ST MARYCHURCH, BABBACOMBE, PLAINMOOR &
MAIDENCOMBE DISTRICT COMMUNITY PARTNERSHIP

Description of the area

This is an area of great diversity, rich in history, full of interest and popular with holidaymakers.

St Marychurch is an ancient settlement with records dating from around 1050AD. Its church was founded in Anglo-Saxon times, and the tower and font date from around 1110AD. 'Medenecombe' is recorded in the Domesday survey of 1086 as a tiny manor of about 20 people. The heart of each is a conservation area.

The protected coastal scenery of cliffs, coves and valleys is a vital component of the Torbay's Geopark status. Highlights include the much-visited Babbacombe Downs with fine views across Lyme Bay, Oddicombe beach and the cliff railway. Less visited but no less significant are Babbacombe and Maidencombe beaches. Visitors are also drawn to Babbacombe Theatre, the Model Village and Bygones Victorian Museum. This area is the heart of the Ward's tourism industry for visitors and holiday makers who chose to stay in this area in the large number of local hotels and B&Bs. Visitors come here for the outstanding scenery and also use the area as a base for walking holidays in and around ancient Maidencombe.

The area is an attractive place to live and particularly to retire to. There is a high proportion of older residents and of homes offering care for the elderly. Property values are higher than average, and yet there are small pockets of deprivation. (How can this be overcome / improved?)

Fore Street at St Marychurch, partly laid out since the 1960s as one of Devon's early pedestrian precincts, serves as a district centre. A wide range of goods and services can be found there and it acts as a strong focus for commercial and other activity in the area, other strong local retail centres can be found at Babbacombe and Plainmoor. Over 300 local businesses in the area have formed a Business Improvement District (BID) aiming to further improve trading and shopping.

There are one secondary and six primary schools and a wide range of parks and open spaces in the area.

POLICIES, OPPORTUNITIES AND ACTIONS

Planning and Development

Provide for housing needs:

- providing independent living for the elderly, supported living for those needing care, and good quality affordable homes to meet local needs
- through new development and adaptation of existing buildings, on appropriate sites and of a scale and design which will not

have an adverse impact on neighbours, the immediate environment or the area as a whole

- not allowing development of any green field site without a proven need to accommodate people in the area for employment
- through development of Sladnor Park at Maidencombe in an appropriate way, ensuring safe and suitable access, particularly for pedestrians

Support and develop the local economy by:

- ensuring that any development of 5 or more new homes in the area is allowed only if a reasonable proportion of new (medium and long term) jobs is made available
- requiring that any significant development makes a financial contribution to improvement or maintenance of local amenities

Services and Facilities

Enhance and develop the community by:

- development of the Football Ground (subject to the Club having better alternative accommodation) for community use with well designed and appropriate buildings, facilities and infrastructure, including swimming, sports and play facilities
- maintenance and refurbishment of public toilets, including re-instatement of those at Reddenhill Road
- an on-going commitment to improvement of the following local amenities – if necessary through partnership working with developers:
    - Play and Youth facilities
    - Beaches
    - Schools and opportunities for adult educations
    - Litter and Cleanliness
    - Planting
    - Leisure and facilities/opportunities
    - Public Toilet provision
    - Signage

Traffic and Movement

Support and develop the local economy by:

- refurbishing shopping areas and standardising street furniture and signs
- maintaining plenty of free unrestricted on-street parking and secure, accessible and affordable off -road parking
- providing good and convenient coach access and parking and improving the ‘arrival and departure’ experience of drivers and passengers
- providing a cycleway to facilitate pollution-free access
- retaining 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.

Environment

Enhance open spaces and coastline, including:

- protection from development, increased maintenance and enhanced public use
- Babbacombe Downs protected from development by covenant.
- protection of public rights of way, including the coast path, increased maintenance and enhanced public use
- protection and enhancement of Plainmoor Pool and Play Park, ensuring that any development of the Football Ground contributes towards this.