COCKINGTON, CHELSTON AND LIVERMEAD COMMUNITY PARTNERSHIP

Description of the area

The area is made up of distinct parts. Cockington and Stantor Barton retain their ancient manor house, estate village, farms and woodland. 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.

Local 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 open spaces, several visitor attractions (t Cockington Country Park and Occombe Country Park), and accessible beaches at Hollicombe, Livermead and Corbyn Head.

POLICIES, OPPORTUNITIES AND ACTIONS

Community Support

Create and develop 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 are kept informed and given the opportunity to influence decision making on matters affecting them.

Support the development and maintenance of a range of children's play equipment in accessible green spaces across the area.

Planning and Development

- Maintain a diverse mix of housing with a focus on family homes by promoting small scale infill and brownfield development.
- Protect the Country Parks at Occombe and Cockington (including the Village) and the Stantor Barton Countryside area from new housing or other commercial developments.
- Enforce Conservation Management Plans and resist unsympathetic in-fill developments
- Develop the 'Old Piggeries' site for community food production
- Assure the safety of former gasworks at Hollicombe

- Resist low grade housing and change of uses to HMO's
- Support unsustainable businesses to change use to quality housing or alternative businesses appropriate to the area.

Services and Facilities

- Maintain a sustainable mix of shopping and service facilities at local centres, retain post offices and the 3 remaining pubs

Traffic and Movement

- Improve traffic and movement in the area and beyond by implementing the following:
  - at Torquay station – establishing a new public transport gateway to Torquay with commercial development and improved connections between all public transport services
  - at Shiphay/Newton Road and Torre Abbey/Avenue Road – improving junctions to maximise traffic flow and enhance pedestrian and cyclist safety
  - improving footpaths and roads to give safe pedestrian and cycle routes to schools, beaches, recreational areas and public places
  - implementing child drop off zones, safe crossing points and 20 mph speed restrictions for all schools.

Environment

- Protect all urban green spaces and undeveloped coastline from development, other than to improve the quality of life for the surrounding community
- Resist development on rural urban fringe green field sites
- Link Occombe and Cockington Country Parks with a permanent green corridor on land adjacent to Broadley Drive designated T707 in the Local Plan.
- Countryside areas
- Protect Cockington Village, Cockington Country Park, Occombe Country Park and Stantor Barton as important rural recreational and food production areas and visitor attractions from:
  - new residential and commercial development (other than conversions and changes of use) and visually obtrusive new development on its borders
  - changes or commercial activity that would detract rather than enhance its unique rural characteristics,
  - changes that would detract from residents' and neighbours' quality of life
  - changes that would increase vehicle traffic through rural communities

- Cockington Village
  - Retain Cockington's current day time attraction for visitors and prevent changes to promote evening and night-time operations
  - Support quality tourism provision based on arts/crafts, history and countryside
  - Implement measures 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.
  - Support the redevelopment of redundant buildings or unsustainable businesses properties in to sustainable uses.
  - Enhance the Cockington Village centre to provide a gateway to the whole of Cockington Country Park. Features:
- Visitor Information Centre and improvement to Linhay area
- Changes to the village centre cross roads area to improve the ambience and safety for visitors.
- Refurbishment of the old Water Mill to reinstate a functioning water wheel.
- Improve sustainable routes to Cockington with all year round public transport.
- Provide safe pedestrian and cycle access off the seafront (main access route) and from Nutbush & Seaway Lane areas.
- Create a Cockington 'gateway' when entering the village from the coast to enhance the sense of 'arrival' for visitors.
- Retain unique characteristics of Cockington by minimising the impact of commercial activity and traffic on the ambience of the village and surrounding Country Park.
- Undeveloped Coastline
  - Protect the undeveloped coastline and beaches from new developments other than those enhancing existing facilities
  - Implement the Green Infrastructure Delivery Plan to create links with surrounding areas
- Support a suitably landscaped park and ride provision at Gallows Cross area with cycle access to Cockington and Occombe.

Green Spaces

Amada Park	Highlands/Sherwell Valley allotments and green space	Piggeries green space	St Matthews Field
Ashfield Gardens	Hollicombe Park	Preston Primary School play park	Torre Valley North & South sports fields
Cockington Country Park	Innerbrook/Sandford green space	Rocket Park	Two Parks
Crownhill Park	Kings Gardens	Sherwell Park	Victoria Park
Goshen Triangle	Occombe Country Park	Sherwell valley/Grenville green space (Markham Plantation)	

Designated Housing and Jobs Development Sites

Site	Designation	Comment	Development	Current use	Type	New or SHLAA designated
Broadley Drive site	T707	Delete site Designated as Green Link between Cockington and Occombe	Zero	green	Was 50 houses	SHLAA
Ingoldsby	T802	Support reapproval 0-5	7	brown	1 bed apartments	SHLAA
Sherwell Valley Garage	T841	Support 6-10	Estimated 10	brown	2 bed town houses	SHLAA
Torre Station storage yard	T856a	PP for partial development 0-5	9 houses existing, more supported giving estimated 20 total	brown	2 bed town houses and a 3bed bungalow	NEW and SHLAA
La Rosaire	13024	Existing PP	8	brown	Apartments	SHLAA
TGGS Shiphay Manor	T814	Support 0-5	Estimated 20	green	Mixed houses 3 and 4 bed	SHLAA
Old Cockington Sch		Support 0-5	Estimated 20	brown	Affordable 1 bed apartments	NEW
Torre Station		Support mixed commercial and housing 5-10	Estimated 30	brown	1 bed apartments (20) and 2 bed town houses (10)	NEW
Hollicombe		Existing PP 0-5	145	brown	2 and 3 bed apartments with 45 affordable	SHLAA
Resevoir area		Support	No housing	green	Light industrial	

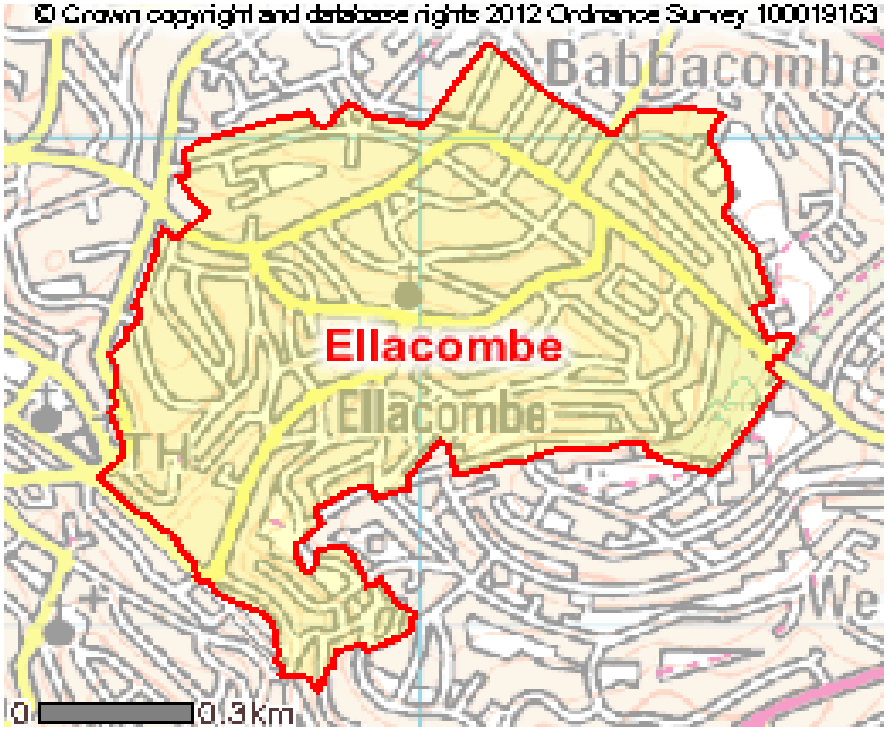
Shiphay		5-10				
Torbay Court	C716	Current	4 cottages 6 flats	brown	2 bed cottages and 1 bed flats	SHLAA
St Peters Queensway		Existing PP, partially developed 0-5	12 total	green	2 bed town houses	SHLAA

ELLACOMBE COMMUNITY PARTNERSHIP

Description of 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.



Map of Ellacombe

POLICIES, OPPORTUNITIES AND ACTIONS

Planning and Development

- Opportunity to develop the numerous small workshop spaces around Ellacombe into houses or training workshops supporting residents into employment as Ellacombe has high levels of unemployment and benefit dependence
- To see no more houses turned into flats and existing flats to comply with quality housing standards
- Land Stentiford Hill – up for sale and potential for a community allotment
- Our boundaries lead into town centre – Market Street potential
- Quality mixed use development
- To preserve the heritage character of the area
- To protect public houses from redevelopment

Services and Facilities

- To develop the former Bowling Pavilion at the top of Ellacombe Park, Princes Road, as a Community Centre/Hub, as a focal point
- Superfast broadband - to ensure that Ellacombe gets included
- To protect public houses from redevelopment

Traffic and Movement

- To improve transport links to other parts of Torbay
- To provide traffic calming outside Ellacombe Academy to aid the flow of foot traffic from Windsor Road to Ellacombe Road and Market Street and back

Environment

- To protect all parks and green open areas
- To enhance Warberry Copse by maintaining recent improvements
- To preserve the heritage character of the area

HELE AND LOWER BARTON COMMUNITY PARTNERSHIP

Description of the area

There is a strong sense of community in this area, even though the face of significant challenges and deprivation.

Hele has not got an enviable heritage; this is in part due to the level of deprivation, drug and alcohol abuse and the lack of employment, which could all be contributing factors to the run down appearance of the area. The lack of connectivity and affordable transport does not help, 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 upgraded.

Hele is still on a journey, it is important to recognise the past, where we were but the perceivable slide is being arrested to show that where we are now is not necessarily where we want to be in 20 years.

Since it 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 communities, historically it existed as the heart of the community. The “village” boasted a parade of shops and pubs. Whether or not to try and recreate a shopping heart to the village or to allow the area to become totally residential? Even if the wish of the residents is that shops should be encouraged could this be achieved and would they be sustainable?

The lack of parking and the speed of the traffic does not help the area; many use the road as a thoroughfare; to improve the village this needs to be reversed. The need to identify a proper traffic plan to nurture the recreation of Hele Village would be a desire of all the community.

POLICIES, OPPORTUNITIS AND ACTIONS

Planning and Development
Traffic and movement

- Policy to provide parking, discourage HGV's and coaches
- Policy to focus on Highway safety especially around the schools in the area
- Provide safer roads adjacent to the Academy/Barton Road/Cricketfield Road/Barton Hill Road
- Encourage shops to relocate back to the area to provide local goods and services which would be influenced by the traffic policies
- Make a real change to Hele Road and reduce the amount of traffic that use this road (1400 cars an hour use Hele Road)
- Use empty buildings to drive employment opportunities

Services and Facilities

- Support the development and physical improvement of our community centres
- Highlight training opportunities for young people
- Utilise projects run by the centres and partnerships to enhance and improve community cohesion, such as the Gardens and Greens project run by Hele's Angels
- The secret garden could provide the residents in one of the most deprived areas with the facility to grow their own vegetables and fruit, which will vastly improve not only their health and well-being but the community spirit. Hopefully support will be available from both the community centres to advise on cooking skills and additional support for those involved in self sufficiency
- Redevelop fit for purpose employment spaces such as the Herald Express site, Broomhill Way and Woodland Industrial Estate, Tolchards; Wholesale redevelopment of the entire site would make it far more sustainable for the future.

Environment

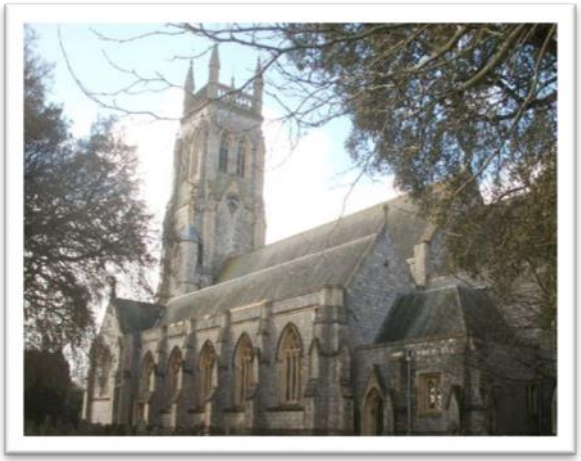
- Our green spaces saved for future generations to enjoy
  - Windmill Hill playing fields and The Windmill Centre
  - Barton Downs playing fields
  - Fort Apache
  - Our play parks
  - Truro Banks: plans are in place to deliver this area as a recreational green space/Truro Copse/area behind the Artful Dodger/ area of woodland on the north side of Hele Road/Pig farm (Secret Garden)/area of land behind Orchard Road
- Raise local community spirit, including the relationships with the churches and community groups. Encourage the development of the Windmill and the Acorn Centre. The fabric of the building needs intensive attention. This would hopefully encourage an upsurge in enthusiasm for the area which in turn would engender enthusiasm in public cohesion.
  - Acorn Observatory; possibility of adding another floor to the dance studio at the Acorn Centre and fitting a glass roof to facilitate “observation of the stars etc.”
- Use open space on the estates for planting fruit trees

St MARYCHURCH, BABBACOMBE, PLAINMOOR and MAIDENCOMBE District Community Partnership

Protection and Preservation

Brief History

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. St Marychurch Parish Church with its high tower and Saxon font dates from around 1110 AD.



St Marychurch Parish Church

It is a former English Urban District which was abolished in 1900 when it was incorporated into the neighbouring borough of Torquay. The former town stretches from Plainmoor to Maidencombe and is known for its scenery, shopping precinct and neighbouring churches.

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 conservation area largely defines the historic development of what is now a significant suburb of Torquay.

St Marychurch & Babbacombe Town Hall

Character of area

- There are 3 significant local (or 'secondary') retail areas – Reddenhill, Babbacombe Rd (Babbacombe), Fore St (St Marychurch) and St Marychurch Road (Plainmoor). Many local retailers and service businesses are small family owned and independent.
- We have a significant number of financial institutions (4 Banks, 1 Building Society and 2 Post Offices). These areas enjoy a greater 'occupancy rate' than the average.
- The area of 'Babbacombe Bay' has now become a Business Improvement District formed from over 300 of the local businesses with the aim to improve the trading environment and shopping experience.

- The area has 4 major tourist attractions, 3 excellent beaches, significant areas of ‘green’ spaces and good amenities all adding to the value of the area as a tourist destination. Much of the space along our coastline is ‘protected’ by either local schedules and/or SSSI and the SW Coast Path runs through the length of the Ward. Torquay United FC has their ground in Plainmoor and that brings significant numbers of local and travelling fans. We have Torquay Golf Club and some excellent playing fields in this area.
- There are 2 major secondary and 5 primary schools, 1 independent primary school and 3 nursery schools in the Ward making the area attractive for families to live in.
- We have a considerable number of well recruited, active and effective voluntary organisations including Local History Society, Residents Associations, Rotary and Lions Clubs and many others.
- The economy of this area is generated mainly through 3 sectors – Retail and Financial Services, Care Services and Tourism.

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. Babbacombe Downs has now achieved a 100 year covenant protecting it from development. This area supports a substantial number of local businesses of large and small hotels that cater to visitors all year round. Attractions include: sea diving from Oddicombe beach, the luxury Cary Arms hotel on Babbacombe beach, Babbacombe Cliff Railway, the Babbacombe Theatre, the Model Village and close-by in Fore St is Bygones Victorian Museum.

Oddicombe Beach from Babbacombe Downs.

A local volunteer group, the St Marychurch & District Action group maintain numerous garden areas throughout the Ward for the benefit of local residents and visitors alike, namely: Watcombe Picnic area at Great Rock, Cora’s Corner, Millennium Copse, Abbey School Corner flower bed, the Rose Garden, Babbacombe Downs Road, Glen Sannox gardens on Babbacombe Downs and Haytor Park.

In the summer months, Maidencombe plays host to tourists from Torbay and those staying in the locality. The village ‘Thatched Tavern' pub and beach cafe provide visitors with food and drink and the Orestone Manor House Hotel provides luxury accommodation for tourists and visitors alike. The sheltered cove can be reached by winding steps and has an attractive cascade fed by a watercourses gravitating down the combe. A steady flow of hikers and ramblers filter through the combe all the year round via the network of cliff paths and permissive routes across fields.

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.

Retail business

The main shopping street (Fore Street) consists of a small market area and has 4 public houses, a post office, a fishmonger, butcher, baker, greengrocer, bookshop, pet shop, 4 banks, 2 supermarkets and a health food shop, as well as a number of cafés, estate agents and hairdressers.

St Marychurch Precinct

The Precinct's uniqueness is due to it predominately being made up of independent traders offering an 'alternative style of shopping experience', and is a tourist attraction in its own right.

Plainmoor shopping area

Other major shopping areas include Plainmoor, Babbacombe Road and Reddenhill Road. These shopping areas, based in the midst of our hotel and B&B district also serve a large residential area with a range of independent traders and businesses, 3 supermarkets, butcher, bakery, green grocer, 5 public houses, hairdressers, a large number of take-away food businesses and a range of restaurants.

Babbacombe Road shopping area

Situated at the northernmost part of the Ward is Maidencombe.

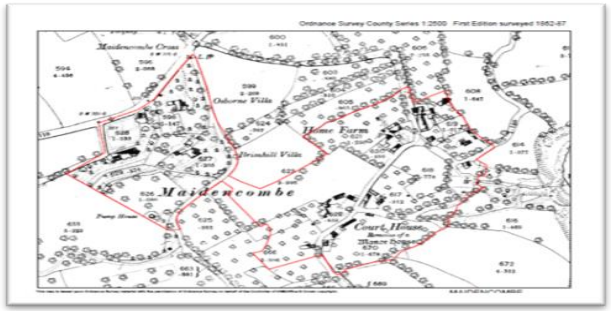
Consisting of approximately 408 acres of predominantly agricultural land. Much of the area remains in a natural state and is particularly valued by visitors and walkers along the coastal path. The entire coastal strip has been designated a Countryside Zone and Coastal Preservation Area and an Area of Great Landscape Value.

Old Maidencombe

Brief History:
The historic hamlet of 'Medenecombe'is recorded in the Doomsday 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.

At a later time Maidencombe consisted of five farmhouses and a handful of thatched cottages, and within the conservation area of the combe are five Grade II listed buildings and six buildings of significant architectural importance. The earliest existing building is the Grade II listed Court House, parts of which date back to the 14th century. The survival of these early buildings gives the undoubted historic feel to the village as it stands today.

Character of area
Maidencombe has a particularly rich biodiversity 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.

	The field systems of Maidencombe have survived since medieval times and early boundary walls are in evidence today. A natural order prevails, with houses cut into the hills of the combe blending unobtrusively with the environment. The steep access lanes into the combe serve to emphasise the remoteness of the area.

Maidencombe is a largely unheralded jewel in Torbay's crown of natural beauty spots. Despite relatively recent additions to the combe of a car park, public house and mid-to-late 20th century infill, the village still manages to project a countryside feel. Set amidst the outstanding natural beauty of a dramatic coastline,

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 Lesser Horseshoe bat demonstrates the current, albeit delicate, well-being of the environment.

Cirl Bunting

Lesser Horseshoe bat

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.

Maidencombe's particular areas for protection:

Sladnor Park

Sladnor Park was earmarked for development as a Retirement/Nursing Home. Although plans have now elapsed , any new purchasers would have to address a host of environmental and ecological queries before development begins.

However, **the combe and the village** itself present a very different scenario. Any further development would need massive new infrastructure improvements (e.g. mains sewage); this may be achievable perhaps, but at the brutal cost of destroying the fragile balance of the combe.

Conclusions:
St Marychurch, Babbacombe, Plainmoor and Maidencombe make up the Ward Community Partnership, and are all very special and unique places in their own right and this is why the Neighbourhood Plan for the Community Partnership is focused on **Protection and Preservation**.

Once land is given up for development it is lost forever. For existing and future generations of the Ward **preservation** is more important, and of far greater significance than any development.

ST MARYCHURCH, BABBACOMBE, PLAINMOOR and MAIDENCOMBE
District Ward area is considered to be unique in many ways,

Some of the characteristics leading to that view are:

- It is seen as a very attractive place for people to live and particularly to retire into and as a result there is a larger than average proportion of older residents and a considerable number of homes offering care for the elderly.
- The property values, particularly areas of Maidencombe, Babbacombe and St Marychurch are higher than average and it is a 'sought after' area in which to live.
- However, there are some small pockets of 'deprivation' in parts of the Ward and over 35% of residents in the Ward reliant on some form of State benefit.

Principle Issues & Environment

- **PROTECT GREEN OPEN SPACES and COASTLINE** from Walls Hill to Maidencombe, to include Babbacombe Downs and the beach areas, Tessier Gardens, Cary Park and King George V playing fields and there is a need to increase the maintenance of all areas, including pathways, for public use and safety ensuring they are fit for purpose. To refurbish Petitor Downs and the Great Rock area to bring them back into public use. **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 and MAIDENCOMBE Village Green** 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 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 and is where many local children, past and present, have learned to swim.
- **PROTECT and identify public rights of way** throughout the Ward (especially in Maidencombe) and increase maintenance for public use and safety.
- **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 to cater for those who can manage on their own (i.e. warden controlled) and also develop properties that cater for those who can't (i.e. dementia sufferers) Nursing/Care homes and re-furbish existing ones.
- **REDEVELOP existing suitable properties for housing.**

Housing

Because the area attracts 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, for example: dementia sufferers. 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.

- **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.
- **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 Greenfield site without a proven need to accommodate people in the area for employment .
- **DEVELOPMENT** of Sladnor Park Maidencombe in an appropriate way (such as the existing planning permissions to create a 'retirement village' ensuring that access for transport and people on foot along the Teignmouth Road is adequate and suitable.

Community Usage

- **Possible development of the Football Ground** (subject to the Club having a better alternative accommodation), for community use 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.
- **Maintain existing Public Conveniences**, re-open those that have been closed in Reddenhill Road and keep them open all year.
- **Retention of 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.

Retail Areas

- **Investment 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.
- **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.
- **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 in any significant development with a financial contribution** to improvement or maintenance of local amenities.

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

- Play and Youth facilities
- Beaches
- Public Toilet provision
- Schools and opportunities for adult educations
- Litter and Cleanliness
- Planting
- Signage
- Leisure and facilities/opportunities

TORQUAY TOWN CENTRE Community Partnership & Town Centre Focus Group

Description of the area

The nineteenth century brought rapid growth to Torquay. During this time it became a fashionable resort and one of the richest towns in Britain. The town centre derives from that time and its extent (Due to the topography it has one of the longest shopping streets in any of Britain's towns) reflects its former prosperity. However, since the 1950s, tourist patterns have changed and the area is now faced with a range of social and economic challenges.

The town centre today is still the largest retail centre in Torbay, but it has to compete with the large out-of-town shopping available at The Willows. It has experienced a decline in prime retail floorspace and there are a growing number of vacant, under-used and non-retail premises.

For more information on the history and nature of the area visit the links below

http://en.wikipedia.org/wiki/History_of_Torquay

http://www.torbay.gov.uk/index/yourservices/planning/archaeologyandconservation/conservationareasappraisals.htm

The aspirations for Torquay town centre are that it should become the premier leisure destination with more diverse activity both day and night, a mix of large and small independent retailers, fewer pubs and clubs but more open air markets, events and cafés. It needs to be easier to access, provide better parking, and make the most of its heritage, aiming for high quality buildings and public spaces.

Zoning could help define the prime town centre areas, recognising the unique identity of each one: Torre Village, Union Parade, Melville Hill, Fleet Street area and the Harbour Gateway.

The town centre area also contains some quiet residential suburbs and a significant proportion of the major hotel accommodation in the resort. There are substantial areas of valued open space, including coastline, parks, and recreation grounds, particularly at the walled gardens of Torre Abbey, the rock-faced Royal Terrace Gardens and the sea front promenade

POLICIES, OPPORTUNITIES AND ACTIONS

Planning and Development

Introduce zoning to the town centre to enable:

- Promotion of projects and developments within each zone suited to and designed to enhance the best and most important of its characteristics
- Appropriate mixed developments to help regenerate the town centre, bringing diversification and increased use
- Innovative projects to promote the town.
- Improve the town centre retail, service and leisure experience to create employment opportunities.
- Recreate a vibrant lively, colourful thriving town centre with a range of activities for all age groups including a safe quality night time experience.
- Encourage and provide for more people to live and work in the town centre
- Cover streets and pavements (with canopies or atria) to make Torquay the place to shop in all weathers, and allow more al fresco dining and outside seating areas
- Encourage sympathetic development attractive to modern high street retailers and premises for small independent retailers and other uses such as gyms and cinemas
- Develop a sustainable recreational maritime economy sensitive to the marine environment. (Reference Port Masterplan if more detail required)
- Assure appropriate developments by:
- Including engagement with local residents, interest and business groups
- Requiring due account of design, especially in conservation areas, and limiting heights
- Providing for adequate parking and outdoor and leisure space

Opportunities for development exist at:

- **Torre and Higher Union Street** – as a 'Latin Quarter' with independent traders, cafés, bistros, art establishments and residential uses above
- **The Town Hall car** park – redeveloped for a supermarket, residential, office and commercial uses with associated car parking and an improved pedestrian environment including links to Union Street
- **The Town Hall** – should Council offices be relocated, as a boutique hotel and/or Arts Centre, with due regard paid to its architectural quality and heritage

- **The Job Centre and Magistrates Court** – should either site become available they should be considered for alternative uses appropriate to the Town Centre – for example housing/cinema/library/visitor attraction/
- **Temperance Street** – for retail, office, leisure such as cinema, sports and residential use, becoming a major part of the town centre's shopping area, taking in the former works site and multi storey car park
- **Lower Union Street and Pimlico** to enable new prime retail and commercial uses. This is a distinct block of buildings, few having any architectural merit, and is centrally located within the town centre. A landmark building in the vicinity of the GPO roundabout and possibly including it would be a visible signal of the area's regeneration located at a key town centre viewpoint. The area would ideally include prime retail uses, residential and a multi-purpose community space incorporating possibly a library.
- **BT Exchange building and Lower Union Lane** with scope for further reuse, particularly of upper floors for residential
- **Market Street** – to create suitable premises for fledgling retail businesses and encourage café culture and promote more residential development, especially family homes.
- **Former laundry site in Rock Road** – as residential with facilities to aid community cohesion in the area, improve access to Fleet Walk car park and support regeneration of Rock Road and Melville Street
- **Melville Hill** area – 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. Roebuck House to be used as mixed use incorporating GP and community facilities.
- **Abbey Road,&Union Street** - triangle for mixed use development.
- **Fleet Street** – A fully pedestrianised area here will enhance the shopping experience. Create a water feature to replicate the course of the Fleet, providing a canopy and improving connections with the Harbour, providing outdoor cafés, leisure and bijoux shops
- **Swan Street** – for residential and retail redevelopment retaining the Victorian warehouse exteriors.
- **The Strand** – sensitive redevelopment and conversions along this key stretch of Torquay harbour could provide improved retail, office, hotel and restaurant facilities with some luxury apartments.

- **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, as was highlighted in the public consultation.

  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 relocation of the Pavilion to another site 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 (i.e. proper repair with new skeletal steelwork) 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. Alternatively, site the hotel on the island and leave the Pavilion and car park where it is. Perhaps the car park could be topped with a play area feeding off the Pavilion or be the site for an open air public performance space. **(Please refer to the separate presentation document Appendix 1 or view online by clicking on link below).**

  http://www.rothtorquay.co.uk/sitebuildercontent/sitebuilderfiles/tnppresentationfullinfopack1.pdf

- **Princess Theatre/Pierpoint/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.
- **RICC/Balloon site/marina car park** – Possible sites for childrens play area.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.
- **Torwood Street** – for a mixed use development incorporating hotel, retail, restaurants and leisure
- **Former Conway Court Site / Shedden Hall** Hotel – Both sites sit in prime residential areas and should have high quality residential development here.
- **Amusement arcade (Cary Parade**) – Potential for further development possibly a casino with rooftop terrace incorporating a restaurant. With scope to improve the pedestrian link to Rock Walk.
- **Cinema in Abbey Road** part of Abbey Road Union street etc triangle etc see above.

- **The Terrace Car Park**: A potential development site with spectacular views with the need to retain adequate car parking for the harbour area.
- **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
- There is an excessive number of low quality HMOs in the town centre area. Proposals for change of use from HMOs will be supported in principle and changes of use from hotels should generally be for high quality apartments appropriate to Victorian villas and not for HMOs – (think this needs to be expanded upon taking info from original submission paragraph on housing.)
- Development of town centre sites should be promoted as a priority, reducing the need to advance green field sites until later in the plan period. We are happy with this as alternative to above.

Services and Facilities

- Create attractive and accessible buildings and public spaces, promoting healthy lifestyles, particularly among Torquay's youth and the ageing populace
- A new indoor attraction could promote Torquay's connections with famous people such as Agatha Christie or Isambard Kingdom Brunel
- Opportunity to relocate and upgrade Torquay Musuem.
- Promote an Arts Centre in a suitable location (possibilities include the Old Opera House, the Town Hall and the Pavilion)
- Develop the library as an improved resource for the community, offering meeting rooms and education facilities – think some in the group wanted complete new building – maybe former cinema in Abbey Road could be location for this) or maybe site it at Pimlico
- Beaches – Torre Abbey sands, Beacon Cove – improve access to the latter would be of benefit for residents and visitors. We would like to see more done to encourage this.
- We would like to see more regular events to create a vibrant lively town centre – markets, music, food etc. Make better use of the bandstand with regular musical events involving school bands and choirs as well as other musical groups. We need to explore ways to encourage leisure and sport into our Town Centre and to provide a variety of undercover attractions for tourists and residents.
- We need to create 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. Late night shopping

Traffic and Movement

- Provide easier and more direct town centre access including reversal of traffic through Torre.
- Relocate the coach station adjacent to the railway station, a much better point of arrival, and enhance accessibility for all, including a bus service to the town centre
- Fully pedestrianise Fleet Walk to mirror the course of the River Fleet, create high quality public space and encourage a café culture –
- Provide adequate, affordable, well maintained, accessible and convenient parking facilities
- Introduce way-finding for visitor attractions and car parks
- Introduce charging points for electric cars and cycles
- Improve provision for cyclists to complement cycle tourism
- Create better connectivity and direction signage between Torre and the Waterfront
- Promote a cable car or funicular railway to improve access for all at Rock Walk, and a high level walkway from Rock Walk to Princess Pier, incorporating a ferry point.
- Rail station needs upgrading – DDA compliance/ more direct links Improvements to Torquay station are necessary to make it DDA compliant. Possible move to lobby to increase the usage as at the moment only a branch line which results in poor connection times from Newton Abbot.

Environment

- Protect, enhance and better promote the Town's heritage assets
- Development must be of a high quality and sympathetic to its surroundings
- Retain and maintain Victorian facades where possible to keep the original character of the town centre
- Protect public spaces including Cary Green, the Pavilion, the Promenade, the Princess Gardens and the 'Sunken Gardens', the Royal Terrace Gardens (Rock Walk), Torre Abbey and Meadows.
- Recognise Torquay Inner Harbour as a community asset and improve access for all
- Protect the marine environment

Public Consultation November 2014

There was a public consultation event attended by members of the public and we are happy to include the comments that were made with regards to this document and the Torquay Town Centre Masterplan – please see the the attached documents for those comments (Appendix 2) and click on the link below to view the Torquay town centre masterplan.

http://www.torbay.gov.uk/index/yourservices/planning/strategicplanning/ttc-masterplandraft.pdf

Section 215 - The Town & Country Planning Act

The Torquay Neighbourhood Plan includes many proposals for the future of the town. However, given the extreme importance of tourism to Torquay, a vital part of the long-term strategy is the general amenity of the area, 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 local authorities with the power to compel the owners of substandard properties to take remedial action (subject to certain criteria). The Government is keen to encourage the use of Section 215 as it is relatively easy to use, and has been demonstrated to be very effective in a range of situations; indeed, the mere threat of serving a Section 215 Notice can result in action being taken by a property owner. It is worth noting that one Local Authority was successful in improving 157 eyesores within the space of four years (Source: Town & Country Planning Act 1990 - section 215 – Best Practice Guidance). Doncaster Metropolitan Borough Council and Hastings Borough Council are cited by Central Government as “leading examples of LPAs who are using s215 as a regenerative tool”. By being seen to use this legislation, councils have also found that other property owners become aware of the need of improvement without having first to be served with formal notice.

We see Torbay Council’s wider use of s215 as a fundamental part of the Neighbourhood Plan, as the aspirations of the majority can be completely undermined by the irresponsibility and carelessness of a few.

Appendix 1
Pavilion island presentation

{insert] Full or Part presentation pack to be uploaded here. – 31 Pages including visual presentation.

Appendix 2
Public consultation event, November 2014.

PUBLIC FEEDBACK Comments - TNP PUBLIC MEETING – 10th November 2014

Torquay Town Centre (Community Partnership & Town Centre Focus Group)

Comments received were as follows:-

1. How many luxury hotels can Torquay possibly need?
2. Yes – theatre needs extending, Agreed Yes – Balloon site children area badly needed, No - Marina Car Park – thought hotel was using this, Agreed - Pavilion on island. Leave Pavilion alone.
3. Torquay museum in Pavilion – central, Museum to flats, poor parking, only hotel at Palm Court site – THAAP 2010 ignored.
4. No flats & hotel on marina car park. Make top level a garden for visitors – Alan – Torbay Friends of the Earth.
5. Leave museum where it is.
6. Cary Green is a vital green space for residents of Rock Road, Melville Community, St. Luke's Road, Warren Road.
7. We have a lot of senior visitors. Could we make the Pavilion a multimedia venue – 21st Century. Tea dances, bingo, contemporary theatre, temporary exhibitions, films, etc. With good planning and thought could be a useful facility for young and old.
8. More visitor attractions and activities in central Torquay please. There are enough hotels. Pavilion should be an activity hub, climbing walls, etc.
9. New builds, quality businesses away from coastal path and area of natural beauty. Save greens. Listen to the people.
10. Extra floor on the marina car park – no need to use Cary Green. All green spaces must be protected in CP's and NP's areas.
11. Chapel woods and Pleasure Gardens need protecting.
12. Do we need another hotel? Keep Cary Green a green space.
13. Leave Town Hall alone! Coach Station is good where it is. Beacon Cove to re-open.
14. Ban dogs on all beaches all year.
15. Torquay Station not central to town – more central to Preston/Paignton
16. Don't move the Pavilion. Don't change Cary Green.
17. No high rise buildings, hotels, businesses on coastal path including Pavilion.

Consultation Draft – Torquay Rethink – Town Centre Masterplan

18. Comments received were as follows:-
19. Do we need a Torquay town centre – one town centre for Torquay + Paignton?

20. Page 20 first line first paragraph should read “strengths” not “weaknesses”.
21. Page 27 Are these outdated amusement arcades part of the future vision for Torquay? Shouldn’t gamble on it if they are profitable.
22. Page 27 Is there going to be encouragement for local people to set up businesses keeping more profit staying in the Bay.
23. Page 31 Make a vibrant outdoor market like Totnes with coffee shops, etc., around the edge. No supermarket!
24. Page 32 Tate Torquay instead of council offices.
25. Page 32 Library car park – where will cars park?
26. Page 36 Where is the Upton Bowling Green? Where do they think everyone is going to park?
27. Page 36 Detrimental to Barton Downs, Acorn & Windmill. Agree with the above remark (i.e. No8).
28. Page 36 What will happen to the original tennis courts?
29. Page 39 This scheme will not be viable or deliver the units required by the stores.
30. Page 39 waste of money to demolish a multi storey then build another.
31. Page 40 12 storey block of 3 x bedroom apartments on temperance street area. It won’t block any views.
32. Page 42 Fleet Street should be completely pedestrianised.
33. Page 42 Can you walk 400m with shopping. In your dreams. Electric is the future.
34. Page 42 The rates on 5 shops is over £100,000 p.a.
35. Page 42 Open up Rover Fleet and make a feature of it.
36. Page 42 Important to keep traffic links to town centre and clearly mark pedestrian crossings.
37. Page 47 Pedestrianise Fleet Walk.
38. Page 47 Run a conveyor belt along Fleet Street. No transport.
39. Page 47 No buses in Fleet Street. Agree – pity now kerbs & tarmac.
40. Page 47 Better user of Fleet Walk car park to save open space being made into car park by having reduced charges during Summer season.
41. Fig. 37 No Flats & Hotel on marina car park.
42. Fig. 37 No tower blocks over inner harbour please.
43. Fig. 37 No Hotel & Tower block necessary.
44. Fig. 37 Save Cary Green from being a car park.

45. Fig. 37 No parking on Cary Green.
46. Fig. 37 The harbour needs to be attractive and photogenic for visitors. This will not be the case with the proposed high rise development. The harbourside needs to be bright and sunny – not in the shadow of a tower block.
47. Fig. 37 Save Cary Green – 5 year local plan quote: “Incorporate green infrastructure – green space for relaxation”. This is at odds with a car park on Cary Green!!
48. Fig. 37 No high rise around the harbour.
49. Fig. 37 Listen to the local uproar about Cary Green!! LISTEN!
50. Fig. 39 Please do not remove central reservation useful to pedestrians.
51. Fig. 39 Single lane traffic will cause massive congestion in Torquay.
52. Fig. 39 where is Braddons Hill?
53. Fig. 40 Wooden decks become slippery – yes they do.
54. Page 54 NO CARS on OUR PARK
55. Page 54 Car park site by Pavilion. No flats here to be sold for profit by developers. Giving OUR land to developers.
56. Page 54 Localism means listening to LOCALS. ARE YOU?
57. Page 54 Another 3rd floor on marina car park will be hidden from view.
58. Page 54 Hotel can use Fleet Walk car park. Precedent already set with Torwood Street hotel
59. Page 54 We do not need parking on Cary Green. It could be improved but as a public space, not a private car park!
60. Page 54 Cary Green should remain as a public space and not be turned into a car park. There are sufficient car parks in the immediate area which are under utilised. This is phase1 of turning Cary Green into a building plot.
61. Page 54 We do not need a car park on Cary Green. Save our heritage.
62. Page 54 Keep Cary Green as a much loved pedestrian green/fountain space.
63. Page 54 PARKING IS NOT NEEDED ON CARY GREEN!
64. Page 54 NO CAR PARK ON CARY GREEN!
65. Page 57 Best town plan I ever saw.
66. Page 57 Could be a good idea but needs plenty of light at night. A green oasis yes but watch Cary Green.
67. Page 58 Keep Brunswick Square as it is. Traffic should be routed past the car park. Money already been spent on improving the Square!
68. Page 58 Keep Brunswick Square as it is. Traffic should be routed past the car park. A bus stop by the car park is ideal.
69. Page 58 Torre – moving sub-station where?
70. Page 58 Traffic reversal – Roads too narrow – Access problems – Noise and pollution levels.
71. Page 58 Keep it as it is.
72. Page 59 FANTASTIC – SPOT ON!

TORRE AND UPTON COMMUNITY PARTNERSHIP

Description of the area

Tormohun and Upton adjoin the centre of Torquay. Tormohun dates from Saxon times and the medieval parish church still lies at its heart. Upton contains the civic heart of Torbay with the Edwardian Town Hall, library and 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 is nearing completion 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.

POLICIES, OPPORTUNITIES AND ACTIONS

Planning and Development

Opportunities for development exist at:

- The Town Hall and Electric House. The community wish to protect these listed buildings, but are open to alternative uses to the current office accommodation.
- Town Hall car park. Proposals for a town centre supermarket.
- Torre Marine. There remains an area to be developed for residential use.
- Lymington Road. The Innovation Centre provides start up units but we need to find larger units for businesses as they grow. There is the potential for other development on this site.
- The former B&Q store. This would suit mixed development.
- Torre Station. Better use could be made of land adjoining both sides of the station – possibly for a mixed use development and improved car parking.

Services and Facilities

- The Library requires modernisation or relocation.
- Torre Marine would benefit from a community facility. The disused Torre Barn has been identified for potential community use.
- The Foyer has under-used community facilities that could be brought back into use.
- Torre Academy has been recently enlarged to cope with the increase in the birth rate,
- Upton St James Academy is landlocked but makes the best use of the space available. Improvements to Upton Park will provide better sports area
- Torbay's private hospital, Mount Stuart
- Lymington Road Coach Station: This valuable area of public realm is underutilised and is a poor use of space so near to the Torquay town centre. Plans are being put forward to move the coaches to a Transport Hub. Due to the attenuation tanks under the coach park it is unsuitable for building but a multi-purpose games area would revitalise the area and complement the plans to refurbish Upton Park.

Greenspace and Environment

The main local greenspaces in Torre and Upton are very varied in style and usage. They range from the ancient original parish churchyard with its medieval listed church, to a small allotment holding, from a long, public park with sports facilities for all ages, to a rocky hill topped by the empty shell of an ancient chapel of unknown origin. All of these spaces are widely used and valued by the communities surrounding them. Several are also used by local schools and language schools, while the more central ones are valuable for visitors to the area.

The many street trees play an important role in our green infrastructure, both as wildlife habitats, the absorption of traffic fumes, and the softening of the built environment. Urban gardens are now recognised as providing wildlife "highways" though built up areas, so we must ensure that new developments do include sufficient space for gardens to be created.

Improvements to the area's parks and gardens should include:

- Reconfiguring Upton Park, upgrading its facilities, and keeping it as a green space in perpetuity. Improve the health of the trees by considering selective thinning but at the same time planting new trees to improve the overall look of the park, and maintain air quality.

- Possibility of creating all-weather multi-use games area on part of the coach station to enhance the sports facilities that already exist in Upton Park.
- Protecting Stantaway Hill as a green space in perpetuity.
- Protecting Memorial Park as a green space in perpetuity.
- Creating a new park and garden as part of the Torre Marine development.
- Protecting the churchyard as a green space in perpetuity.

Traffic and Movement

Traffic flows through the area will be improved as part of this plan's proposals to improve access to the town centre and sea front:

- The reversal of traffic flow through Torre and Higher Union Street is proposed subject to a thorough assessment and consultation. Comments from the public will be taken into consideration regarding noise/pollution/car parking/ accessibility
- Signage to the town centre and to the sea front will be improved and made clearer.

Housing for Torre and Upton

Location	Current use (Green/ Brown)	Allocated Yes/ no	Density	Mix	Social Housing	Delivery time	Additional Infrastructure
Torre Station Yard	Brown	y	17	Town Houses		0-5	y
Tor Manor/ Torchurch Rd	Brown	y	10	Town Houses		0-5	n
27 St Michaels Rd	Brown	y	14	?		0-5	y
300-302 Union St	Brown	y	6	Town Houses		6-10	n
Tor House (B&Q) /Gospel Hall	Brown	y	25	Town Houses	Yes	6-10	y
Zion Methodist Church	Brown	y	8	Town Houses		6-10	n
Garage Laburnum St	Brown	y	8	Cottages		6-10	n
Richwood Hotel 20 Newton Rd	Brown	y	8	Town Houses		6-10	n
Jewsons St James Rd	Brown	n	32 ? check Planning app	Flats	Yes	6-10 ?	y
16-18 Lower Thurlow Road	Brown	y	6	?		6-10	y
Conservative Club South St	Brown	n	6	Flats		0-5 ?	n
Torre Marine	Brown	y	75	Retirement Flats	Yes	0-5	y

TORRE AND UPTON COMMUNITY PARTNERSHIP AUDIT OF LOCAL GREENSPACES

Road garden	Road			clear and manage th

Greenspace name/location	Address	Details of the land ownership and access	Why does your community wish to identify this area in the Torquay NP? Do you have any plans for improving the area?	If the greenspace is demonstrably special and holds a particular local significance to the local community do you wish it to be considered for the new Local Greenspace designation?
Upton Park	Lymington Road	Torbay Council Full public access	This is a large green lung running along the centre of our area. There are plans to completely renovate the park. It also has the only public open sports pitches in our area	Also see Local Greenspace designation
Torre churchyard	Lucius St	Church of England Full public access	The original medieval church and churchyard for Torquay. Grade 2* listed. Friends group have rejuvenated the grounds	Also see Local Greenspace designation
Chapel woods	Newton Road	Torbay Council Full public access	Chapel is a listed building. Hill is now covered with self seeded holm oaks.	Also see Local Greenspace designation
Memorial gardens	Higher Union St	Torbay Council Full public access	Land donated to the council. Smaller local park with magnificent central tree. Needs to be made friendlier for local residents. They were created for the 1897 Queen Victoria jubilee.	Also see Local Greenspace designation
Stantaway Hill	Stantaway Close	Torbay Council Full public access	Important green area between two large residential sections, wildlife friendly, well used by local walkers, particularly those with dogs	Also see Local Greenspace designation
Stantaway allotments	Stanaway Close	Torbay Council – managed by Torbay Allotment Holders Co-operative Association	Only allotments in our area	
Parkfield	Parkfield	Torbay Council	New Friends group just been formed to	

Wellswood & Torwood

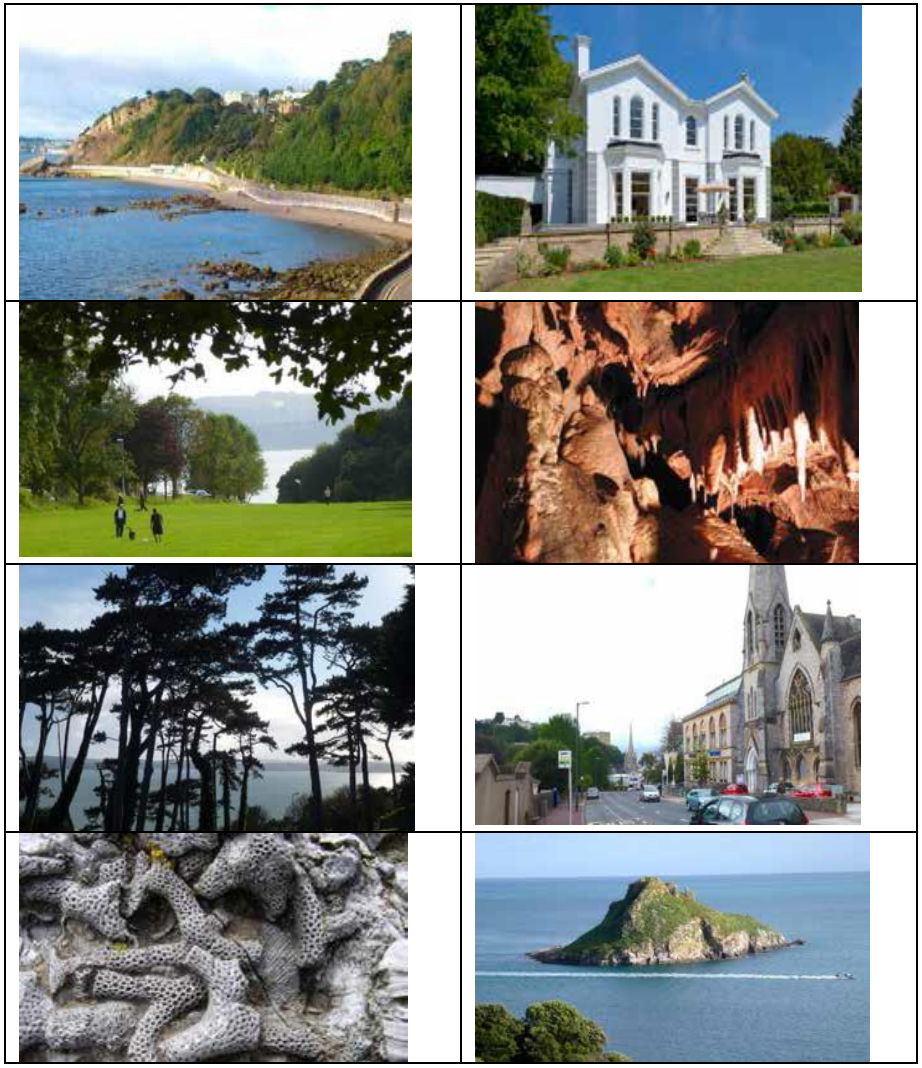
The area of Wellswood and Torwood covers two rocky headlands on the southeast perimeter of Torquay, bordered on one side by Sea. The ward covers an area of 414 hectares, of which almost 1/4 is green space. This important publically accessible space gives a distinctive character to the area and much is designated as an Area of Great Landscape Value.

Over 40,000 years ago early man found shelter in the deep caves at Kent's Cavern in the Ilsham Valley. Today this forms the gateway to UNESCO's English Riviera Global Geopark. The area also has the highest density of internationally important geosites of anyward in Torbay; and most of its 4.75 mile of coastline is designated as being of national importance.

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. The design and layout of the Warberries and the adjoining Lincombes, essentially between 1840 and 1860, are cited as "the single most important stage of development in Torquay's rise as one of England's most fashionable resorts" (Torbay Council, 2006). 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. Although some of these villas have been redeveloped into hotels or apartments, thanks to the designation of the Lincombes and Warberry Conservation Areas, the spacious open nature has remained largely intact.

The accommodation provided by major hotels, including two with four stars, combined with this unique setting plays an important part in Torbay's holiday offer.

Torquay



Images clockwise from above left: Meadfoot Beach, Kents Cavern, Monterey Pines, Torquay Museum on Torwood Street, Thatcher Rock, Fossilised coral on Meadfoot Beach, Ilsham Valley, Warberry Villa

At the heart lies Wellswood Green with its shops, primary school and church. The A379, descending towards the harbour, links Wellswood with Torwood. Home to Torquay Museum and a high density of restaurants, bars and food outlets this area includes a number of redevelopment opportunites. The architecture, open spaces, woodland and pine clad rocky coastline provide the essence of the “English Riviera”.

Policies

1. Retain all Public Green areas for the benefit of visitors and residents, improving waste management and toilet facilities
2. Retain existing conservation areas and density of development
3. Continue to allow small hotels and brownfield sites to be redeveloped for family housing, whilst preserving building density and character
4. Encourage continued maintenance and upgrading of South West Coast Path and associated areas e.g. Hope’s Nose
5. Actively encourage diversity and prosperity of local businesses in Wellswood
6. Remove on street parking meters

Sites

7. Encourage and promote redevelopment of Torwood Street area and Terrace Car Park whilst retaining sufficient parking for local businesses
8. Redevelop the brownfield site on Babbacombe Road, adjacent to Wiltshires, as mixed housing or an innovative covered wet day sporting and leisure facility with educational links
9. Give consideration to any future proposals for redevelopment of the Palace Hotel and grounds, retaining a hotel
10. Gave consideration to proposals for Kent's Cavern to enhance Tourism and Education, in line with its importance within the English Riviera Geopark, and improve the access strategy to limit impact on the surrounding neighbourhood

Projects

11. Re-open Redgate Beach and Footpath to Walls Hill
12. Provide a Pedestrian "safe transit" pathway along Ilsham Road from its junction with Ilsham Marine Drive to the Ilsham Valley
13. Provide a natural Footpath linking Ansteys Cove Car Park with Ilsham Road along the side of Stoodley Knowle Playing Fields
14. Address traffic management through Wellswood (Ilsham Road), improving character and environment