraints on Babbacombe Downs CTIA

Within the Babbacombe Downs CTIA and subject to other policies in this Plan, support will be given in principle to change of use from tourist accommodation to:

a) residential use, except where it would involve introduction of HMO accommodation or loss of high quality tourist accommodation;
b) tourist related use at street level such as retail and/or cafes/restaurants that would not detract from and would add to the tourist offer of the CTIA.

Any proposal involving new buildings should be of a design sensitive to the historic character of the area and comply with other policies within this Plan

Integrate water based sports and activities into the tourism offer.

COMMUNITY ASPIRATION

The community would like to see, and where possible will work towards enabling the following:
Support the development of improved harbour and beach side facilities to support a quality tourism offer and develop regional and national standard sports facilities and water sports provision as an integral part of the broader Tourism offer and support the recently approved Cultural Strategy.
Positive actions to include:

- make access to the water easier for all users
- make storage and launching small craft from beaches and harbours easier
- maintain beaches to a high standard and ensure investments are made in infrastructure support Blue Flag/Quality awards for all beaches and provide good quality fit for purpose beach fronts.
- provide quality public toilets with extended opening and availability all year.
- redevelop Meadfoot west beach area with a quality sea view restaurant to support the new beach hut development and the local area's quality accommodation providers.

Develop Torquay as the cultural centre of the west with a broadened range of tourism infrastructure to diversify the visitor appeal.

COMMUNITY ASPIRATION

The community would like to see, and where possible will work towards enabling the following:

- Promote a range of quality all year round festivals based on coast and countryside, culture and cuisine linking to the objectives of the adopted Cultural Strategy and those submitted by Torbay Action for Art.
- Promote Heritage, Literary, Geology and Arts Trails.
- Promote walking and tour guides and bring to visitors' attention the 'hidden jewels' of Torbay.
- Identify a suitable site for a Torbay open air theatre.
- Support a Torbay Culture/Arts Centre on a suitable site.
- Support investment in all year round, quality indoor attractions and a major national attraction comparable with the Eden Project.
- Help businesses create packaged themed breaks and a resort tourist pass.
- Create a dedicated Agatha Christie centre housed in an iconic building such as the Pavilion where her life and works are also celebrated with history and live performances.
- Develop a festival/music/large event location on Torre Abbey green space in place of the fair.
- Support the development of a quality retail offering through town centre regeneration as an integral part of tourism offer by initiatives that bring together the tourism and retail sectors.

COMMUNITY ASPIRATION

The community would like to see, and where possible will work towards enabling the following:
Transition night-time economy to provide a quality harbour area to attract high spenders and visitors who use quality accommodation

- Support positive management of night time economy by retaining Purple Flag award.

- Establish zero tolerance policing of any anti-social behaviour, including but not limited to drunkenness, rough sleeping and begging.
- Promote a quality café/restaurant/bar/mixed accommodation area around harbour.
- Encourage relocation of clubs to distributed locations away from established residential areas but integrated with the main tourism accommodation areas
- Promote a dedicated entertainment complex with cinema/pubs/clubs/casino/retail integrated with the main tourism area such as the top end of town.
- Encourage continued investment in quality food and drink providers to encourage higher spend.
- Introduce 20 mph speed limit and pedestrian friendly areas around the harbour to provide a safer environment.

COMMUNITY ASPIRATION

The community would like to see, and where possible will work towards enabling the following:

Create a transport gateway hub at Torquay train station for trains, coaches, buses, bikes, taxis and the town centre land train

- Train station, coach drop off/collection facilities, bus stop to link with main routes (and land train), taxi rank and cycle hire with link to wider cycle/foot path routes.
- Sheddon Hill car park as coach park.
- Ensure all routes are accessible.
- Encourage development of existing railway buildings in to related uses.
- Route in to hub via Rathmore/Falkland Road from Avenue Road with a roundabout at the junction with Torbay Road (this will require the reversal of the current one way routes
- Improve direct rail links working with the Torbay Development Agency (TDA) and the Heart of the West Local Enterprise Partnership (HOSWLEP) to ensure continued investment.
- Incorporate controlled crossings for safe pedestrian access to transport hub.
- Consider a mass transportation system linking key areas within Torquay and the rest of Torbay.
- Encourage the linking of harbours along the South West coast with a coastal ferry service.

Environment

The quality and character Torquay's rural, urban and maritime landscapes have long been recognised as a valuable asset. Countryside and beaches are the top attractions for visitors to the area of South Devon and as such the environment within Torquay is vital to the tourism industry; as well as giving a significant motivation for new residents to move to the area. However, this means that the landscape is under continuous pressure for change from development, changes in land management practices, and the effects of climate change. Torquay's rural landscape is heavily influenced by their patchwork of green spaces, undeveloped coastal fringe and agricultural activity. The continuation of agriculture is vital for the continued conservation and enhancement of the landscape.

Protection of environmentally important species and habitats

The Plan area contains a number of sites of or is in close proximity to designated sites European or National importance for bio and geodiversity.

South Hams Special Area of Conservation
Lyme Bay and Torbay Marine SAC and Torbay Marine Conservation Zone (MCZ)
Lummaton Quarry SSSI
Babbacombe Cliffs SSSI
Hopes Nose to Walls Hill SSSI
Kents Cavern SSSI
New Cut SSSI
Meadfoot Sea Road SSSI
Daddyhole SSSI
Dyer's Quarry SSSI
Occombe SSSI

Promoting Brownfield sites for new tourism developments

Landscapes perceived as beautiful, tranquil and 'natural' improve mental wellbeing by reducing stress and evoking positive emotions, and help improve physical fitness by providing inviting and inspiring environments to exercise. Access to the countryside and green spaces, such as via the public rights of way network, is important for these benefits to be fully realised.

Growth in visitor numbers and the resident population will exert further pressure on Torquay's landscape; this needs to be managed carefully to maintain the high quality and distinctive character of the landscape to secure future economic prosperity, health and wellbeing.

Torquay has a large number of Brownfield and redundant tourism sites providing a significant pool of assets for redevelopment and hence reducing the pressure on the few remaining green areas in Torquay.

Policy TE1 - Tourism accommodation on brownfield sites

New tourism developments will be particularly supported where they make use of brownfield land for the provision of that development.

Designated Local Green Spaces

Torquay has many open green spaces because of its location on the coast and because the large developments in the 19th and early 20th century placed special emphasis on provision of public access parks.

Each Community Partnership has audited their green spaces and identified their list of Local Greenspaces in compliance with NPPF 8/76

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Many other green area sites were rejected because they did not meet the strict criteria for designation so those designated have special significance to the local community be it historic asset, recreational, sport or food production use or wildlife refuge. It is of note that almost all homes within Torquay are in a largely urban area and local communities highly value those public access green spaces within walking distance of their homes. The preservation of these assets has been a high priority identified in public consultations.

The number of sites is considered unexceptional to the large urban area that the Plan covers, representing c. 1 green space for every 200 homes (with many supporting the Tourism industry). This is not disproportionate to that expected in contemporary urban planning.

It is recognised that some sites suffer from a lack of maintenance caused by a reduction in Torbay Council funding; this must not be taken as a lack of worth to the community.

Local Green Space justifications are contained within the supporting evidence document: Basic Conditions Statement.

Policy TE2 - Local Green Spaces

The areas listed below, indicated on the accompanying plan and shown in detail on the Neighbourhood Plan Policies Maps, are designated as areas of Local Green Space, where development is ruled out, other than in very special circumstances.

Very special circumstances may include the provision of a new railway station at Edginswell, the provision of a new structure providing a café, beach facilities and toilets at Hollicombe Park. In addition, minor improvements to community access, or facilities that support their use for public recreation or amateur sports, or development allowing reasonable small extensions in a style that reflects the setting and the local area which would be consistent with the LGS designation, will be supported.

Table 3: Designated Local Green Spaces

Map Ref	Local Green Space Name	Community Partnership area
TLGSB1	Barton Downs	Barton & Watcombe
TLGSB2	Brunel Woods	Barton & Watcombe
TLGSB3	Firlands Green	Barton & Watcombe
TLGSB4	Great Hill	Barton & Watcombe
TLGSB5	Steps Cross Playing Field	Barton & Watcombe
TLGSB6	Woodend Project	Barton & Watcombe
TLGSC1	Armada Park	Cockington, Chelston & Livermead
TLGSC2	Ashfield Gardens	Cockington, Chelston & Livermead
TLGSC3	Cockington Country Park	Cockington, Chelston & Livermead
TLGSC4	Corbyns Head	Cockington, Chelston & Livermead
TLGSC5	Crownhill Park	Cockington, Chelston & Livermead

TLGSC6	Goshen Triangle	Cockington, Chelston & Livermead
TLGSC7	Highlands/Sherwell Valley Allotments	Cockington, Chelston & Livermead
TLGSC8	Hollicombe Park	Cockington, Chelston & Livermead
TLGSC9	John Coad Park (Innerbrook/Sandford Green Space)	Cockington, Chelston & Livermead
TLGSC10	Kings Gardens	Cockington, Chelston & Livermead
TLGSC11	Occombe Farm	Cockington, Chelston & Livermead
TLGSC12	Piggeries Green Space	Cockington, Chelston & Livermead
TLGSC13	Preston Primary School Play Park	Cockington, Chelston & Livermead
TLGSC14	Rocket Park	Cockington, Chelston & Livermead
TLGSC15	Sherwell Park	Cockington, Chelston & Livermead
TLGSC16	Sherwell Valley/Grenville Green Space (Markham Plantation)	Cockington, Chelston & Livermead
TLGSC17	St Matthews Field	Cockington, Chelston & Livermead
TLGSC18	Torre Valley North & South Sports Fields	Cockington, Chelston & Livermead
TLGSC19	Rugby/Cricket Club & Bowling Club	Cockington, Chelston & Livermead
TLGSC20	Two Parks	Cockington, Chelston & Livermead
TLGSC21	Victoria Park	Cockington, Chelston & Livermead
TLGSC22	Hollicombe Brake	Cockington, Chelston & Livermead
TLGSC23	Scadson Valley Green Space	Cockington, Chelston & Livermead
TLGSE1	Belmont Park	Ellacombe
TLGSE2	Brewery Park	Ellacombe
TLGSE3	Castle Road Park	Ellacombe
TLGSE4	Ellacombe Park	Ellacombe
TLGSE5	Quinta/Windsor Road Allotments	Ellacombe
TLGSE6	Stentiford Hill Park	Ellacombe
TLGSE7	Warberry Copse	Ellacombe
TLGSH1	Cricket Field Playing Field	Hele, Watcombe & Lower Barton
TLGSH2	Daison Wood	Hele, Watcombe & Lower Barton
TLGSH3	Truro Bank	Hele, Watcombe & Lower Barton
TLGSH4	Windmill Hill Playing Fields	Hele, Watcombe & Lower Barton
TLGSM1	Babbacombe Downs	St Marychurch & District
TLGSM2	Brunel Manor Gardens & Grounds	St Marychurch & District
TLGSM3	Cary Park	St Marychurch & District
TLGSM4	Easterfield Playing Fields	St Marychurch & District
TLGSM5	Glen Sannox Memorial Gardens	St Marychurch & District
TLGSM6	Hartop Road Allotments	St Marychurch & District
TLGSM7	Haytor Park	St Marychurch & District

TLGSM8	The Fields	St Marychurch & District
TLGSM9	Maidencombe Community Orchard	St Marychurch & District
TLGSM10	Maidencombe Village Green	St Marychurch & District
TLGSM11	Millenium Copse	St Marychurch & District
TLGSM12	Petitor Downs	St Marychurch & District
TLGSM13	Quinta Road Allotments	St Marychurch & District
TLGSM14	Quinta Road School Playing Fields	St Marychurch & District
TLGSM15	Plainmoor Recreation Ground	St Marychurch & District
TLGSM16	Tessier Gardens	St Marychurch & District
TLGSM17	The Grove	St Marychurch & District
TLGSM18	King George V Memorial Playing Fields	St Marychurch & District
TLGSM19	The Rose Garden	St Marychurch & District
TLGSM20	Valley of the Rocks	St Marychurch & District
TLGSM21	Walls Hill	St Marychurch & District
TLGSM22	Walls Hill Slopes	St Marychurch & District
TLGSM23	William's Field	St Marychurch & District
TLGSS1	Cadewell Park Green	Shiphay & Willows
TLGSS2	Darwin Park	Shiphay & Willows
TLGSS3	Ellacombe Plantation	Shiphay & Willows
TLGSS4	Exe Hill Green Space & Playground	Shiphay & Willows
TLGSS5	Furzebrake Plantation	Shiphay & Willows
TLGSS6	Green Space at Newton Road	Shiphay & Willows
TLGSS7	Huntacott Way Green Space & Playground	Shiphay & Willows
TLGSS8	Kitson Park	Shiphay & Willows
TLGSS9	Lindisfarne Park	Shiphay & Willows
TLGSS10	Lloyd Avenue Village Green	Shiphay & Willows
TLGSS11	Monserrat Rise, Barton/Willows	Shiphay & Willows
TLGSS12	Riviera Way Woodland	Shiphay & Willows
TLGSS13	Shiphay Park	Shiphay & Willows
TLGSS14	South Parks Allotments	Shiphay & Willows
TLGSS15	Beechfield Allotments	Shiphay & Willows
TLGST1	Cary Green	Torquay Town Centre
TLGST2	Promenade; Princess Gardens & the Sunken Gardens	Torquay Town Centre
TLGST3	Royal Terrace Gardens (Rock Walk)	Torquay Town Centre
TLGST4	Abbey Park and Meadows	Torquay Town Centre
TLGST5	Old Maids Perch	Torquay Town Centre
TLGSTU1	Brunswick Square	Torre & Upton
TLGSTU2	Chapel Woods	Torre & Upton
TLGSTU3	Memorial Gardens	Torre & Upton
TLGSTU4	Parkfield Road Gardens	Torre & Upton
TLGSTU5	Stantaway Hill & Allotments	Torre & Upton
TLGSTU6	Torre Churchyard	Torre & Upton
TLGSTU7	Upton Park	Torre & Upton
TLGSW1	Daddyhole Plain	Wellswood & Torwood
TLGSW2	Ilsham Valley	Wellswood & Torwood

TLGSW3	Lincombe Woods	Wellswood & Torwood
TLGSW4	Manor Gardens	Wellswood & Torwood
TLGSW5	St Johns Wood	Wellswood & Torwood
TLGSW6	Stoodley Knowle Meadow	Wellswood & Torwood
TLGSW7	Thatcher Pines & Thatcher Point	Wellswood & Torwood
TLGSW8	Torwood Gardens	Wellswood & Torwood
TLGSW9	Wellswood Green	Wellswood & Torwood

Green Infrastructure

People want to live, work and visit attractive places and the Bay's identity is its natural setting and stunning coastal environment. It is important with the increasing pressures that are being placed on Torbay's green infrastructure, that these qualities are not compromised. The value of green infrastructure, for the health of Torbay, needs to be acknowledged and measures put in place for long term investment. The economic regeneration of the Bay needs to consider green infrastructure alongside the built environment; only then can sustainable communities be created for the future.

COMMUNITY ASPIRATION

The Neighbourhood Forum would like to highlight the importance to the community of the Torbay Green Infrastructure Delivery Plan 2010 and would like to see its provisions taken into account wherever possible.

The diversity of landscapes in Torquay is striking, whether it is the rugged coastlines of rocky cliffs and sweeping bays, secluded valleys such as Cockington and Maidencombe, rolling hills of traditionally managed farmland, or its rich historic character. Torquay contains a number of valuable landscapes which have been designated in recognition of their international, national and local significance, in particular the approval of the whole area as a UNESCO Global Geopark, one of only 120 in the world. The Geopark provides a tool for promoting the area's geology and natural resources through education, and supporting the sustainable economic development of the area, especially through tourism.

Just as it is necessary to strategically plan and deliver roads, utilities and drainage, it is also important to plan strategically in order to deliver a healthy natural environment. Both require the same level of attention. A Green Infrastructure network is made up of interconnected open spaces that provide multiple environmental, economic and social benefits, linked together throughout the urban landscape and out to the wider countryside, coast and sea. These spaces provide a mix of functions including recreation, sustainable transport, education, wildlife habitat, flood risk management, local food production, energy production and ecosystem services. Often these functions are overlapping, for example woodland can be a recreational asset, a wildlife habitat, a landscape feature and a fuel supply all at once.

Parks, woodlands and green spaces

Our parks and green spaces are rightly valued as amongst our most precious assets.

COMMUNITY ASPIRATION

The Community would like to see the following:

- Improve the appearance of green space.
- Improve accessibility, especially for the disabled.
- Challenge people's perceptions of green spaces so they are seen as areas to value, visit and use more often.
- Improve facilities that support recreation.
- Increase numbers of sustainable events/entertainments where this does not adversely affect the quality of life of the surrounding community.
- Develop opportunities for using green spaces for learning.
- Promote and protecting the heritage assets of Torquay's green spaces.
- Promote green spaces as drivers for economic activity while protecting them.

- Develop opportunities for using green spaces for appropriate sporting activities thus contributing to peoples' health and wellbeing.
- Recognise, protect and enhance the biodiversity value of green space.
- Encourage children to play and be active

By rising to meet these challenges, we will enhance biodiversity and landscape character, improve economic prosperity and support regeneration of the Bay, benefit people and create healthy communities, adapt to climate change support a low carbon economy and safeguard our ecosystems.

A co-ordinated approach needs to be taken by all agencies to promote green tourism, and to increase and enhance the maritime offer for both residents and visitors. The number of sea based activities has declined in recent years, so there are many opportunities for businesses to be encouraged, making sure that there are no threats to the actual environment. Tor Bay is now designated a Marine Conservation Zone, and not enough is currently being done to inform the public about this, either through education in our schools, or through tourist information.

Maintaining the health of the environment provides a wealth of benefits which strengthen the economy and aid regeneration by offering more jobs, reduced need for healthcare, pride of place, improved tourism offer, better adaptation for climate change and increased property values. Outdoor education is an important part of a child's development and Green Infrastructure provides access to open air classrooms and opportunities to explore nature first hand.

Our climate is changing and it is now established that we need to adapt in response. Green Infrastructure offers mechanisms to limit the effects of climate change by, for example, reducing the threat of flooding through incorporating Sustainable Urban Drainage Systems in new developments and restoring wetlands and ponds, which will store run-off. The cycle network being created across Torbay will reduce the need to use cars and provides sustainable transport links. A good network of urban trees and woodlands reduces the urban heat island effect and also provides shelter and insulation from cold temperatures, reducing the need for air conditioning in summer time and heating in winter, as well as cleaning the air that we breathe.

Our Plan wishes to protect established woodland, link green corridors and increase net tree planting. Torbay is a critical drainage area and established woodland and tree planting is known to reduce runoff and consequently reduce flood risk.

Policy TE3 Development on Established Woodland

Development on established woodland will not be supported unless it is related to the sustainable management of that woodland and/or improved public access.

Inappropriate tree species within domestic gardens or roadside locations can become a nuisance if left to outgrow the space and can lead to degradation in the quality of life of residents. A flexible approach to tree protection can enhance the number and diversity of tree planting while allowing mistakes to be corrected.

Torquay is a largely urban area surrounded by countryside and coastline. New large scale developments are on Greenfield sites that are close to countryside or coast.

To help protect the environment and promote access for wildlife to pockets of habitat the following policy supports the linking of existing areas of green space, woodland and hedgerows when greenfield development takes place.

Policy TE4 - Green Corridors

Greenfield development should, where deliverable and viable, support the provision and/or enhancement of green infrastructure through the provision of green corridors and/or links to existing green infrastructure, to facilitate the natural movement of wildlife.

Protected Species and biodiversity

All protected species under National and European Law must be protected from development that adversely has a negative impact on them. It is also important to ensure biodiversity is not lost

The Habitats Regulations Assessment for our Plan identifies Torquay as outside of the South Hams SAC sustenance zone for Greater Horseshoe bats; however there are two flyway ends; one at Sladnor Park and the other at Edginswell Future Growth Area.

It is unlikely development in the built up area of Torquay would have effect on the integrity of the SAC through an effect on the defined sustenance zone itself.

There is a possibility of disturbance of flyways at Edginswell Future Growth Area and at Sladnor Park. Greater horseshoe bats are particularly light sensitive and tend to avoid areas that are subject to artificial illumination. Increased lighting used for new developments, recreation and crime prevention in areas used by the bats would have a significant impact.

The Local Plan identifies a landscape buffer zone would be required along the western edge of the Future Growth Area between any future built development and the A 380 and the protection of hedgerows. This would retain and create connective corridors. A similar approach of suitable buffer zones and protection of sustenance and roosts at Sladnor Park would help protect the colony.

The area around Maidencombe is already recognised as a protected area for the European protected Cirl Buntings and therefore special measures should be in place to protect their nesting and sustenance zones.

Provision of such protection would be consistent with and support the Local Plan Policy NC1 while NPPF 27/119 States that the presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

Policy TE5 - Protected species habitats and biodiversity

Considering all stages of the construction process, the development of new homes, or a new commercial property or business premises of any class, on an unallocated site that could have an impact on a protected species or habitat must provide, as appropriate, an assessment of impacts upon any existing protected species or habitats and as necessary provide mitigating arrangements in order to protect and enhance those species and habitats.

Policy TE6 - European Protected species on specified sites

Considering all stages of the construction process, all development within the Edginswell Future Growth Area or the Maidencombe area must have a Habitats Regulation Assessment as appropriate and be compatible with ecological requirements as set out in the Habitats Regulations.

The Torquay Neighbourhood Plan Habitats Regulations Assessment sets out an assessment of housing and employment sites in the context of potential impacts on European protected specifies covered by the Habitats Regulations. A range of ecological and mitigation considerations are identified within this document

relating and relevant to a number of sites allocated for development within this plan.

Marine Environment Planning

The marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water spring mark, which includes the tidal extent of any rivers. There could therefore be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Beyond activities based at sea or on the coast, marine plans also apply where an authorised land-based activity may have an impact on these areas. Marine plans will inform and guide decision makers on development in marine and coastal areas.

Policy TE7 - Marine Management Planning

Development proposals on land adjacent to the coastline will be supported where do not have an adverse effect on a marine policy or management plan.

Health and Wellbeing

The concept of 'healthy urban planning' is being promoted by the World Health Organisation to draw attention to the need for planners, public health professionals and others to work together to plan places that foster health and well-being.

Physical activity, especially walking, has many important health benefits for older adults and the built environment plays a crucial role in encouraging healthy activity for this growing segment of the population. Current UK estimates from the Office of National Statistics (ONS 2011) see the proportion of over 60s rising from 23% to 31% by 2058. Torbay already has an over 60s population which exceeds the 2058 ONS national estimates with 31.4% of its population currently over the age of 60 (2011 census) – placing Torbay 45 years ahead of the rest of the country.

Torbay has the potential to act as a leading example of how the design of buildings and public spaces can facilitate beneficial activity for its ageing population as well as improving the health of the wider community. The comprehensive review of Torquay Town Centre through the Master Planning process and planned growth within Torquay offers a unique opportunity to integrate design guidelines which encourage healthy behaviour and increase accessibility, not just for older adults, but for all residents and visitors no matter what age or ability.

Walking, cycling and public transport environment

This plan encourages development proposals which bring together a range of principles resulting in a reduction in the environmental effects of traffic on the health of local people.

COMMUNITY ASPIRATION

The community would like to see and where possible, encourage the following:

- Provide joined up routes for walking, cycling and public transport across Torquay and ensure new developments are fully integrated to existing networks.
- Manage vehicular parking and speeds to promote safer communities including the use of mandatory 20mph speed restrictions and resident only parking restrictions.
- Encourage walking and cycling to schools by suitable parking arrangements, controlled crossings and mandatory speed limits for key walking and cycling routes.

COMMUNITY ASPIRATION

The community would like to encourage and enable more journeys to be undertaken in the town by walking, cycling or public transport by:

- Encouraging walking and cycling by ensuring all light controlled junctions and major intersections are appropriate for safe pedestrian and cycle use.
- Ensuring key community walking and cycling routes are well lit and designed to be safe
- Creating safe and secure layouts that minimise conflicts between traffic and cyclists
- Ensuring isolated communities and later life homes are served by a sustainable public transport route that links to major public transport routes and essential community hub facilities.
- Promoting sustainable public travel methods to dissuade the use of private cars

- Ensuring existing transport infrastructure, such as rail and bus services are integrated effectively and are sustainable.

COMMUNITY ASPIRATION

The community would like the development of new or expanded schools to include requirements for controlled crossings and mandatory 20mph speed limits for all key walking routes adjacent to the school and the area Ward Councillors to be consulted on new and revised Travel Plans

Policy THW1: Travel Plans

To encourage improved health and wellbeing from school developments, Travel Plans for new or expanded schools must include proposals consulted with the local Ward Councillors that demonstrate how the Travel Plans will provide safe and effective routes of benefit to staff, parents, pupils and all other route users.

Open spaces, recreation and play

COMMUNITY ASPIRATION

The community would like to see and will seek to encourage the use of open space for recreation and play being promoted by the following principles:
Retain existing open spaces, sports and recreational facilities and resist their loss without approval from the local Community Partnership.
Require high-quality public spaces and encourage active and continual use of public areas. Connect places with each other and make moving through them easy.
Ensure open spaces cater for a range of users with multiple social, health and environmental benefits.
Ensure play spaces are easy and safe to get to by sustainable transport, and well over-looked to ensure safety.
Ensure schools have adequately sized open spaces, including playing fields and opportunities for food growing.
Provide a range of sports and leisure facilities and pitches designed and maintained for use by the whole community.
Provide a wide range of high-quality play opportunities and experiences integrated into residential areas.

Growing food in the community

The following policy ensures opportunities are provided for households to have access to space to grow food on allotments. There is a high demand for allotments and the policy below supports their retention. The policy also protects high quality agricultural land.

Policy THW2: Change of use of allotments and retention of food production areas

The change of use of existing allotments and non-agricultural development on high quality agricultural land (unless allocated) will not be supported.

New Developments - community facilities

Community facilities (for instance, typically a Doctor's surgery, a pharmacy, post office facilities, convenience food retail, convenience food retail and public transport) for new major developments promote a sense of community and improve the quality of life of residents.

Policy THW3 - Community Facilities

To contribute to sustainable development, where major residential developments of more than 20 units are proposed, they will be supported where they will be served within a reasonable walking distance by a range of community facilities.
The greater the number and variety of facilities, the greater the support which will be provided.

Public Rights of way

We wish to see our public rights of way and public access are protected.

COMMUNITY ASPIRATION

No public right of way should be closed without the express consent of the local Community Partnership.

Access to outside space

Many new homes in Torquay have been conversions of large properties in to small poor quality living spaces without access to outside space. A key principle of our Plan requires new housing developments to include adequate outdoor space, such as a front or back gardens or balconies.

Policy THW4: Outside space provision

All new houses shall have not less than 20 sqm of outside space (excluding space for cars or parking) and must have garden areas with not less than 10 sqm of space suitable for growing plants or the equivalent allocated communal growing space within an easy walk. Flats or apartments must have either a balcony of not less than 10 sqm and as appropriate to the size of the home or a communal green area of not less than 10 sqm per unit within the curtilage of the property.

Where there are compelling opportunities to enhance nearby spaces that can be served by the new development, in lieu of providing sufficient open space within the development site, this will be considered on its individual merits on a case-by-case basis.

Sustainable Transport

To promote reducing the reliance on cars the Plan requires major housing developments and purpose built employment space to be within easy walking distance of a sustainable transport route.

Policy THW5: Access to sustainable transport

To encourage use of sustainable forms of transport, new development proposals will be supported where they are located on or near to public transport routes wherever possible and appropriate.

To ensure cycling to work is encouraged to reduce traffic issues and promote health the following policy makes it mandatory for basic cyclist friendly facilities for new employment space.

Policy THW6: Cycle storage and changing facilities

The provision of secure cycle storage and showers for staff as part of employment development, will be supported.

Sport and Leisure

Sports and Leisure facilities form an essential adjunct to a Health and Wellbeing strategy.

Many sports facilities are shared with the other towns that from Torbay and will not be appropriate for Torquay to provide independent facilities for all sports.

Torquay has many sports clubs covering a wide range of sports activities including unusually, alpine skiing. Some clubs struggle with sustainability as sometimes numbers of good facilities are limited or the size of the club is too small. Club facilities are vital to a vibrant sports offering. Our Plan promotes cooperation between clubs across Torquay (and Torbay) to provide improved investment in facilities to regional or national standards within Torbay that can host at least county events. These facilities will also support Tourism through increased visitor stays.

COMMUNITY ASPIRATION

We would like the Council to provide long term leases to Clubs at nominal rent so that they are in a position to improve those facilities by grant application and long term investment.

COMMUNITY ASPIRATION

The community would like to see Clubs working together to ensure their sustainability.

Sports and Leisure Facilities

Swimming

The swimming facilities in Torquay (and Torbay) are inadequate for clubs: the public pools in Torquay and Brixham have too few lanes for adequate training and without spectator space for galas; while Paignton has a pool with good spectator space and number of lanes but a non-standard length (33m) making it unsuitable for inter club galas.

COMMUNITY ASPIRATION

The Community would like there to be a single, fit for purpose swimming venue in Torquay or Torbay to cater for club swimmers and regional galas consisting 8 lanes, 25m length with c. 100 person spectator spaces. A modification to the Paignton pool to reduce the usable length to 25m could provide an interim step.

Alpine Skiing

Torquay has the first Alpine dry ski slope ever built in the UK and the Torbay Alpine Ski Club has been operating on the site since 1966. It continues as a well-used facility that provides open ski sessions, ski lessons and club tuition for skiers to national standard. It is a valuable asset for Torbay. In compliance with SC" of the Local Plan the following policy protects this facility

Policy TSL1 - Alpine Ski Facility

The loss of the Alpine Ski Facility will not be supported unless the facility is re-provided to the same, or a better standard, in any equally accessible location elsewhere in the Neighbourhood Area.

Athletics

COMMUNITY ASPIRATION

The Community would like there to be a regional standard athletics track at Nightingale Park at the Willows or in an equivalent accessible location elsewhere.

Policy TSL2 - Sport and Leisure – Nightingale Park

The provision of new community sports, leisure and recreation facilities will be encouraged at Nightingale Park that also take into account the environmental quality of the existing park.

Football, cricket and rugby

COMMUNITY ASPIRATION

We wish to see our Clubs embedded in the community, working together and aspire to regional significance

Angling

Torquay has no major rivers or lakes within its boundary but relies on lakes in the surrounding area for fresh water angling.

Torbay is now a Marine Protection Zone and the benefits to fish populations should enhance the quality of sea angling options in Torquay.

COMMUNITY ASPIRATION

The Community would like the Council to provide facilities and access to angling spots in conjunction with local clubs.

Cycling and skateboarding

A range of cycling routes and options are supported for Torquay including BMX, family and off road.

COMMUNITY ASPIRATION

The Community would like there to be a new, purpose-built skate board park and BMX track that would be an important new facility for young people located in an accessible location and existing facilities to be maintained to a safe standard

Golf

Torquay has one golf course which also has public access.

COMMUNITY ASPIRATION

The Community would like there to be at least one good quality sustainable public access golf course accessible to Torquay; horse riding opportunities in Torquay's countryside; sufficient public hire tennis courts; and support for the provision of a modern well equipped range of water sport opportunities.

COMMUNITY ASPIRATION

We would like to see the Council ensure appropriate locations for water supports are designated that are harmonious with other users and integrated within the Tourism provision.

Protection of existing sports grounds and leisure facilities

Torquay Sports Cluster incorporating Cricketfield Road, Torquay Academy, Windmill Hill, The Acorn Centre and Barton Downs shall be prioritised as areas to develop a sustainable cluster for sports facilities.

Upton Park is a key park that serves the Torre, Upton and town centre areas and the existing plans to invest in the park as a Town Park with improved court facilities such as tennis and netball are supported.

Torquay Valley of Sport incorporates the area that includes the Bowling Green, Rugby/Cricket Club/Torquay Recreational Ground, Torre Valley South and Torre Valley North.

Planning Policy TSL3 - Sport and Leisure – Sports Grounds and Facilities

The loss of the sports and recreational facilities at Torquay Valley of Sport, Torquay Sports Cluster and Upton Park (as shown on the Policies Maps) and/or the loss of any other existing playing or sports field will not be supported, unless replaced by equal or better facilities in equally or more easily accessible locations in the Neighbourhood Area.

Transport

This plan brings together a range of transport projects that aim to reduce traffic and promote the use of public transport. Their implementation has already begun by the Council and partners. This Plan provides an expression of projects which are supported by the community and have been highlighted during the neighbourhood planning process.

Transport and education needs for major new developments

A major cause of congestion during peak times is the use of cars for school journeys. Major new developments of family homes should therefore be within walking distance of primary schools.

Policy TTR1 - Access to primary schools

Major residential developments of more than 20 units will not be supported if there are insufficient existing Primary School places to meet reasonable predicted demand from the types of homes proposed within reasonable walking distance of that development; or there are adequate plans in place to accommodate future growth in primary school places arising as a result of development.

The following policy supports the development of low carbon sustainable communities by ensuring major Greenfield developments are located close to employment opportunities.

Policy TTR2 - Sustainable Communities

To encourage reduction in the need to travel, support will be given wherever possible to development proposals that minimise the distance between homes and places of work, education, recreation and shopping.

Traffic in and around Torquay

It was claimed that 'the best view of Torquay was seen as you leave'. The new traffic route is more direct and makes the best impression when entering the town centre. The Neighbourhood Forum promoted the new route reversing the flow of traffic through Torre and this is now being implemented by the Council.

COMMUNITY ASPIRATION

The community would like to see the following:

- Clearer signage for entry into Torquay - one way traffic to flow through Torre (past Post Office) straight down to Castle Circus.
- Exit from Torquay - one way traffic to flow via Abbey Road, Tor Hill Road and East Street to Newton Road. Two way traffic around Town Hall in Castle Circus, Lymington Road and Trematon Avenue.
- A review of the traffic light system on Newton Road and better interconnection between the trading estates.
- Coach Terminus to be relocated to Torquay Rail Station with parking at Sheddon Hill car park.
- Union Street through to GPO island to become a multi-user pedestrian area. Market Street, Pimlico, Lower Union Street and Temperance Street to be included.
- Fleet Street - pedestrian access across Cary Parade and Palk St to be improved. Further public consultation will be required if Fleet Street becomes bus free.
- Harbour area to become semi-pedestrian - will support the development of the area in line with the Tourism Strategy.
- Strand bus stops/taxi ranks to be moved to other areas such as the current bus stops adjacent to Princess Gardens.
- Key tourist and retail crossing routes should optimise the flow for pedestrians and road users through choice of appropriate crossing arrangements

Signage

Signage and wayfinding is critical to helping move people around the town.

COMMUNITY ASPIRATION

The community would like to see:

- Clearer signage for entry into and exit from Torquay Town Centre.
- Change priority at the junction of Union Street and Castle Circus to allow priority for vehicles entering the town.
- Sign post established tourism accommodation areas and shopping areas

Harbour Area

The Harbour area and the Strand should be developed as Torquay's main tourist area and also a recreational area for residents.

Currently this area is used as a terminus and stopping place for up to 15 buses and includes a taxi rank. To improve the area bus stops should be relocated to an alternative location. Torbay Road/Princess gardens already have bus stops and shelters as part of the current bus routes to harbour area. Proposed changes would allow buses to turn around at the Pavilion Island on Cary Parade.

COMMUNITY ASPIRATION

The community would like to see:

- The Strand/Harbour side to be pedestrian friendly with the exclusion of bus stops and taxi/car parking from the area; development of this area could then be based on a cafe culture style and used as a recreational space
- Fleet Street to be pedestrianised with buses excluded
- The main bus terminus to be moved to other areas such as Babbacombe Road, Torbay Road/Princess Gardens, Lower Union Street or Pimlico
- Taxi ranks to be moved to other areas such as Torbay Road/adjacent to Carey Green (existing), Lower Union Street or Pimlico.

Traffic route for buses in/out of 'town centre'

The following aspiration identifies an alternative route for buses.

COMMUNITY ASPIRATION

The community would like to see:

- Cars and Buses to/from Babbacombe/Vane Hill could still be able to travel through Cary Parade to the Strand to access stopping places along Babbacombe Road and Torbay Road.
- Buses from Paignton and Brixham to Newton Abbot could travel along Torbay Road as far as Pavilion island then return down Torbay Road (possible terminus) to Sheddon Hill, Abbey Road, (possible loop around Town Hall), Torhill Road, Newton Road
- Buses travelling South could go via Union Street, Pimlico, Abbey Road, Sheddon Hill to Torbay Road (north via a new roundabout in place of traffic lights) and turn at the Pavilion roundabout.

Community bus routes

COMMUNITY ASPIRATION

The community would like to see the routes of buses that service unconnected and isolated communities, mostly in hilly terrain being maintained. These are bus services on less profitable routes that are vital in the prevention of isolation for vulnerable older and less able residents who live in areas of Torquay where the local terrain can be difficult or far away from a main route.

Highway and transport considerations for gateway area at Edginswell

A potentially significant 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.
Site principles should include pedestrian, cycle, and vehicular connections to adjoining sites.

There is concern that with the new Link Road there will be greater traffic congestion on Riviera Way and Newton Road from the South Devon Highway junction right through to Torre Station.

COMMUNITY ASPIRATION

The community would like to see actions that encourage:

- Maximise the traffic flow through the traffic light controlled junctions on Newton Road.
- Improve lane markings to maximise traffic flow through junctions
- Use intelligent light controls to maximise flow at junctions

COMMUNITY ASPIRATION

The community supports the proposed new rail station at Edginswell but without general parking as this is deemed unnecessary in this location due to close proximity to the Hospital, retail areas and Future Growth Area.

COMMUNITY ASPIRATION Park and Ride

The community supports a Park and Ride facility serving Torquay and Paignton at Gallows Gate; the location could also support a helipad facility subject to material planning considerations

Air quality

The Hele area is designated an Air Quality Management Area (AQMA). To improve the quality of life for the community the following aspiration should be noted:

COMMUNITY ASPIRATION

The community would like to see the Hele Road area being the subject of a joint community and Council working party to examine, agree and implement an action plan to reduce the pollution arising from vehicular traffic to a reasonable level.

Appendix A – Community Aspirations and Statements

Introduction

Note regarding the status of this Appendix within the Torquay Neighbourhood Plan:

The following statements are not planning policies and are separate to the main part of the Torquay Neighbourhood Plan. This Appendix as whole has no land use planning policy status (it will not be used to decide planning applications) but contains ideas, proposals and initiatives captured as part of the production of the Torquay Neighbourhood Plan. The whole of this Appendix, including all the Community Aspirations in their entirety, should be viewed as ideas (not commitments) formed through community engagement and put forward by Community Partnerships.

This Neighbourhood Plan contains a clear vision, objectives and a series of policies that focus on Torquay, the successful delivery of which during the plan period, will achieve the collective community's vision for the town.

This Plan also recognises that Torquay is made up of a number of distinct communities which have come together to create nine strong Community Partnerships.

The following statements have been produced by each local Community Partnership and support the overall development of Torquay while reflecting the local needs within each Community Partnership area.

Each statement sets out a description of the area, Community Aspirations and suggests opportunities for action.

Community Infrastructure Levy

Once this plan comes into force, 25% of developer financial contributions (Community Infrastructure Levy) from developments within Torquay must be spent by the Council in line with the wishes of the local community (as mandated by Central Government).

The Community Partnership Statements identify a number of projects in each area. It is our expectation that CIL funding will be spent on projects identified, agreed and prioritised by the Community Partnerships.

COMMUNITY ASPIRATION: Community Infrastructure Levy (CIL)

The community would like to see the neighbourhood portion of the CIL spent on projects and priorities identified by and in agreement with the Community Partnerships. Although the current community projects and priorities are identified within this Plan, they are subject to change over the Plan period.

Universal Projects for all Community Partnership areas

Universal projects to be supported through the CIL funding have been identified for all Community Partnership areas to assure the safety of parents and children within our communities when travelling to/from school/other recreational areas and to improve play equipment for children.

COMMUNITY ASPIRATION: Safe routes to schools

The community would like to see all schools should be provided with enforceable 20 mph zones around the site, controlled crossings on roads within 100m of school for key routes on busy roads to school and enforceable safe drop off /pick up zones for parents with cars.

COMMUNITY ASPIRATION: Other safe routes

The community would like to see improved footpaths and road environments to give safe pedestrian and cycle routes to beaches, recreational areas and public places.

COMMUNITY ASPIRATION Children's play equipment

The community support a range of children's play equipment in appropriate green spaces across the area.

Art and Culture

COMMUNITY statement for Arts and Culture

Artists have been involved in the life of Torquay for centuries; whether its mason's carving ornate stone for its buildings, painters and sculptors capturing the town, its people and coastline, musicians playing in the harbour, a performance in the theatre or simply someone photographing a view. Art enhances the quality and richness of the town and is an integral part of its cultural wellbeing.

These policies aim to promote and support economic, environmental and social development by attracting tourists and business, by enhancing the design of the buildings and spaces and by encouraging pride in the town.

The outcomes, support, material and narrative of public art can vary considerably. However, the consistent quality of public art is that it is site specific and relates to the town and the bay. It may include new buildings, architectural features and spaces, landscaping, materials, sculpture, landmarks, images, events and decoration. It may be small or large scale, permanent or temporary, internal or external.

It is also recognised that art and culture are major contributors to education, health and social well-being. The National Planning Policy Framework (NPPF) also promotes this approach: 'take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs.' (Paragraph 17)

The new Torbay Local Plan (2012 – 2030) includes *Aspiration 4: Create more sustainable communities and better places.* One of the objectives states: 'To create more enjoyable, creative built and natural environment using heritage assets, public art and revitalisation of the public spaces to attract events, exhibitions and festivals which celebrate and enhance the culture of Torbay.'

Also, reference is made more specifically in the Town Centre CP submission: 'The use of heritage assets, public art and public space, events, exhibitions and festivals to provide more enjoyable, creative environment in town centres.'

The following key aspirations would help establish Torquay as a major cultural destination and inspirational place for people to live, work and visit. Therefore the community would like to work towards and see:

COMMUNITY ASPIRATION: Arts activity

Support, develop and fund opportunities for the people of Torquay to take part in and experience a wide range of arts activity and to share in the social, economic and environmental benefits the arts can bring.
Support the development of an environment where artists can flourish.

COMMUNITY ASPIRATION: Dedicated places

The community would like to see a dedicated art and cultural hub should be provided in the town. Indoor and outdoor space should be provided throughout Torquay for cultural and art projects to inspire, engage and encourage residents and visitors.

COMMUNITY ASPIRATION: Offering support, guidance and incentives

Support, guide and fund local initiatives, including art markets, pop ups, art trails, performance, street theatre and visual displays.
Incentives should be offered to businesses to become patrons and mentors for local artists through an 'Art for Rent Scheme'. Space should be provided in business premises for the placement of art in order to support the gallery and artist.

COMMUNITY ASPIRATION: Heritage and Cultural Assets

Promote Torquay's heritage by encouraging the positive use of buildings and spaces, and by recognising places valued by the community.

Barton & Watcombe Community Partnership

Objective – To develop opportunities to tackle child poverty and isolation amongst older people in the Community

About the area

Historically the area is best known for Watcombe Pottery, established in 1869 and producing fine pottery until its closure in 1962.
At the northern edge of the area lies Brunel Manor, built by the great Victorian engineer to be his retirement home. Sadly, this was not to be since he died before it was completed, but it remains a fine example of Brunel's architectural flamboyance.

A local Community centre lies near the top of Barton Hill Road, and smaller neighbourhood centres at Fore Street, Barton and Moor Lane, Watcombe. Community facilities (one primary and two special schools, open spaces) are scattered across the area – there is no single clear focal point

The Barton and Watcombe area includes substantial areas of relative deprivation, largely made up of former council housing, alongside more affluent suburban areas. The latter parts mask some of the deeply embedded social needs of the area as a whole. The local community hopes that this plan will help to secure greater recognition of the issues that challenge our community and help to release funding to tackle them.

Community Aspirations

The community would like to see and where possible will work towards the following:

COMMUNITY ASPIRATION All parks and public access green spaces should be protected from development

COMMUNITY ASPIRATION – Continue to improve play facilities in the area

COMMUNITY ASPIRATION – Improve highways to ensure safe traffic flows, improved parking and the consideration of a 20mph limit in residential areas

COMMUNITY ASPIRATION – Use empty buildings to drive employment opportunities

COMMUNITY ASPIRATION - Improve local employment opportunities such as Brunel Industrial Estate, Woodlands Trading Estate and Lummaton Quarry

COMMUNITY ASPIRATION – Prioritise bringing empty homes back into use

COMMUNITY ASPIRATION – Raise the standards of housing in both the private and social sectors

COMMUNITY ASPIRATION – All future development should promote community safety, and particularly reduces antisocial behaviour, the fear of crime and conflict within the built environment in the area

COMMUNITY ASPIRATION – Pursue Community Investment Area

Projects

The community would like to see and where possible will work towards the following:

- Sustain the Acorn Sports and Community Centre and ensure its continued support to the community
- Support to the Medway Centre
- Enhance the Wood End Project site
- Improve community use of Brunel Woods
- Improve Steps Cross playing field for Peninsular League standard football with dual use for local schools
- Develop bus links to St Marychurch to access public and retail services
- Section 215 notices to be used to tackle untidy land/buildings which are negatively affecting the amenity of the area
- Ensure there is support in the community for those most vulnerable eg via a Street Warden scheme
- Support initiatives to reduce Child Poverty in the area
- Support initiatives to reduce isolation amongst older people in the area
- Support initiatives to reduce worklessness in the area
- Work in partnership with local employers to create training opportunities for local young people

Cockington, Chelston and Livermead Community Partnership

Objective – To preserve what is great about our area by protecting our countryside and green spaces while making improvements to our communities' quality of life through community cohesion and the built environment

Description of the area

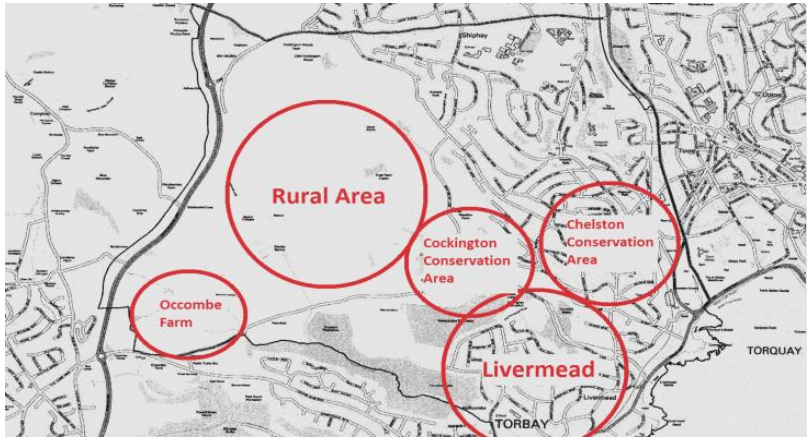
The area is made up of two distinct parts. Cockington and Stantor Barton retain their ancient manor house, estate village, farms and woodland and is designated 'countryside'; while the other area is largely completely developed for housing. Much of Chelston is made up of Victorian villas, houses and terraces; more modern mid-20th century housing predominates in Livermead; while upper Chelston has a significant area of social or former social housing. Most of Victorian Chelston and Cockington Village are Conservation Areas.

Community facilities are located in the local centres at Old Mill Road and Walnut Road, Chelston and the smaller neighbourhood centres at Queensway and Sherwell Valley Road, Chelston and Roundhill Road, Livermead. Two secondary and four primary schools also lie within the area, along with a significant number and variety of green spaces for recreation and sport, several visitor attractions (Cockington Country Park and Occombe Country Park) and accessible beaches at Hollicombe, Livermead and Corbyn Head.

Community Aspirations

Community Support

We wish to have resilient communities that are well informed, engaged and enjoy an improving quality of life.



COMMUNITY ASPRATION

The community would like to see the following:

- Create and develop two sustainable Community Hubs in Lower Chelston/Old Mill Road area and Queensway to provide a range of community support services and activities prioritising, but not limited to, the vulnerable, young and older residents.
- Maintain effective communications and organisations to ensure the Community is kept informed and given the opportunity to influence decision making on matters affecting them.
- Support the retention of all pubs and post offices in our area by designating them Assets of Community Value
- Support for the enforcement of Conservation Management Plans

Planning and Development

We wish to maintain a diverse mix of housing with a focus on family homes by promoting small scale infill, change of use and brownfield development.

COMMUNITY ASPIRATION

The community supports the maintenance of a sustainable mix of shopping and service facilities at existing local and neighbourhood centres.

We support the provision of good quality employment and commercial development to meet the needs of growing businesses and those looking to relocate to Torquay.

The protection of our Environment

COMMUNITY ASPIRATION

We wish to see all our green spaces used by and cherished by our community protected from green field development.

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Visitor attraction areas the Country Parks at Occombe and Cockington (including the Village) and the Stantor Barton Countryside area (excluding any proposal for Gallows Gate park as a park and ride facility) are important rural recreational, food production areas and should be protected from any greenfield housing or commercial developments.

The field off Broadley Drive had been a suggested development site within the Torbay Local Plan. The site has special importance to local residents and has been rejected as a development site within this Plan because it is a highly visible site from the Countryside and the skyline from the coast and forms an important green link between established woodland wildlife areas of Scadson Woods/Occombe and Cockington Country Park.

The former gas works operational site now a community park has been capped with clean soil but still contains high levels of toxins that could pose a serious risk to health if disturbed.

The community supports efforts to reduce traffic in Torquay through suitable park and ride facilities. Such a facility has been proposed for Gallows Gate area.

Cockington Village and the rural countryside areas

Cockington consisting Cockington Village, Cockington Court and Cockington Country Park is a day time attraction for visitors and we wish to prevent changes that promote evening and night-time operations as this would destroy its unique character and further harm the residents' quality of life.

COMMUNITY ASPIRATION

Cockington Country Park should be accredited with Natural England as a formal Country Park and be protected from:

- changes or commercial activity that would detract rather than enhance Cockington's unique rural characteristics,
- changes that would be detrimental to the quality of life of village residents and residents of properties on the boundaries of the area,
- changes that would significantly increase vehicle traffic through rural lanes and residential areas.
- evening or night-time entertainment or amenities for businesses should be refused.

COMMUNITY ASPIRATION

Quality tourism provision based on cuisine, arts/crafts, history and countryside are positively supported

COMMUNITY ASPIRATION

Measures should be introduced for cyclists, pedestrians and horses to access the public lanes around Cockington in safety by minimising traffic volume, traffic speed and eliminating on- road parking

Projects

- Make changes to Cockington Village centre cross roads area to improve the ambience and safety for visitors and reduce traffic issues.
- Implement 20mph speed restrictions and traffic calming measures on all roads within the village envelope, stop access by large HGV's and retain the prohibition of coaches
- Improve drainage and flood resilience to minimise flood risks for homes and businesses in Cockington Village and lower Chelston
- Create a Cockington 'gateway' when entering the village from the coast to enhance the sense of 'arrival' for visitors and an exit on departure.
- Provide each community green space with children's play equipment, benches and support to maximise the quality of life of the surrounding community
- Provide safe pedestrian and cycle access to Cockington from the seafront (main access route), Nutbush Lane and Seaway Lane areas.
- Develop community support services hubs at Queensway and Chelston.
- Ensure adequate public transport links for each community are maintained
- Improve traffic flows and safety of pedestrians and cyclists in the area and beyond by implementing the following:
    - at Torquay station – establishing a new public transport gateway for Torquay with commercial development and improved connections between all public transport services, footpaths and cycle routes.
    - at Shiphay/Newton Road and Torre Abbey/Avenue Road – improve junctions to maximise traffic flow and enhance pedestrian and cyclist safety

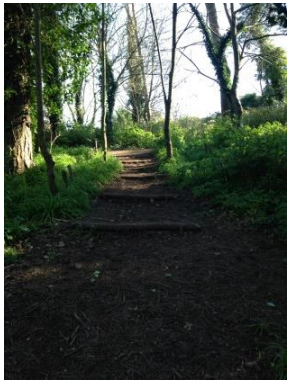
Ellacombe Community Partnership

Objective – To strengthen the identity of Ellacombe as a vibrant Community

About the area

Ellacombe takes its name from Ellacombe House which once stood at the top of Market Street. The area grew up in the 19th century, predominantly to provide housing for working people. The land was owned by Sir Lawrence Palk, who in 1867 bequeathed Ellacombe Park for public recreation and land for the Parish Church and the Primary School.

The area lies close to the town centre and is relatively tightly built-up. It relies on the town centre for many facilities. The parish church and primary school remain focal points in the community, there are a scatter of open spaces and corner shops, and a small neighbourhood centre at Hoxton Road.



Community Aspirations

COMMUNITY ASPIRATION - As the area is so built up, protect and enhance all existing parks and green open areas

COMMUNITY ASPIRATION - Preserve the heritage and character of the area

COMMUNITY ASPIRATION - Protect public houses from change of use by registering them as Assets of Community Value

COMMUNITY ASPIRATION - Retain the Ellacombe Church site for community use

COMMUNITY ASPIRATION - Retain the structure of current houses and resist further conversions into flats to minimise over-crowding in the area

COMMUNITY ASPIRATION - Create training and employment opportunities within Ellacombe through the conversion of existing small brown field sites

COMMUNITY ASPIRATION - Mixed use development that enhances the retail and service quality and offer of Market Street, as a district shopping area for Ellacombe, are supported

COMMUNITY ASPIRATION - Retain and improve the public transport routes to other parts of Torbay

Projects

- Develop the former Bowling Pavilion at the top of Ellacombe Park, Princes Road, as a Community Centre/Hub, as a focal point for the area
- Continue to enhance Warberry Copse
- Continue to improve the children's play facilities in the area
- Enhancing the Market Forum so it becomes a vibrant indoor Market for the benefit of the community
- Further improve traffic calming outside Ellacombe Academy if necessary
- Encourage superfast broadband providers to invest in Ellacombe

Hele and Lower Barton Community Partnership (Hele's Angels)

Objective – To take Community action against child poverty and social isolation and enhance educational and employment opportunities for a sustainable future

About the area

There is a strong sense of community in this area, even in the face of significant challenges and deprivation. The area proudly displays a Village sign and, whilst the built area does not look like a traditional village, the community is proud of its village roots.

Since Hele began to grow this has always been an area consisting predominantly of social housing. It is well served by local/facilities, but they need to be better maintained and extended. The existing local facilities are; Churches / surgeries / shops / schools / faith centres / shops / community centres, those that are in the area at the moment are aging and fragile need investment so that they are sustainable.

Hele Road is an artificial boundary between two parts of the communities, historically it existed as the heart of the community and boasted a parade of shops and pubs. The lack of parking and the speed of the traffic on this road does not help the area; many use Hele Road as a thoroughfare; to improve the village this needs to be reversed. There is a need to identify a proper traffic plan to nurture the recreation of a 'village heart' again.

The employment areas are valued and there appears enthusiasm to support and improve and maintain them. The majority of the employment provision is on the outskirts of the area (Old Woods Trading Estate) and this is considered invaluable to the local people. However, it is accepted that this area could be vastly improved and upgrade

Community Aspirations

COMMUNITY ASPIRATION Protect and enhance all parks and green open areas

COMMUNITY ASPIRATION – Continue to improve play facilities in the area

COMMUNITY ASPIRATION – Improve highways particularly to reduce traffic flows on the Hele Road and discouraging HGVs and coaches from the area, make roads safer adjacent to Torquay Academy and other schools, and increase parking opportunities near to shops and other facilities.

COMMUNITY ASPIRATION – Encourage shops to relocate back to the Hele Road to recreate a small district shopping area

COMMUNITY ASPIRATION - Use empty buildings to drive employment opportunities

COMMUNITY ASPIRATION – Improve local employment opportunities such as Woodlands Trading Estate, Broomhill Way, Herald Express site etc.

COMMUNITY ASPIRATION - Prioritise bringing empty homes back into use

COMMUNITY ASPIRATION – Improve the standards of housing in both the private and social sectors

COMMUNITY ASPIRATION – Ensure future development of the area promotes community safety, and particularly reduces antisocial behaviour, the fear of crime and conflict within the built environment

COMMUNITY ASPIRATION – Pursue a Community Investment Area

Projects

- Sustain the Windmill Centre and ensure its continued support to the community
- Sustain the Local Hele's Angels initiative to it may continue its support to the local community
- Support and expand on the Hele's Angels Garden and Greens initiative encouraging local people to grow their own vegetables, and improve the local green spaces.
- Section 215 notices to be used to tackle untidy land/buildings which are negatively affecting the amenity of the area
- Ensure there is support in the community for those most vulnerable e.g. via a Street Warden scheme
- Support initiatives to reduce Child Poverty in the area
- Support initiatives to reduce isolation amongst older people in the area
- Support initiatives to improve opportunities for employment in the area
- Work in partnership with local employers to create training opportunities for local young people

Shiphay and the Willows Community Partnership

Objective – To support the sustainable growth of quality homes and jobs delivered to the highest level of urban and landscape design in conjunction with the wishes of the local community.

About the area

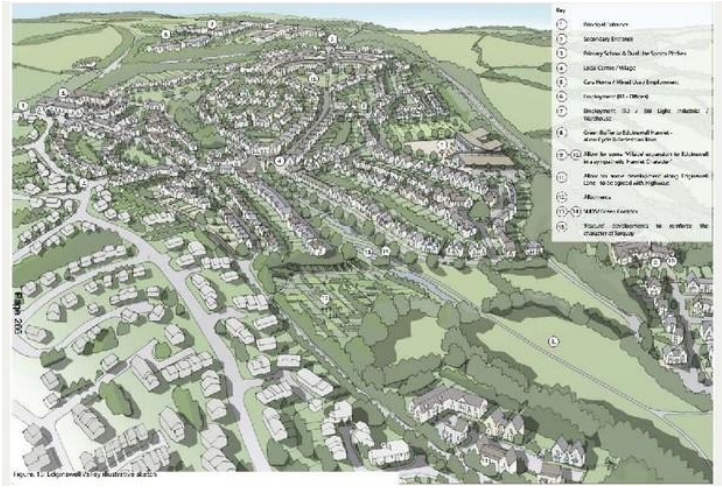
This part of Torquay includes the Gateway area, dealt with elsewhere in the plan. This chapter focuses on those elements not covered by or subject to the key Gateway policies.

The area includes the ancient village of Edginswell, the 20th Century housing estates of Shiphay and the extensive recent developments at The Willows.

Lying at the entrance to Torquay, the area is well served by road and is at the end of the new South Devon Highway.

In addition, there are plans for a rail halt to service the commercial and service areas of Edginswell Business Park, Willows Retail Park and Torbay Hospital.

The area also includes a local centre at Shiphay and two primary schools.



The Willows area is a newer residential development that lacks a centre, but benefits from being adjacent to the retail park.

Community Aspirations

COMMUNITY ASPIRATION

- All new major development in this area should take the fullest opportunity to support sustainable, high quality design which achieves benefits for the wider community.
- Major development should require masterplans to be submitted as part of planning applications which show how development will come forward in a holistic manner and avoid piecemeal development which is disjointed from adjacent sites. These documents should be informed by community engagement.
- The Edginswell Future Growth Area should be developed in accordance with the Torquay Gateway (Edginswell) Masterplan SPD.
- New local community facilities such as those relating to education and health are critical to support future growth in the wider area. An assessment of

health facility and education facility needs should be undertaken for all major development.

We support the provision of good quality employment and commercial development to meet the needs of growing businesses and those looking to relocate to Torquay.

COMMUNITY ASPIRATION
Hele Roundabout/Barton Hill Road/Barton Hill Way and Woodland Industrial Estate has scope for redevelopment and improvement through a Local Development Order with the objective of it becoming a modern employment centre.

COMMUNITY ASPIRATION
Provision for housing is supported in this area, particularly family and smaller homes, and some live/work accommodation.

COMMUNITY ASPIRATION - Services and Facilities

- The former tip area adjacent to Browns Bridge Road named as Nightingale Park should continue to be protected for sports and leisure as identified in Torbay's Playing Pitch Strategy and the adopted Torbay Local Plan. Detailed plans should be developed in accordance with the consultation report published in June 2016 "NIGHTINGALE PARK ESTABLISHING COMMUNITY PREFERENCES".
- A 'sports and leisure masterplan' should be developed to properly plan and maximise the area's potential for sport, leisure which could include woodland walkways and a circuitous route around the park. Wild meadowland could also be included.
- New development within the area covered by the Gateway Masterplan should be supported by adequate community facilities which should include a new primary school and community health facilities as appropriate to ther scale of the development.

COMMUNITY ASPIRATION Traffic and Movement

- New developments should include good pedestrian, cycle and road connections to adjoining sites.
- The A380 Riviera Way and Newton Road is the principal route into Torquay and experiences congestion, especially around the traffic light junctions at Scotts Bridge and Shiphay Lane. The opening of the South Devon Link Road and new developments in Torquay will exacerbate this. Measures are supported to address the issue within the next 5 years.
- A new rail halt is proposed in the vicinity of the Edginswell business park. Appropriate, limited accessible car parking should be provided.
- Improved pedestrian access should be established between Nicholson Way and Riviera Way.
- Good, safe cycle routes should be provided within the area and on towards the town centre and sea front.

COMMUNITY ASPIRATION - Environment

- Welsury Covert and Jubilee Plantation should be protected and retained as wooded areas with the completion of a woodland park.
- The areas' parks and green spaces should be designated as Green Space, these to include: Kitson Park, Shiphay Park, Lindisfarne Park, Nightingale Park and the green at Cadewell Park Road.
- The allotments at Barton Hill Way should be protected.

Education

The area boasts two Ofsted rated 'good' local primary schools, together with excellent pre-schools. However, recent population growth, combined with the failure to deliver a school at the Willows in previous years, has led to a shortage of primary school places in the area.
Many parents in the Gateway area are unable to find school places for their children within walking distance. An important future goal should be the provision of a school place for every child within a safe 10 minute walk; with the multiple benefits of easing the burden on working parents, encouraging healthy living and protecting the environment. It is with this goal in mind that a new school is intended to be included in the new 'Masterplanned' area.

Just outside the boundary of the Gateway, there is the recently developed Torquay Academy and Torquay Boys and Girls grammar Schools. In 2013, the Devon Studio School was opened in the former hospital annexe in Newton Road. This caters for up to 300 pupils studying various 'education for employment' courses, particularly in health care.
This section of the Neighbourhood Plan has not considered the exact increase in school places that will be required depending on housing growth in the Gateway Area. However, it is clear that a significant increase in school places will be necessary in the near future.

COMMUNITY ASPIRATION - Education
Where there is a demonstrated lack of provision, a new Primary School should be built and funded as part of the Council's Community Infrastructure or S106 Levy and should be ready for use at a suitable location that serves both Shiphay and the Willows areas and should be dependent on the provision of a safe link between the two areas before the occupation of not more than 50 homes.

St Marychurch & District Community Partnership

Part A – St Marychurch, Babbacombe & Plainmoor

Objective – To enhance the unique nature and history of each area by protection and preservation of valuable architecture and existing greenspace

St Marychurch, Babbacombe, Plainmoor and Maidencombe make up the community Ward and are all very special and unique places in their own right.

The Neighbourhood Plan for the Community Partnership is focused on **Protection and Preservation,** as once land is given up for development it is lost forever, and for the local residents -**preservation** is more important and of far greater significance than development for present and future generations.

ABOUT THE AREA

St Marychurch is one of the oldest settlements in South Devon with records dating from around 1050 AD. Its name is derived from the church of St Mary the Virgin which was founded in Anglo-Saxon times with its high tower and Saxon font dating from around 1110 AD.

The old town hall

The early 19th century architecture of villas and terraced buildings fall within a conservation area and contain a number of listed buildings and many others of significant interest, such as is the former Town Hall built in 1883. The former town stretches from Plainmoor to Maidencombe and is known for its scenery, shopping precinct and neighbouring churches. The conservation area largely defines the historic development of what is now a significant suburb of Torquay.

St Marychurch parish church

Tourism

Babbacombe Downs with its fine views across Lyme Bay is an area of natural beauty appreciated year round by both residents and visitors alike. This area supports a substantial number of local businesses of large and small hotels that cater to visitors all year round.

Oddicombe Beach from Babbacombe Downs

Retail business

The main shopping area in Fore Street also consists of a small precinct market area. Other major shopping areas include Babbacombe Road, Reddenhill Road and St Marychurch Road in Plainmoor.

These shopping areas, based in the midst of our hotel and B&B district, also serve a large residential area with a wide range of independent traders and businesses.

St Marychurch Precinct

Reddenhill Road Plainmoor Babbacombe

Old St Marychurch &

COMMUNITY ASPIRATIONS

ENVIRONMENT

COMMUNITY ASPIRATION
Protect from greenfield development all green open spaces and the coastline from Walls Hill to Maidencombe, and to include Babbacombe Downs and the beach areas, Tessier Gardens, King George V playing fields and Cary Park.

COMMUNITY ASPIRATION
- Increase the maintenance of all areas, including coastal paths and pathways for public use and safety ensuring they are fit for purpose.
- Refurbish Petitor Downs and the Great Rock area to bring them back into public use.

COMMUNITY ASPIRATION
Secure a long term commitment from the Local Authorities to preserve all protection plans (including covenants) and ensure SSSIs are respected.
- Obtain Covenant protection from Torbay Council for Babbacombe Downs from future development/building
- Protection and preservation of coastal paths, identify and record public rights of way; green lanes, alleyways and established paths in and around the area and increase maintenance for public use and safety.
- Protect and identify public rights of way throughout the ward and increase maintenance for public use and safety.

HOUSING

As the area attracts a large number of senior residents there is a need to have sufficient places to cater for supported independent living and also, as demand increases, more places that cater for those who are no longer able to be independent. We need to ensure that there are sufficient Nursing/Care home facilities by a combination of new development, adaption of existing buildings and re-furbishing existing homes.

COMMUNITY ASPIRATION
The community would like to see development considers the need of all residents, existing and new, and that
- Re-develop existing suitable properties in appropriate style and scale for housing as long as they are not likely to have an adverse impact on neighbours the immediate environment or the area as a whole.

- By identifying and secure appropriate sites for good quality and affordable housing to meet the projected demographic needs for this Ward and not allowing development of housing on any **g**reenfield site.
- By ensuring that any significant development of new homes in the area (5 or more in one application) is allowed only if a reasonable proportion of new (medium and long term) jobs are made available.
- The development of properties for senior residents to enable independent living for as long as possible. Because the area has a large number of senior residents there is a need to have properties to develop that cater for those who can manage on their own (i.e. warden controlled) and also develop properties that cater for those who can't
- The possible development of the Football Ground (subject to the Club having a better alternative accommodation), for community use, with the possibility of land for school playing fields and that appropriate building with sufficient amenity and infrastructure only is considered, that the plans should include the development of swimming, sports and play facilities – sheet 9
- The possible development of the Golf Course or part there of *(subject to the Club having a better alternative accommodation).* The housing in this area should benefit a cross section of residents and be a mixture of sizes, e.g. 1, 2, 3 & 4 beds and include affordable starter homes, shared ownership property and retirement apartments. If the development is large enough perhaps it could incorporate a 'village' design. However, particular attention needs to be made to the local infrastructure and the impact on surrounding communities in terms of erosion, flooding and rain run-off. To this end any established trees should not be removed – map sheet 6.

COMMUNITY USAGE

COMMUNITY ASPIRATION
To protect the amenity that is provided by

- Plainmoor Swimming Pool and play park, and have those areas improved for community use. Ensuring that any development of the football ground is tied to the improvement of this and other amenities in the immediate area. Plainmoor swimming pool is the only public swimming pool in Torquay
- The retention of key bus routes serving the area, and to ensure access to and from the main retail areas of the ward, town, harbour, hospital and outlying districts.
- The refurbishment of shopping and retail areas, and the standardization of street furniture and street signs.
- Maintaining/refurbishing existing public conveniences at Babbacombe Downs and Hampton Avenue, and keep them open all year. Re-open those that have been closed on Reddenhill Road for the use of children and residents using the play area on Cary Park

COMMUNITY ASPIRATION
Additionally there should be an on-going commitment to improvement in the following local amenities – if necessary through partnership working with developers:

- To maintain standards of cleanliness and litter removal
- Local schools to provide opportunities for adult education
- Play and Youth facilities
- Leisure and facilities/opportunities
- Beaches, Planting, Signage
- Litter and Cleanliness

RETAIL AREAS

There are three significant local retail areas. The area has four major tourist attractions, three excellent beaches, significant areas of green spaces and good local amenities, all adding to the value of the area as a tourist destination.
The economy of this area is generated mainly through three sectors – Retail and Financial Services, Care Services and Tourism – map sheet 9.

COMMUNITY ASPIRATION
To ensure the continued success of the business and retail areas by

- Investing in improving the standard of retail areas and the properties therein and standardization of street furniture and street signs to continue the unique theme of Black and Silver as on finger posts.
- Removing unnecessary 'street clutter' in the form of excess street furniture and signage – where possible 'doubling up' signs to avoid proliferation.
- Making sure that we maintain plenty of free and unrestricted on-street parking and secure, easily accessible and affordable off -road parking for visitors, local residents and businesses. This should include identifying spaces that need no longer be restricted. Coach access and parking is available, and improving the 'arrival and departure' experience of drivers and passengers.
- Tying any significant development with a financial contribution to improvement or maintenance of local amenities.

Part B – Maidencombe

BRIEF HISTORY

Maidencombe makes up the Community Ward and is a very special and unique place in its own right. Situated at the northern most part of the Ward, it consists of approximately 408 acres of predominantly agricultural land. The entire coastal strip has been designated a **Countryside Zone and Coastal Preservation Area** and an **Area of Great Landscape Value**.

The historic hamlet of 'Medenecombe' is recorded in the Domesday survey of 1086 as a tiny manor with a population of about twenty. Nestling in a hollow surrounded by dramatic coastal scenery, it was originally orchard groves which over time evolved into a small number of farmsteads.

In 2015 registration for Village Green status was awarded.

CHARACTER OF AREA

The steep access lanes into the combe serve to emphasise the remoteness of the area set amidst the outstanding natural beauty of a dramatic coastline.

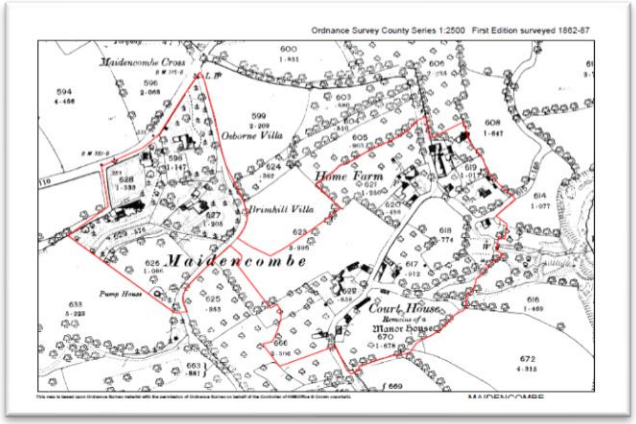
The field systems of Maidencombe have survived since medieval times and early boundary walls are in evidence today.

The chief threat to Maidencombe is the continual pressure to change farming practices or even to develop the farmland, which, if allowed could dilute attempts to nurture a dynamic and successful 'Geopark' and set in motion the further urbanization of Torbay to the detriment of tourist numbers to the area.

GEOPARK:

The Torbay Coast and Countryside Trust has emphasised the importance of Maidencombe as a vital component of the Bay's global Geopark status to attract visitors and residents alike to the area. To this end, a proposed cycleway would facilitate pollution-free access.

Old Maidencombe



The Maidencombe medieval field systems

Cirl Bunting

Lesser Horseshoe Bat

Maidencombe's particular areas for protection

Maidencombe has a particularly flower rich bio-diversity which depends on the survival of its extensive farmland environment and the traditional practices employed in its permanent pasture management and upkeep of hedgerows, hedgerow trees, cider orchard and lower-rich meadows.

Fragile Nature:
A Senior Archaeology and Historic Environment Officer for Torbay Council, has voiced concerns over the possibility of destroying the fine balance that exists in the combe with any further development.

The presence within the boundaries of Maidencombe of extremely rare UK species, such as the Cirl Bunting and a roosting/breading colony of Lesser and Greater Horseshoe Bats demonstrates the current, albeit delicate, well-being of the environment.

The combe and the village itself present a very difficult scenario. Any future development would need massive new infrastructure improvements (e.g. mains sewage and substantial rainwater attenuation); this may be achievable perhaps, but at the brutal cost of destroying the fragile balance of the comb

The area surrounding the Village Envelope of Maidencombe, is largely identified in the Torbay Local Plan as Countryside Area (Local Plan Policy C1) and/or Undeveloped Coast (Local Plan Policy C2). The landscape is sensitive to developmental change and proposals for new developments must be managed in accordance with these policies with particular reference to development only being acceptable where it does not harm (either on its own or in combination with other development) the special landscape character in this area, particularly with reference to integrity of landscape character, sense of remoteness of the Combe/village and scenic beauty.

The Landscape Character Assessment of Torbay (2010) comments on the unique quality of the landscape in this area and makes the following analysis regarding the capacity to accommodate change within character type 8 – Coastal Slopes and Combes (8a and 8b):

> 8a - "The area forms an integral part of the coastal landscape and new built development or other significant changes are likely to have substantial adverse effects"
>
> 8b - "The land forms an important setting for the village and Conservation Area and any changes should only be limited in nature, and strictly controlled to ensure that the secluded character of the area and setting of the village is not harmed. Infilling should be resisted."

COMMUNITY ASPIRATIONS

ENVIRONMENT

COMMUNITY ASPIRATION
Protect green open spaces and coastline

- There is a need to increase the maintenance of all areas, pathways, for public use and safety ensuring they are fit for purpose.
- Refurbish Great Rock area to bring it back into public use

COMMUNITY ASPIRATION
Secure a long term commitment from the Local Authorities to preserve existing protection plans (including covenants) and ensure SSSIs are respected and to

- Designate Maidencombe Community Orchard as a Local Green Space
- Protect and identify public rights of way throughout Maidencombe and increase maintenance for public use and safety.
- Protect and preserve the coastal paths, and identify and record public rights of way; green lanes, alleyways and established paths in and around the area and increase maintenance for public use and safety.
- Ensure full protection for endangered species of bats and birds

COMMUNITY USAGE

COMMUNITY ASPIRATION
Public transport

- Retain key bus routes serving the area to ensure access to and from the main retail areas of the Ward, Town, Harbour, Hospital and outlying districts.

COMMUNITY ASPIRATION
Improvement to local amenities

- There must be an on-going commitment to improvement in the following local amenities; possibly through partnership working with developers:
  - Play and Youth facilities
  - Leisure and facilities/opportunities
  - Beaches,
  - Planting,
  - Signage,
  - Litter and Cleanliness

HOUSING

COMMUNITY ASPIRATION

Note the following provides community ideas regarding development, derived from the thoughts of Maidencombe residents involved in the activities of the Neighbourhood Forum, in accordance with what is perceived by them as being compliant with the Neighbourhood Plan and Local Plan. Consistent with the status of this Appendix, the ideas are not proposals or commitments, have not been tested and do not have any land use planning policy status.

VILLAGE ENVELOPE

AREA 1
Within Area 1, opportunities have been identified for a single dwelling that is compliant with policy TH12 on each of sites A and B.

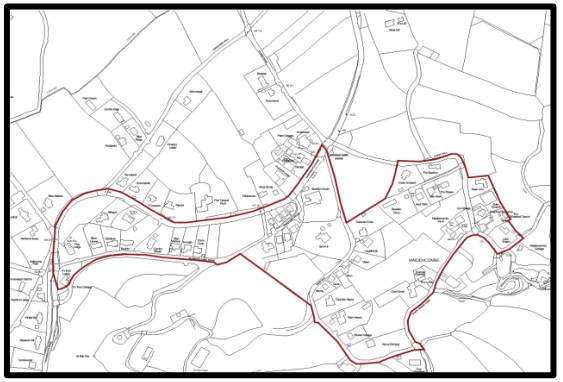
AREA 3A AND 3B
Within these two areas, development proposals should be managed in accordance the development design criteria outline in Policy TH12

AREA 2 - CONSERVATION AREA
Area 2 reflects the part of the Maidencombe Conservation Area which overlaps with the Village Envelope. This area has particularly special historic significance and development. Any development proposal must positively sustain and enhance the special qualities of this area. Because of the special historic and landscape significance proposals should be managed in accordance with *Policy SS10 Conservation and the historic environment*, contained in the Torbay Local Plan 2012-2030.

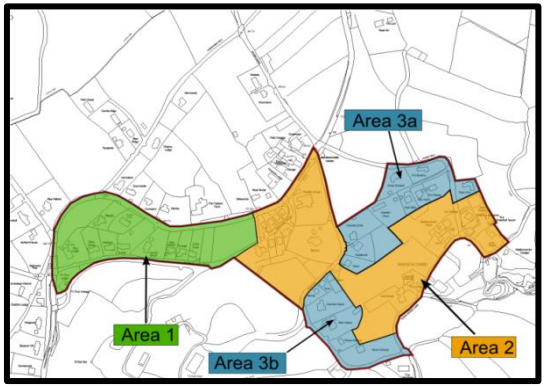
SLADNOR PARK

The community would like to make known that Sladnor Park (defined by the blue boundary line on the aerial photograph) has an extremely high environmental sensitivity and any development of the site would have a serious adverse impact on key protected species (an existing Greater Horseshoe and Lesser Horseshoe bat nesting and roosting cave, badgers, deer and Cirl Buntings). The topography of wooded areas currently constrains rain water runoff and helps prevent soil erosion, coastal erosion and local flood issues. While it is acknowledged that there are existing chalet structures (as outlined in red) on part of the site most of the original structures associated with a hotel at the top of the site have blended in to the landscape over a substantial period of time. The scope of any new development is severely limited and must be within the policy umbrella for the whole of the Maidencombe area and the C1 designation within the Local Plan that does not support major developments. New development should be constrained to that part of the site of the existing chalets and designed to have minimal visual and environmental impact. The typical design of properties in the Maidencombe area comprises one or two storey detached houses of individual and historic designs.

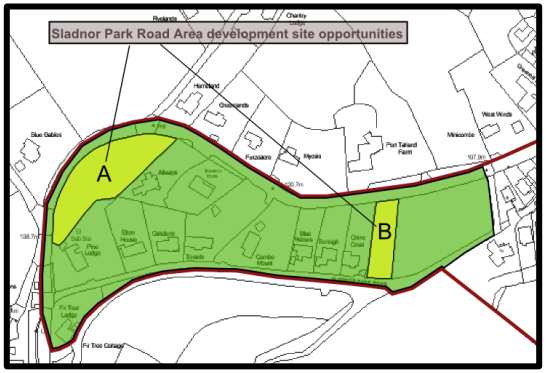
Aerial View of Maidencombe and Sladnor Park



Development Areas within the Village Envelope



Development sites within Area 1 of the Village Envelope


Sladnor Park Road Area development site opportunities
A
B

Torre & Upton Community Partnership

Objective – To grow the Community sustainably and sensitively with good quality buildings raising the standards and expectations for both residents and businesses and provide valuable employment opportunities.

About the area

Torre and Upton Community Partnership area adjoins the centre of Torquay and is part of the ward of Tormohun. Tormohun dates from Saxon times and the medieval parish church still lies at its heart in Torre. Upton contains the civic centre of Torbay with the Edwardian town hall, library and Art Deco 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

Community Aspirations

There are already more than the normal proportion of HMO’s in the area.

COMMUNITY ASPIRATION

The community would like to see where existing buildings or sites are underused, vacant or awaiting development, temporary uses will be supported, in particular those which benefit the community. The Council is encouraged to take enforcement against landowners or both residential and commercial buildings/sites that are not properly maintained.

Projects

- The Civic Hub shown in the Masterplan for Torquay Town Centre is fully supported by the residents and businesses in Torre and Upton. The library could be extended upwards and updated to incorporate the Connections Office and other public information services. This would release the listed Electric House for other uses. The closure of the Magistrates Court gives the opportunity for a more creative development for the Town Hall car park area. This is expected to have a positive knock on effect for the smaller, individually owned businesses in Higher Union Street. Should the council vacate the Town Hall for purpose built offices, we would support a change of use for the building with a hotel/conference centre being the preferred option.

- Upton Park will be enhanced for the benefit of residents of all ages, providing facilities for recreation and relaxation. This will include the re-arrangement of the sports areas and linking with the coach park. By bringing this forward, we will have a more appropriate setting for the civic buildings.

- The B&Q site in Laburnum Row presents the opportunity for a good quality development providing a mixture of residential and commercial. This latter could be retail and/or office space. This part of Torre deserves proper investment, and the residents and visitors to the area will value standards being raised.

- We wish to see the development at Torre Marine completed, and the serious issues of rising water and run off into adjacent streets dealt with, so that the park that was part of the original plans, can be put in place. This would not only create a pleasant open green space for the residents, but also, with the traffic reversal, enhance the area for all those entering Torquay.

Torquay Town Centre Community Partnership and Town Centre Focus Group

Objective – To maintain and improve the Town Centre as a dynamic, vibrant urban environment by working closely with residents, businesses and visitors to our Community

Brief Description of the area

Torquay Town Centre contains both quiet residential suburbs and a significant proportion of the major hotel accommodation in the resort, as well as being largest retail centre of Torbay. A large proportion of the area consists of open space. This includes coastline, parks, and recreation grounds, at the walled gardens of Torre Abbey, the rock-faced Royal Terrace Gardens and the private gardens and terraces of numerous hotels. Many of the major buildings are set against a backdrop of mature trees.

Key Community Aims

Key Community Aims:

- Improve the Town Centre retail, service and leisure experience to improve footfall and provide employment opportunities by:-
- Becoming the premier leisure destination both night and day
- Creating a more diverse late night offer. Whilst we recognise the value of our late night economy we would like to see a broader offer than is currently available. This could be achieved by encouraging and providing a range of activities for all age groups such as late night shopping and regular food /music activities to encourage residents/visitors to stay on in town.
- Encouraging leisure and sport into our Town Centre and to provide a variety of undercover attractions for tourists and residents.
- Encouraging more people to live and work within the Town Centre
- Providing more eating and outside sitting areas.
- Providing adequate well maintained, accessible and convenient parking facilities
- Creating better connectivity and providing more pedestrianisation.
- Encouraging sympathetic development providing the size and kind of providing the size and kind of premises which modern day High Street names consider attractive, whilst at the same time creating suitable premises for small independent retailers and other uses such as gyms and cinemas.
- Make more of and protect the Town's heritage assets by:-
- Protecting the green and open public spaces from Cary Green, the Pavilions, Promenade to the end of the Princess Gardens and the 'Sunken Gardens', In addition the Royal Terrace Gardens (Rock Walk) which are all covered under one listing with English Heritage. Torre Abbey and its Meadows should continue to be protected by covenant from future developments. Included earlier in document.
- Maintaining Victorian facades where possible to keep the character of the Town.
- Make provision for cyclists in and around the Town which would complement cyclist tourism
- Make access to public spaces easier for the disabled. Protect and maintain our beaches – Torre Abbey Sands and Beacon Cove.
- Protect the marine environment and develop a sustainable Maritime Economy

COMMUNITY ASPIRATION

Key Development Opportunity Sites

The Community would like to see the town centre regenerated and have the following ideas:

Retailing is in the throes of a revolution which has seen high streets up and down the country lose market share year on year. The results are there for all to see, empty shops, derelict buildings, shoppers getting into their cars to go out of town, or not going out at all but shopping online.

"High Streets and town centres that are fit for the 21st Century need to be multifunctional social centres, not simply competitors for stretched consumers. They must offer irresistible opportunities and experiences that do not exist elsewhere, are rooted in the interests and needs of local people, and will meet the demands of a rapidly changing world." Action for Market Towns, Twenty First Century Town Centres (2011).

The concept of 'healthy urban planning' is being promoted by the World Health Organisation to draw attention to the need for planners, public health professionals and others to work together to plan places that foster health and wellbeing

Physical activity, especially walking, has many important health benefits for older adults and the built environment plays a crucial role in encouraging healthy activity for this growing segment of the population. Current UK estimates from the Office of National Statistics (ONS 2011) see the proportion of over 60s rising from 23% to 31% by 2058. Torbay already has an over 60s population which exceeds the 2058 ONS national estimates with 31.4% of its population currently over the age of 60 (2011 census) – placing Torbay 45 years ahead of the rest of the country.

Torbay has the potential to act as a leading example of how the design of buildings and public spaces can facilitate beneficial activity for its aging population as well as improving the health of the wider community. The comprehensive review of Torquay Town Centre and planned growth within the Bay offers a unique opportunity to integrate design guidelines which encourage healthy behaviour and increase accessibility, not just for older adults, but for all residents and visitors no matter what age or ability.

Castle Circus and Union Street
Potential site for redevelopment to create a focal point of the Town and could include a supermarket/superstore, multi storey car park, plus residential development to increase footfall and act as a catalyst for regeneration of the wider area, encouraging other businesses offering a fresh bakery, butchers, fishmongers, greengrocers as an alternative to this proposed development to be re-established in this area. Redevelopment would be subject to taking into account the listed building status of some of these buildings. We would also want to encourage better pedestrian facilities with possibly wider pavements and better links to the Union Street development.

Melville Hill Community Group - Marvellous Melville - Melville Hill should be recognised as a place of historic charm, with a mix of both private and quality rented housing that is affordable. New developments should include up market, and contemporary schemes that introduce a wine bar and café culture enhancing the neighbouring business and tourist district. The area should become suitable for people of all ages with Community facilities. There must be no further agreements for Houses of Multiple Occupation or the sub division of existing properties to form single person dwellings

Fleet Street and Swan Street - Create a water feature to replicate the Fleet. Create a glass canopy to enhance the street scene achieve connectivity with the Harbour providing outdoor eateries/ cafe culture/leisure and bijoux shops – The Fleet Walk shopping experience. Whilst the Victorian warehouse buildings of Swan Street offer potential for residential and retail which would retain the exteriors of the existing buildings.

The Strand, Torwood Street and the Harbour side – Strong aspiration for improvement of this key stretch of Torquay Harbour which could include redevelopment of The Strand buildings, including Debenhams and the Amusement Arcade. Combination of luxury apartments, improved retail, hotel, small restaurants would be welcomed whilst protecting outlook from the Terrace. Make Torquay Inner Harbour accessible to local people by giving it official community asset status.

Upgrade the area of public space on the harbour side of the Strand to allow for a range of different activities, and a higher quality environment with better provision of seating and better management of spaces including attractive signage to guide people to the waterfront. The Old Opera House has been suggested as an alternative site for an Art Centre of for performing arts. Could alternative uses be found for some of the Night Clubs here in order to dilute the heavy concentration of these in this key part of the Town Centre? The Terrace car park is a potential development site with its spectacular views but there would be the need to retain adequate car parking for the harbour area.

The cinema also needs upgrading and possibly relocating. However, if the cinema is relocated we need to be mindful that this will create a large empty building in an area of the Town already facing many challenges and would suggest the possibility of a much needed community centre being established here. Relocate Job Centre and Magistrates Court to out of Town centre location, thus making room for landmark retail store and unique indoor attraction to help revitalise this end of Town. The Town Hall has been identified as a potential Art Centre. Key will be the preservation of the architecture of this building.

A new Library is required: a modern facility is fundamental to giving the town the correct image; a similar development to Paignton Library would be welcomed, as not just a modern library but a centre offering community facilities such as meeting rooms, and education facilities.

Temperance Street - **T**his is an opportunity to have this area developed as a major shopping area for the town, to take in former works site, and multi storey car park. Suitable uses could be anchor store, quality office space, 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, also including some residential.

Union Parade and Pimlico - These areas to be developed predominantly for retail, commerce and town centre shopping. Opportunity for a major demolition/redevelopment programme as The Hogs Head and surrounding buildings have little architectural merit and we would welcome a landmark building here to encourage further exploration of the Town; possibly a multi-use community space incorporating a new library, council offices and possibly a gym. Support the creation of an indoor attraction for example promoting the Town's connections with people like Agatha Christie or Isambard Kingdom Brunel. Place canopies over large stretches of the pavement and open spaces in the Town, possibly an atrium over the pedestrianised area of Union Street, to make Torquay the place to shop no matter what the weather.

Market Street and Indoor Market - Create premises as a form of innovation centres to support fledgling retailers to establish their first business. This could in turn be reinforced by significant Town centre residential development and cafe culture. Encourage more residential homes to be created in this area with at least two bedrooms to encourage families to bring life back into the Town out of trading hours.

Pavilion/ Torquay Marina Car Park: The Marina Car Park has the potential for a quality development as this has the best views of the harbour which are currently not exploited. However, the height of any development needs to be considered so that this in itself is not detrimental, and thus become a contentious issue to local residents. In addition the groups have serious concerns about incorporating development of the Pavilion into the large hotel scheme on the Marina car park and would support further investigation for the re siting of the Pavilion to another location which may then enable a lower rise less intrusive development on the Marina car park. A possible option would be to relocate the Pavilion on to a constructed island (with bridges) in the inner harbour, around which boats could still move/moor. The point of the development would be to: Protect the Pavilion and make it the centre of a revitalised harbour area; provide a waterside dining/entertainment environment unique in the UK that would encourage a more mature and upmarket night time economy and provide the type of retail experience during the daytime best described as "Totnes by the sea." If the Pavilion were moved this would allow a larger footprint for the developer of the hotel/spa to build a wider but lower development that could include a children's play area or be the site for an open air public performance space. Other proposals for Pavilion site include: the Pavilion to become a Community Asset and Marina Car Park to become landscaped recreation area for residents and visitors

Princess Theatre/Princess Pier: Potential to redevelop/extend the theatre to enable it to attract West End Shows whilst not expanding out into the Gardens which should be protected.

Rock Walk: To provide access to those with disabilities a cable car/ funicular railway from the bottom to the top of Rock Walk would be welcomed in addition to it creating a revenue generating opportunity. It would support a high level walkway from Rock walk to a feature development on Princess Pier incorporating a ferry terminal.

RICC/Balloon Site/Marina Car Park: There is a chronic shortage of play and recreational facilities within 200 metres of the sea front and we have identified these sites for such a facility

Area along SW Coast path just beyond Imperial Hotel (Peak Tor): To capitalise on our fantastic coastline, explore the possibility of an open air theatre here to rival the Minnack in Cornwall

Wellswood and Torwood Community Partnership

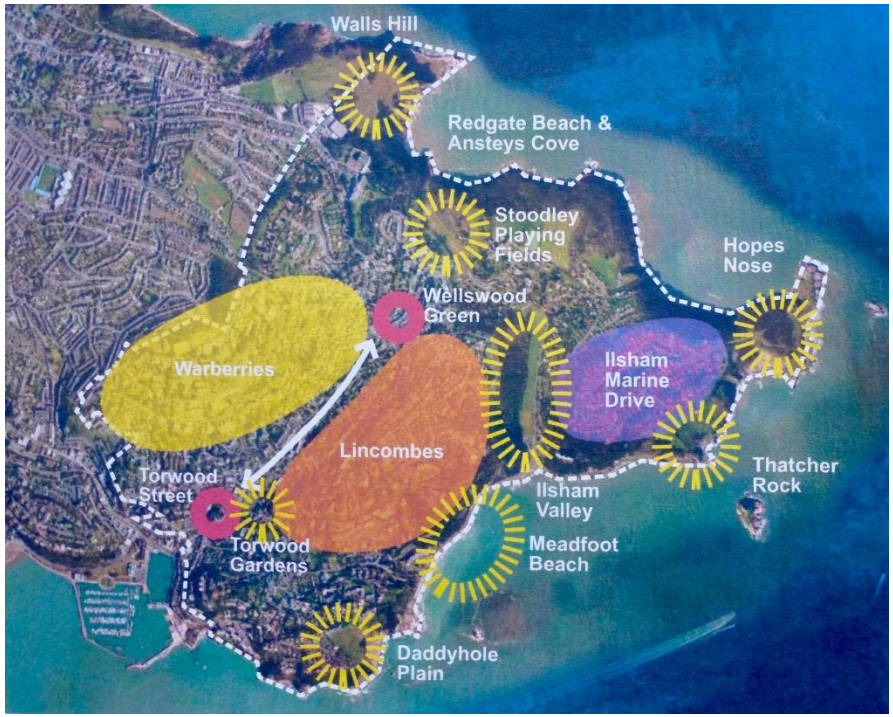
Objective - To Protect and Enhance the existing Green Spaces and Coastline, preserving the special quality of the natural environment and character of conservation areas.

About the area

The Wellswood and Torwood Ward covers two rocky headlands at Torquay's south-east perimeter, bordered by sea. It is 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 Ilsham Valley and these 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 three with four stars. At the heart lies Wellswood Green with its shops, primary school and church. Adjoining the harbour, Torwood Street is home to Torquay Museum and a variety of bars and food outlets.



Community Aspirations

Environment
Protect, maintain character and enhance:

- All public green areas, improving waste and toilet facilities
- Conservation Areas, and current density of development
- Coastal Path, Geopark and all associated areas
- Supporting Community initiatives to upgrade amenities

Promote diversity and prosperity of local businesses in Wellswood and Lisburn Square

Retain Post Office and Pub in Wellswood by designating them Assets of Community Value

Support any future proposals for redevelopment of the Palace Hotel and grounds, while retaining a hotel

Encourage Torquay Museum to develop as a Community Centre

Support proposals for Kent's Cavern to enhance tourism and education, in line with it's importance within the English Riviera Geopark, and improve the access strategy to limit impact on the surrounding area

Support opportunities for redevelopment in Torwood Street area and Terrace Car Park, retaining sufficient parking for local businesses

Traffic and Movement
Prioritise pedestrian access and slow traffic in key areas, addressing much needed improvements in traffic management.

Property densities
Maintain the existing property density to ensure that the open nature of of the area is not destroyed

Projects

Traffic and Movement

1) Address traffic management through Wellswood (Ilsham Road) improving character and environment
2) Provide a safe pedestrian footway along Ilsham Road from the junction with Iisham Marine Drive to the Ilsham Valley
3) Provide a safe pedestrian footway and cut back overhanging trees on Parkhill Road by the Imperial Hotel
4) Provide a natural footpath along the side of Stoodley Knowle meadow, to relieve parking impact on Ilsham Road and improve access to coastal path

Environment

1) Re-open Redgate Beach and Footpath to Walls Hill
2) Support creation of Wildflower Meadow at Stoodley Knowle
3) Improve Coastal Path signage and information