TORQUAY NEIGHBOURHOOD PLAN REPORT

JUNE 2012

PRINCE'S FOUNDATION

FOR BUILDING COMMUNITY

MAP OF TORQUAY, TORBAY
Smugglers' Hole
Shag Cliff
Roundhouse Point
Petit Tor Beach
Petit Tor Point
Quarry (dis)
MODEL VILLAGE
Oddicombe Beach
CLIFF RAILWAY
Blackball Rocks
Withy Point
Gasking's Rock
Long Quarry Point
TORQUAY
Redgate Beach
Devil's Point
Anstey's Cove
Ellacombe
Wellswood
Brandy Cove
Hope Cove
Meadfoot Beach
Thatcher Point
Thatcher Rock
East Shag
Daddyhole Cove
Saddle Rock
London Bridge
Magwintons
West
Peaked Tor Cove
LIVING COASTS
The Millstones
Marina
Pier
New Harbour
FERRY
SHIP
Brixham (P) (Summer)
Livermead Sands
Livermead Head
Corbyn's Head
Corbyn's Beach
Harbreck Rock
Torquay Station
Theatre
PC
Chelston
Torre
Upton
Plainmoor
Football Ground
Shiphay
Schools
Kingskerswell Cross
Barton Hall Caller Hotel
Superstores
Scott's Bridge
Allos Gdns
Crem
Hospl
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TORBAY

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THIS INITIATIVE IS SUPPORTED BY:

TORBAY COUNCIL

THE PRINCE'S FOUNDATION
for **BUILDING COMMUNITY:**
TRANSFORMING LIVES through ***ENGAGING***
EDUCATING *and EMPOWERING* **PEOPLE**

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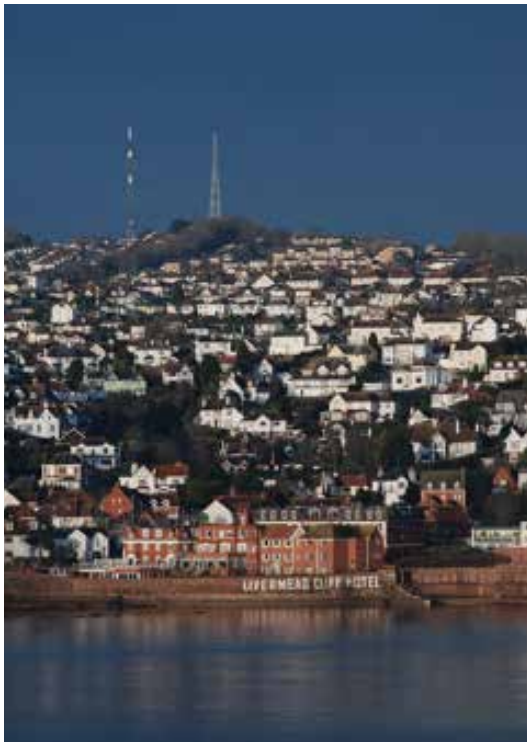
L1535

MARCH WORKSHOP

SECTION 1 INTRODUCTION

The Prince's Foundation has held two workshops in 2012 to support development of a neighbourhood plan for Torquay.

The workshop in June was a more detailed, one-day follow-up to an introductory event in March. It was attended by representatives of the Torquay Neighbourhood Forum, the nine Community Partnerships in Torquay, Torbay Council and other key local stakeholders.



TORBAY COAST

1.1 THE PRINCE'S FOUNDATION

We are the Prince's Foundation for Building Community. Our goal is a future where all of us can take part in making our communities more sustainable.

We are working with everyone from local residents' groups to governments to make it happen.

This event was made possible through a grant provided by the Department for Communities and Local Government - the project is part of the 'Communities and Neighbourhoods in Planning' programme.

1.2 PREVIOUS SUPPORT

An initial workshop was held with the Neighbourhood Forum on 6 March.

Key issues for Torquay were identified as: size and complexity of area, barriers to engagement, housing need, defining the tourism offer, town centre decline and areas of growth.

The Prince's Foundation's Scoping Report recommended: creating a two-tier structure for the Plan, focusing in detail on key areas of change, widening engagement, working on the overall vision, and giving direction to the work of the sub-groups.

SECTION 2 JUNE WORKSHOP SUMMARY

The neighbourhood planning workshop included presentations and workshop exercises to help the group understand what the Plan could include and to make a start at drafting some contents.

We discussed how the Neighbourhood Plan relates to the emerging Torbay Local Plan – what each one should cover, how we can avoid duplication, how there needs to be conformity between the two.

In workshop groups, we defined the 'core area' for Torquay – the boundaries of the area that will need more detailed attention in the Neighbourhood Plan.

There was broad discussion about the overall vision for Torquay and, in groups, we did some initial analysis of SWOTs for 7 of the 9 Community Partnership areas. It was acknowledged that there is a unique opportunity provided by parallel tracking of the Local Neighbourhood Plans.

2.1 PRESENTATIONS GIVEN AT THE WORKSHOP

Susie Colley (Torquay Neighbourhood Forum) set out the Forum's shift from thematic working groups to project-specific groups, and progress on Community Partnership-level SWOT analyses.

Pat Steward (Torbay Council – Planning) gave an update on the New Local Plan for Torbay, which has an emphasis on economic recovery and a more flexible 'bandwidth' approach to housing numbers. It should be complete within twelve months.

Dominic Acland (Torbay Coast & Countryside Trust) explained the implications for Torquay of the Torbay Green Infrastructure Plan: key points include protection of and accessibility to the coastline and the Gateway as a critical environmental pressure-point.

Hannah Shrimpton (Torbay Council – Transportation) gave an overview of LTP3, the Local Transport Plan 2011-26, with its emphasis on safe, sustainable, low-carbon transport choices. Key projects for Torquay include: South Devon Link Road, the new ferry service to Brixham, improved bus and cycle links, town centre connectivity and real-time bus information.

Susie Masterman (Torbay Development Agency) demonstrated how lack of employment space is a real constraint to economic development, and set out three key inward investment areas: electronics/ high-tech industry, medical and healthcare, and call centres. Their collaborative involvement is vital for their expertise on deliverability.

JUNE WORKSHOP

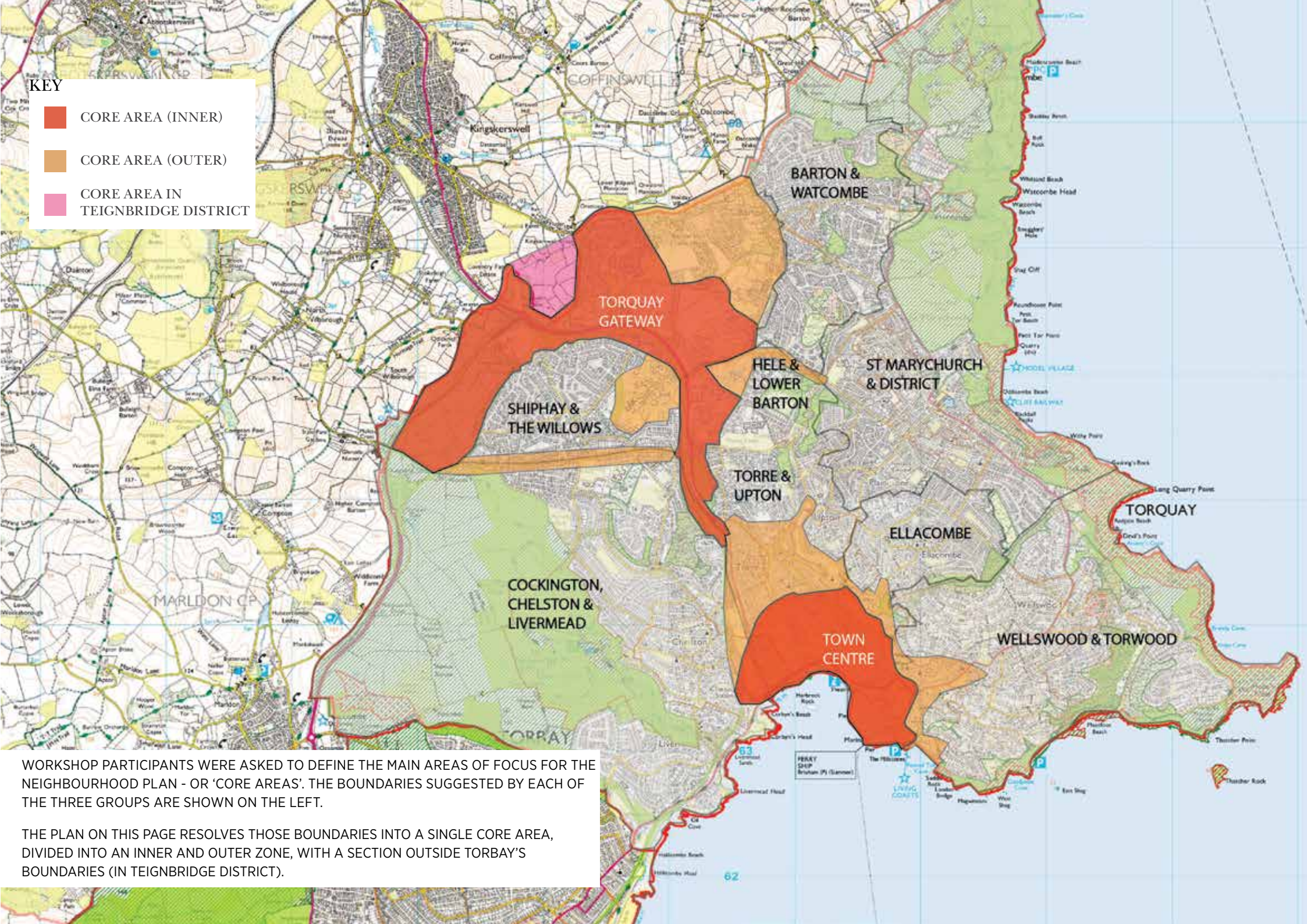
The Prince's Foundation's recommendations to Torquay Neighbourhood Forum

3.1 DEFINING BOUNDARIES

The 'core areas' should be defined according to issues, not existing ward/partnership boundaries. They should include the Gateway, central spine and an expanded town centre/waterfront. This recognises that there needs to be a focus on the town but that fringe areas such as hotels, bus station are also vital for the town's future.

3.2 SECTIONS

The Neighbourhood Plan should have one discrete section for the core areas and another covering the community partnership areas. The core areas will be relatively detailed, with key objectives/actions and separate proposals plans. The community partnership areas will offer specific actions for their local area, without needing to touch on issues already covered in the core areas.



WORKSHOP PARTICIPANTS WERE ASKED TO DEFINE THE MAIN AREAS OF FOCUS FOR THE NEIGHBOURHOOD PLAN - OR 'CORE AREAS'. THE BOUNDARIES SUGGESTED BY EACH OF THE THREE GROUPS ARE SHOWN ON THE LEFT.

THE PLAN ON THIS PAGE RESOLVES THOSE BOUNDARIES INTO A SINGLE CORE AREA, DIVIDED INTO AN INNER AND OUTER ZONE, WITH A SECTION OUTSIDE TORBAY'S BOUNDARIES (IN TEIGNBRIDGE DISTRICT).

3.3 COMMUNITY PARTNERSHIPS

The community partnership areas are defined by their existing boundaries. Each community partnership should feel some ownership over their section of the Plan, but also buy-in to the overall vision for Torquay and the proposals for the core area. It is recommended that the delivery of the plan for the core area should be the responsibility of a dedicated team, with the Forum as a whole (or a board established for this purpose, with reps from each community partnership area) reviewing the content and structure once in draft form.

3.4 PLAN PERIOD

The plan period needs to be agreed by the Forum. Five years has the advantage of focusing on immediate priorities and minimising the emphasis on meeting longer-term housing needs (mindful of what has happened to the Dawlish Plan and of the current lack of an adopted Local Plan). Ten years would give more certainty, but would increase the risk of the Plan being found unsound on the basis of meeting objectively assessed housing needs.

3.5 NEXT STEPS FOR CORE AREAS

The next steps for the core areas can be as follows:

Bring together a team from across the Neighbourhood Forum who can focus on the core areas (a cross-section from the community partnerships as well as stakeholders with a direct influence on the town centre and growth areas), as mentioned above.

Agree the boundaries of the area

Torbay Council to discuss with Teinbridge District Council as part of its duty to co-operate and the Forum follows it up with Kingskerswill Parish Council.

Draw together from the individual SWOTs of all community partnership areas any objectives, projects and suggestions that relate to the core areas. The Forum should deal with priorities first. There may be some issues that are a) covered well in the new local plan and b) slip back in terms of priority.

With the help of Torbay Council, bring together and map information on existing proposals in the core area, so that there is an understanding of development already in the pipeline, when it may happen and what housing/job numbers it is likely to bring

Again with the help of Torbay Council, map potential future development sites (the Council's SHLAA – strategic housing land availability assessment – should be the key source of information for this)

This should provide a good basis for weighing up where and when the Forum would like to see development happen in the core area and matching it to the objectives and the vision, determining what benefits could accrue to existing communities from that development

3.6 PROCESS FOR COMMUNITY PARTNERSHIP AREAS

The process for the community partnership areas could be as follows:

Bring together and analyse the SWOTs, grouping issues under generic headings (economy, housing, environment, movement, etc) and highlighting any specific suggestions or proposals (place- or project-specific)

Determine which of those issues will be dealt with by a) the local plan and b) the core area proposals

Discuss and prioritise both the remaining local issues and project-specific proposals

Prepare a summary of the key projects, describing and mapping them and checking deliverability

The section for each community partnership area should be a maximum of one page, setting out simply objectives and key actions/projects, with some brief background information about the area. (To the right is an example of how this could work for the Torre & Upton area.)

SAMPLE PAGE: TORQUAY NEIGHBOURHOOD PLAN

TORRE & UPTON COMMUNITY PARTNERSHIP

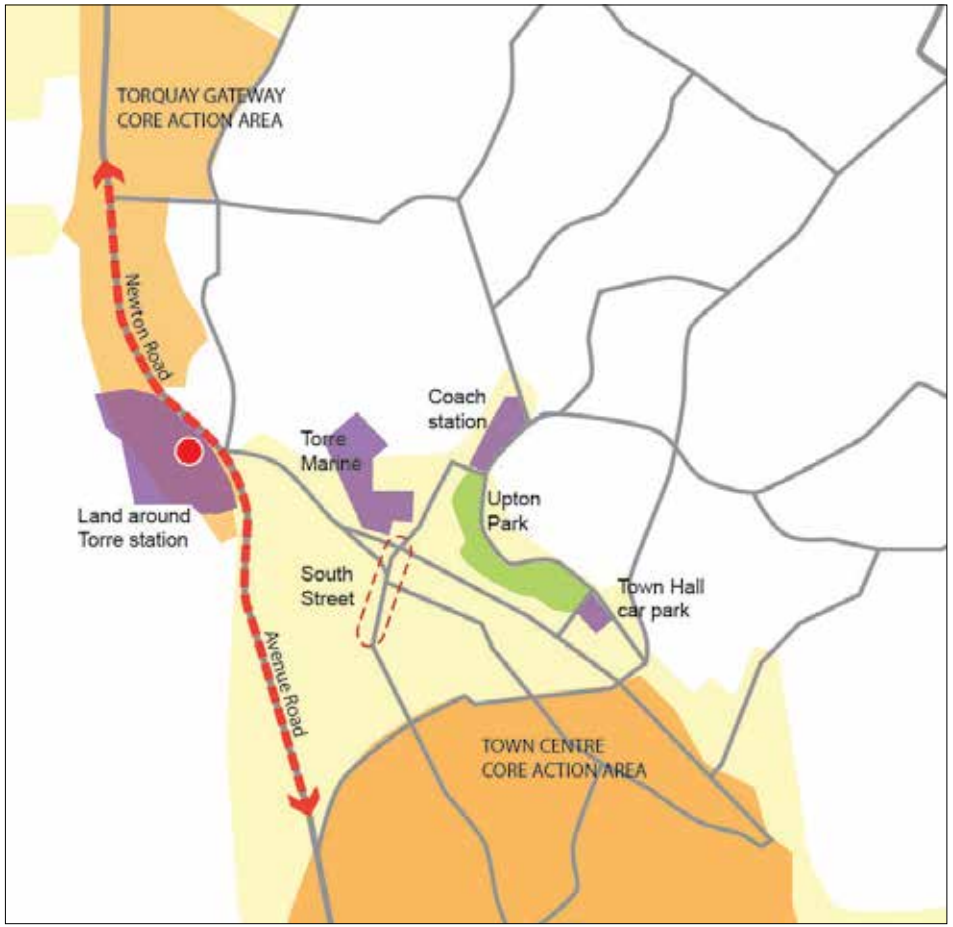
Description of the area - character, key places, overall vision

PHOTO

CAPTION

PHOTO

CAPTION



OBJECTIVES & ACTIONS

1. New high spec office building for Torre Marine site
2. Regeneration of Upton Park as a the principal town centre park
3. Torre Marine pocket park / play area
4. Regeneration of Torre station and industrial land behind Torre station (non-retail)
5. South Street
6. Town Hall car park – northern retail anchor
7. Torre to Quay transport corridor: Newton Road to harbour – Torre Street (already funded through LSTF)

Prepare a summary of the key projects, describing and mapping them (see Torre example right) – maximum one page

WORKSHOP DRAWING MAPPING
TOWN CENTRE
PRIMARY
TOURIST.

SECTION 4 NEIGHBOURHOOD PLAN STRUCTURE

What will the Plan look like? How long it should be? How it will deal with different areas? There was collective agreement on working towards a 'light-touch' structure that deals in detail with those parts of the town that are mostly likely to change during the plan period.

1. INTRODUCTION

What the Plan is, how it is structured, who has led on its preparation, what area includes, what time period it covers, how it will be used and who should use it.

2. COMMUNITY INVOLVEMENT STATEMENT

Who has been involved through the process, what it has involved (eg workshops, SWOT exercises, questionnaires, exhibitions, etc), and details of the referendum / examination.

3. STATEMENT OF COMPLIANCE

Standard statement of full compliance with the Torbay Local Plan, NPPF, EU Regs and adjoining Neighbourhood Plan areas. Should include a statement on what the Torbay Local Plan is and how it relates to this Neighbourhood Plan. questionnaires, exhibitions, etc), and details of the referendum / examination.

4. OUTCOMES FOR THE PLACE/ COMMUNITY

A single statement or set of points describing a future aspiration for the Neighbourhood Plan area as a whole. covers, how it will be used and who should use it.

5. OBJECTIVES AND ACTIONS (CORE AREAS)

Objectives grouped under headings, eg: housing, movement, environment, character/heritage, economy/jobs, special areas.

Place-specific actions against each objective – this could be about individual projects / places and could specify numbers of houses / jobs that will be delivered.

6. PROPOSAL PLANS (CORE AREAS)

Key plan of Torquay, showing boundaries of core areas

Separate detailed plans for action areas

Potential movement projects/interventions

7. COMMUNITY PARTNERSHIP AREAS

Specific projects, actions and objectives

8. DELIVERY

Who will be responsible for delivering the identified projects, how they may be funded and phasing of those projects.

SHOPS ON CARY PARADE, TOWN CENTRE

TORQUAY HARBOUR

Discussions at the workshop, and examination of SWOTs, generated some ideas about what the Plan could contain.

In addition to the plans and diagrams for the core areas and community partnership areas, written content could include the following.

5.1 VISION

There was consensus that Torbay has amazing natural assets (bay, sea, coast, beaches, climate etc) although the quality of Torquay as a town and holiday destination had diminished. The ideas put forward during the workshop focused on Torquay's future tourism role:

"Recapture the English Riviera"
"The UK's best tourist resort"
"Heart of the English Rivera"

5.2 OBJECTIVES & ACTIONS FOR THE CORE AREA

While Objectives can be quite broad, Actions set out in the Neighbourhood Plan should be place-specific, written in such a way that they are achievable and you know when they have completed. The actions set out below should be refined to link them to specific areas, sites, streets or spaces.

The objectives might take shape as follows:

ECONOMY / JOBS

-MORE AND BETTER QUALITY JOBS FOR LOCAL COMMUNITY, RETAIN BRIGHT PEOPLE
-SUPPORT A DIVERSE ECONOMY, NOT RELIANT ON TOURIST SECTOR (HEALTH AND ELECTRONICS)
-TOURIST OFFERING TARGETED AT HIGH END – A 'CENTRE OF HOSPITALITY EXCELLENCE'?
-BE MORE RECEPTIVE TO INVESTMENT AND DEVELOPMENT
-HIGH-SPEC OFFICES

HOUSING

-BROWNFIELD FIRST, BUT SOME GREEN-FIELD SITES NEEDED, WITH NEW DEVELOPMENT FOCUSED IN GATEWAY (THE REALITY OF THIS APPROACH IS UNLIKELY TO DELIVER £S FOR INFRASTRUCTURE, SCHOOLS, OPEN SPACE ETC. A MIX OF THE TWO IS MORE LIKELY TO HAPPEN AND A REQUIREMENT TO PROVIDE (CERTAINTY ON) ENOUGH LAND FOR DEVELOPMENT WILL BE PARAMOUNT)
-AFFORDABLE HOUSING AND FAMILY HOUSING ARE PRIORITIES
-REFURBISH EXISTING RESIDENTIAL PROPERTIES
-AVOID URBAN SPRAWL THROUGH PLANNING GROWTH AREAS

CHARACTER / HERITAGE

-IMPROVE QUALITY OF PUBLIC REALM IN TOWN CENTRE
-FOCUS ON THE TOWN CENTRE AND HARBOUR AREA AS AN ATTRACTION FOR VISITORS AND RESIDENTS ALIKE
-IMPROVE MANAGEMENT OF KEY PARKS AND OPEN SPACES (SHOW WHICH PARKS ON A PLAN)

MOVEMENT

-IMPROVE ACCESS TO/FROM TOWN CENTRE
-IMPROVE THE ONE-WAY SYSTEM TO MAKE A MORE DIRECT AND LEGIBLE ROUTE TO THE TOWN CENTRE
-MANAGED TRAFFIC GROWTH IN GATEWAY AREA SO THAT IT DOES NOT LEAD TO CONGESTION
-NEW STATION AT EDGINSWELL
-IMPROVE RAIL SERVICES AND EXISTING STATION FACILITIES
-IMPROVED AND INTEGRATED PARK & RIDE SERVICES

ENVIRONMENT

-GLOBAL VISION OF THE GEOPARK – IMPROVE ON THE MARKETING
-PROTECT KEY VIEWS, RESPECT RIDGE LINES IN GATEWAY AREA
-BEACH ENHANCEMENT
-PROTECT THE COASTAL ZONE

SPECIAL AREAS

-DEVELOP TORQUAY AS A CENTRE OF LEARNING AND CULTURE
-CREATE NEW INDOOR ATTRACTIONS
-UTILISE THE HARBOUR MORE – SAILING VENUE/EVENTS ETC

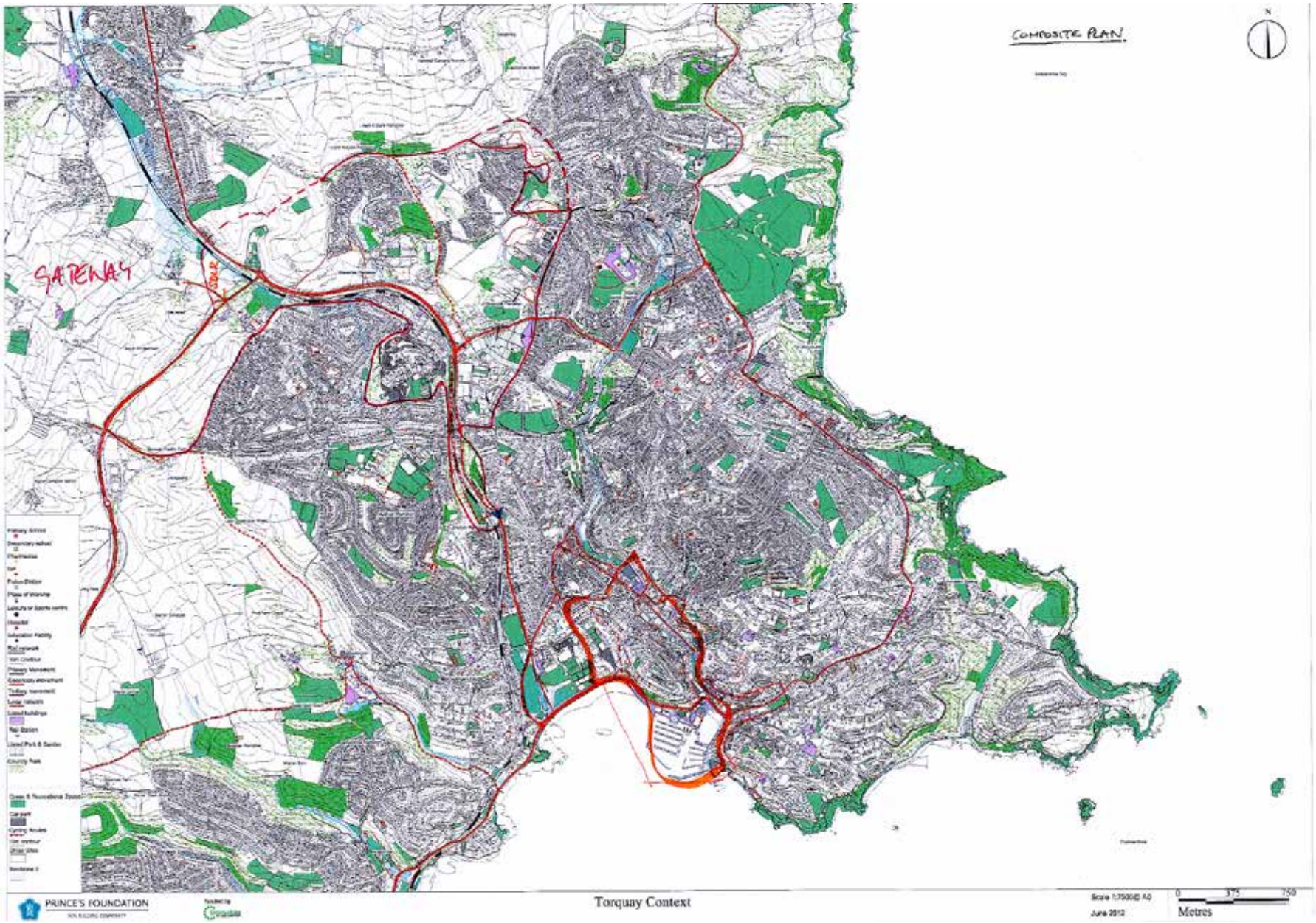
APPENDIX A TORQUAY STAKEHOLDER WORKSHOP PROGRAM

MONDAY 11 JUNE 2012

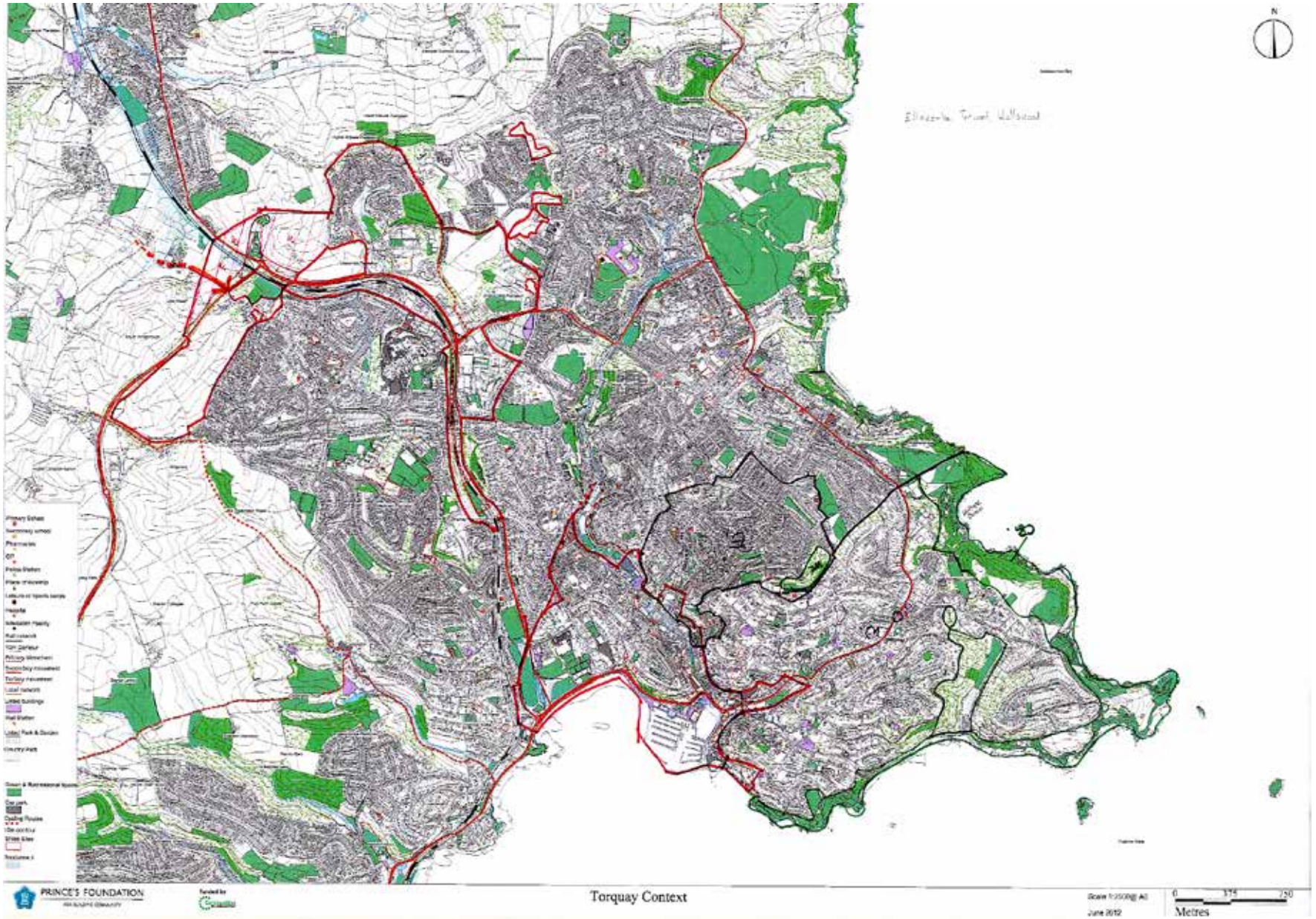
IMPERIAL HOTEL, TORQUAY

9.00	ARRIVAL, COFFEE AND TEA
9.15	WELCOME AND INTRODUCTION BY THE PRINCE'S FOUNDATION Objectives and issues Process and principles
9.30	NEIGHBOURHOOD FORUM STATEMENT Progress to date and aspirations
9.45	TECHNICAL PRESENTATIONS WITH Q&A AFTER EACH Evolution of Torquay Continued evolution - what will our town centres be like in 20 years and relationship with 'outer' areas – (Ian Broadfoot Town Centres Company/ Pat S) Protecting the Goose - the value of the town's environmental assets (TCCT – Dominic Acland Managing Director) The Golden Egg - Economic assets and what businesses need to break cycle of decline (Torbay Development Agency TEDC – Alan Denby /Ian Masters) Connected town - Transport (Strategic Transport Team David Whiteway/ Hannah Shrimpton/Bill Prendergast)
10.45	COFFEE AND TEA BREAK
11.00	DESIGN SESSION Identify key issues and priorities in theme based groups, each group identifying the town structure and neighbourhood areas within it. Each facilitator to focus on -Transport, Planning, housing sites -Community services/ facilities, stakeholders -Economy and vision and town centre designation -Character areas, landscape
12.00	GROUP FEEDBACK
12.30	LUNCH
13.00	DESIGN SESSION WITH EXPECTED OUTPUTS: Expected Outputs: -Character Areas with recommendations -Confirmation of key areas for NP -Agreed sites for potential growth -Agreed sites for protection -Confirmed vision
16.00	FINAL FEEDBACK
16.30	CLOSE OF DAY

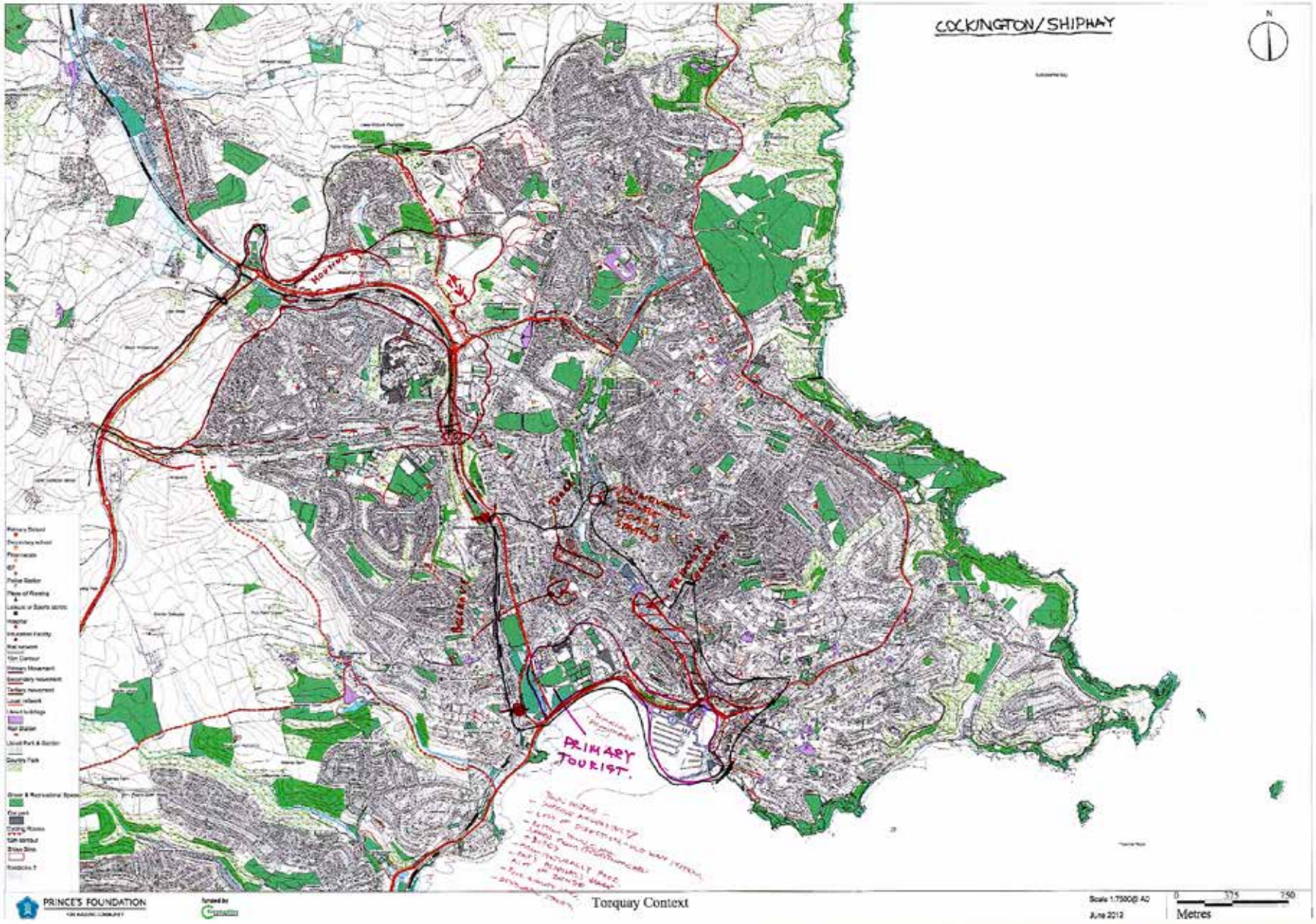
APPENDIX B WORKSHOP DRAWING - COMPOSITE PLAN



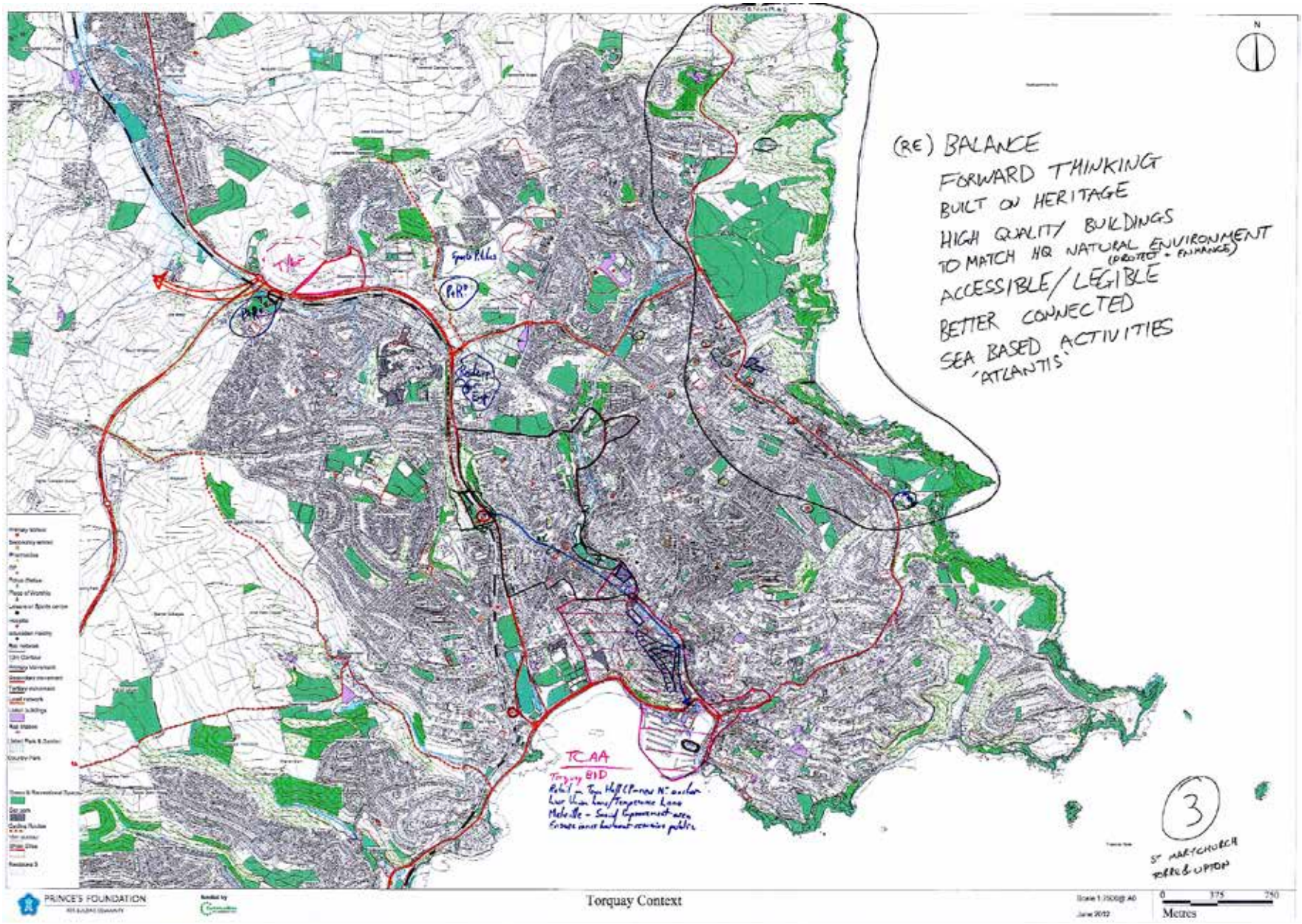
APPENDIX C WORKSHOP DRAWING - GROUP 1



APPENDIX D WORKSHOP DRAWING - GROUP 2



APPENDIX E WORKSHOP DRAWING - GROUP 3



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