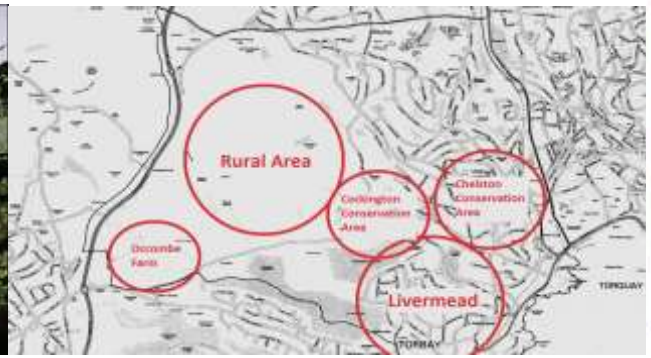
Chelston Cockington and Livermead

We have two distinct districts: a fully developed area in Chelston/Livermead with a rural area in Cockington. Chelston represents a contrast between the original Victorian developments of major houses/villas/ terraces interspaced with small park areas, and other more modern housing built in the 20th century. Livermead has areas of mid-20th century villas and a more modern estate.
We have two conservation areas: Chelston encompasses the major Victorian area; while Cockington is the larger part of an original family estate of manor house (Cockington Court), Norman Church, five farmsteads and ancient village and is also a significant visitor attraction. Beyond this area is Stanton Barton a working farm and Occombe Farm an organic demonstration farm, wood yard, nature trail and visitor attraction. Our area also includes an important stretch of coastline including an undeveloped cove at Hollicombe, Livermead and Corbyn Head beaches. Livermead beach includes the remnants of the original harbour for Torre Abbey. Four important large hotels are located in this area.



POLICIES:
General

1. Maintain existing local shopping facilities in Walnut Road, Old Mill Road, Roundhill Road and Queensway as a diverse mix of retail and service businesses with the existing Post Offices
2. Protect all open spaces/parks/sports fields/coastline from further development unless it adds to the community's quality of life.
3. Maintain a diverse housing mix and support appropriate small scale infill development where it adds benefit to the community with a focus on homes for families. Resist development that would provide low grade housing such as HMO's.
4. Develop the following brownfield sites:
    a. Hollicombe gas works site (185 flats approved)
    b. Torre railway station - area appropriate for mixed development with an improved station as part of a gateway to Torquay

    c. Reservoir area Hamlyn Way – opportunity for light industrial use with easy access to main routes.
    d. Torquay station – commercial with positive environment for visitors and users as a major transport gateway to Torquay. Support changes to timetables to improve access to surrounding towns.
    e. The old school site in Old Mill Road as business use
    f. Shiphay Manor for housing
    g. Other minor in-fill plots to non-Conservation Areas
5. Resist development on rural fringe green field sites
6. Support unsustainable business properties changing their use through alternative sustainable uses or quality housing appropriate to the area
7. Strict enforcement of Conservation Management Plans for the Conservation Areas and resist unsympathetic in-fill developments where they detract rather than enhance.
8. Develop the 'Old Piggeries' site as community allotments
9. Improve footpaths and roads to give safe pedestrian and cycle routes to schools, beaches, recreational areas and public places
10. Implement child drop off zones, safe crossing points and 20 mph speed restrictions for all schools.
11. Improve road junctions at Shiphay/Newton Road and Torre Abbey/Avenue Road to maximise traffic flow and enhance safety of pedestrians and cyclists.
12. Assure the safety of former gas generating site at Hollicombe while protecting green spaces.
13. Retain the three pubs located in our area

POLICIES
Rural areas/Cockington Village/Country Park/Stanton/Occombe

1. Ring fence this important recreational and visitor attraction area from green-field housing/industrial development or visually obtrusive new development on its borders.
2. Implement the Green Infrastructure Delivery Plan to create links with surrounding areas
3. Protect Cockington Country Park and Cockington Village from:
    a. new residential or commercial development other than conversions and changes of use,
    b. changes or commercial activity that would detract rather than enhance its unique rural characteristics,
    c. changes that would detract from residents' and neighbours' quality of life
    d. changes that would increase vehicle traffic through the village
4. Retain Cockington's current day time attraction for visitors and prevent changes to promote evening and night-time operations
5. Support quality tourism provision based on arts/crafts, history and countryside
6. Support the redevelopment of redundant buildings or unsustainable businesses properties in to sustainable uses.
7. Enhance of the Cockington Village centre to provide a gateway to the whole of Cockington Country Park. Features:
    a. Visitor Information Centre and improvement to Linhay area
    b. Changes to the village centre cross roads area to improve the ambience and safety for visitors.
    c. Refurbishment of the old Water Mill to reinstate a functioning water wheel.
8. Improve sustainable routes to Cockington with all year round public transport and safe pedestrian and cycle access off the seafront (main access route) and from Nutbush & Seaway Lane areas.
9. Support a suitably landscaped park and ride provision at Gallows Cross area with cycle access to Cockington.
10. Create a Cockington 'gateway' when entering the village from the coast to enhance the sense of 'arrival' for visitors.
11. Retain unique characteristics of Cockington by minimising the impact of commercial activity and traffic on the ambiance of the village and park.
12. Implement measures for cyclists, pedestrians and horses to access the public lanes around Cockington Village in safety by minimising traffic volume, traffic speed and eliminating on road parking.