TNP August 2017

Regulation 14 Draft for Public Consultation

The Community Plan to 2030 and Beyond

The Torquay Neighbourhood Plan

…to be the best in the West

CONTENTS

Forward 2

Introduction 4

Glossary 8

Policies and Aspirations 10

- Housing 13
- Economy & Jobs 23
- Tourism 26
- Environment 32
- Health & Wellbeing 37
- Sport & Leisure 40
- Transport 43
- Art & Culture 46
- Appendix 1 Housing development sites 48
- Appendix 2 Designated Local Green Spaces 51
- Appendix 3 Mapping

Community Partnership Statements

- Barton and Watcombe
- Cockington, Chelston and Livermead
- Ellacombe
- Shiphay and The Willows
- Hele and Lower Barton (Hele's Angels)
- St Marychurch and District
- Torre and Upton
- Torquay Town Centre
- Wellswood and Torwood

Foreword

Welcome, on behalf of the Torquay Neighbourhood Plan Forum, to our Neighbourhood Plan - a community inspired plan for the future of Torquay; written by our community for our community.

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

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

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

Our Plan sits beside the proposed Plans for Paignton and Brixham that together will shape the whole of Torbay and give detail to the strategic policies contained within the adopted Torbay Local Plan and complies with National Planning Policies. It will help shape development in Torquay over the next 15 years and lay the foundations for a successful future; it articulates how our communities wish to see their neighbourhoods change and where development can take place.

Our Plan is a statutory 'Development Plan' and provides a statement from the community about how development will be managed positively and appropriately so that the area's distinctive character and landscape is maintained and enhanced and the community truly benefits from the right types of development in the right places. This is the community's voice on what development, both residential and commercial, it wishes to see and where it should be situated. It also grants our most precious greenspaces with a special level of protection as 'Local Green Spaces'.

Leon Butler
Chair Torquay Neighbourhood Plan Forum

Introduction

Why does Torquay need a Neighbourhood Plan?

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

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

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

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

The plan covers the whole of Torquay. A group of local residents and business representatives came together in late 2011 to start the process. A public meeting was held, and in November 2011 the Torquay Neighbourhood Forum was established to steer the plan.
The nine local Community Partnerships have taken a leading role within the Torquay Neighbourhood Forum, each one aiming to ensure that the needs and aspirations of its area are included in the plan. Those partnerships are:

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

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

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

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

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

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

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

How is this plan related to other plans?

The Torquay Neighbourhood Plan (the Plan) has been developed in parallel with the new Torbay Local Plan which was adopted by Torbay Council in December 2015. More than that, each Plan informs and strengthens the other. The Torbay Local Plan (titled “A Landscape for Success”) provides the big picture for the whole Bay; while the Neighbourhood Plans for Brixham, Paignton and Torquay add detail about local outcomes, projects and sites for development and employment.

A Neighbourhood Plan has to comply with National Planning Policy, European guidance and regulation and the Local Plan whose area it lies within.

What time period does the Plan cover?

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

Vision and Aspirations

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

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

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

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

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

- **We want to protect the best of Torquay's heritage – its cherished neighbourhoods and villages and the distinctive local character of each one – and to secure their future as vibrant communities and attractive places to live, work and visit.**
- ***We want to drive and support sustainable development delivering economic recovery and sustainable growth through rebalancing the economy, providing a sustainable future with new businesses, new jobs and infrastructure supported by the required number of new homes; helping our community to flourish as it meets present and future demands.***
- ***We want to improve health, social and cultural well-being including sport and leisure for all, ensure facilities and services are in place to meet local needs and help to grow a vibrant community that provides for and supports people of all ages.***
- ***We want to create a more effective, safe, accessible and efficient transport and travel network for pedestrians, cyclists, motorists and users of public transport.***
- ***We want to protect and enhance our natural, built and historic environment.***

Objectives

Planning and Development

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

- **recovery and growth in investment and new businesses**
- **economic diversity through rebalancing the economy away from the dominance of Tourism**
- **new homes and infrastructure.**
- **holistic planning for the whole town and clear planning rules suited to each of its neighbourhoods (Community Partnership areas)**
- **a strategic planning processes that is community led**
- **provision of a good range of quality, affordable homes for all sections of the community**
- **brownfield development over greenfield.**
- **a framework to ensure that public funds collected in connection with new developments (through the Community Infrastructure Levy or similar) are used to address local priorities identified by the community.**

The Economy

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

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

Services and Facilities

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

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

Traffic and movement

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

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

Environment

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

- **protect and enhance the local natural, built and historic**

environment.

- **secure recognition of the features and characteristics which shape and contribute positively to the identity, character and unique qualities of Torquay and its communities.**
- **protect, conserve and enhance those features and characteristics that make Torquay special.**
- **protect all our valued green spaces.**

The Town Centre

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

- **continue the process of improving the flow of traffic, signposting and re-routing traffic more directly into the town centre.**
- **enhance the shopping and social experience in the town centre and assure good quality and safe access for all.**
- **improve car parking access and quality of provision.**
- **increase residential density in the town centre, promoting increased residential use of upper floors and redevelopment of redundant sites.**

The Gateway to Torquay

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

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

GLOSSARY

400m – a distance that represents a typical five to ten minute walk

Affordable Homes – self build plots and residential units either sold or for rent to eligible households whose needs are not met my the market

Community Aspiration – how the community would like to see Torquay and their local area develop. Aspirations are not Planning Policies but give stakeholders an insight in to the wishes of that community.

Community hub facilities – not less than a Doctor's surgery, food shop and a post office

Employment sites – those sites with industrial buildings suitable for B class use and other significant retail operations

Established holiday accommodation areas – those areas where more than 50% of the properties are designated for holiday use. The size of the sample area shall be not less than 10 and no more than 20 properties adjacent to each other including those opposite within the same street.

Future Expansion Area – the Edginswell green field area adjacent to Hamlyn Way

Gateway – the area as you enter Torquay

Major development of homes - As defined by the Town and Country Planning Development Management (England) Order 2015 this includes the development of 10 or more homes or floor space of over 1000 sq. m.

Plan – the Torquay Neighbourhood Plan

Planning Policy – a policy that will be used to decide planning applications

Residential unit – a home for someone to live in that could be a house, flat or apartment.

The following section contains the Planning policies of our Neighbourhood Plan and is in compliance with the strategic policies within the adopted Torbay Local Plan and the National Planning Policy Framework.
These policies will be used to manage development through the planning process. In addition to the policies, community aspirations are presented which reflect the wishes of the community that have been expressed during the development of this plan.

Policies and Aspirations

This is a Plan for the whole of Torquay and for each of its neighbourhoods, aimed at securing sustainable development to promote investment in the town's physical and social fabric, strengthening its economy, conserving its heritage, promoting its natural beauty and growing a safer and healthier community. The policies and proposals in this section are designed to help deliver those aims through policies and identified aspirations for:

- Housing
- Economy and Jobs
- Tourism
- Health and Wellbeing
- Sports and Leisure
- Transport
- Art and Culture
- Statements of place, aspirations and projects for each community

The Plan contains either 'PLANNING POLICIES' - that form the statutory element of the Plan or 'COMMUNITY ASPIRATIONS' that provide the framework for the vision of the community and support and complement the Planning policies.

National Planning Policy

The following policy incorporates the key principle from the National Planning Policy Framework (NPPF) into the Plan and reflects the importance of sustainable development in Torquay:

PLANNING POLICY S1: The Presumption in Favour of Development
Development proposals which accord with the policies in the Torquay Neighbourhood Plan and the adopted Torbay Local Plan shall be approved unless material considerations indicate otherwise. Development proposals not in accordance with the policies of the Neighbourhood Plan shall be refused.

Delivery and Monitoring

Many of the plan's proposals will only happen with private sector investment, but this does not remove Torbay Council or other public bodies from their responsibilities for infrastructure and services. There is clear developer interest in bringing forward a variety of development schemes across Torquay, and the opening of the South Devon Link Road along with a specific focus on the town centre and its gateway will raise the town's profile in this regard. This plan's policies aim to steer and shape development, but it is expected that developer contributions will be gathered through S106 agreements, Community Infrastructure Levy or similar in order to address any specific mitigation required by any new development from the broader impacts of development.

The policies of this plan and the Local Plan are complementary, together providing a firm platform for all parties to cooperate in promoting, enabling and delivering beneficial developments and improvements of all kinds. Conformity between plans will be key to unlocking funds to support this plan's delivery, and it is to be hoped that Torbay Council will take a proactive role in this regard.

When the Torquay Neighbourhood Plan is formally made by Torbay Council it will become part of the Local Plan (development plan). This

means that it will be a material consideration in the determination of planning applications. The Council will therefore monitor development proposals against the objectives of the Neighbourhood Plan alongside the Local Plan and any related implementation plan to ensure that the aspirations of the community are being met.

Revisions to the Local Plan will require the Neighbourhood Plan to be reviewed in due course to keep it up-to-date and relevant. Any formal amendments to either Plan will have to follow a similar process of consultation and examination as was used to prepare the original Plan.

Housing

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

The strategy, on each housing site, is to provide the best mix of housing to match the needs of Torquay's communities now and for the next twenty years. The Local Plan sets the overall strategy; our Neighbourhood Plan sets out to provide the detail to achieve this strategy by ensuring our communities benefit from the provision of new quality homes and that policies are in place to shape the development to maximise their value to the community.

There are relatively few opportunities for sustainable, major new housing development (particularly those greater than 20 units) on green field sites within Torquay other than the Future Growth Area at Edginswell. The Neighbourhood Plan therefore promotes the redevelopment of brownfield sites and in particular the Town Centre as its priority.

Allocated Housing Sites

The Torquay Local Plan is 'jobs led' with an ambitious target for net job creation. The allocation of residential and employment sites within our Plan will meet the needs of the economy and the projected demand within the Torbay Local Plan. The future green field growth area at Edginswell will represent a significant proportion of the possible housing growth.

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

Our Neighbourhood Plan, together with the adopted Torbay Local Plan 2012-2030, allocates sufficient housing sites to meet the strategic growth target of approximately 3979 dwellings between 2012 and 2030 (18 years). This housing figure is made up of committed sites (1156 dwellings) and the future growth area (550) within the Local Plan plus housing site allocations made in our Plan and a proportionally significant windfall provision of smaller sites (below 6 dwellings) of 1040.

Our Plan allocates specific sites for approximately 1232 dwellings, drawing significantly from the pool of identified/potential sites in the Local Plan (1111 dwellings), and has added a number of new sites (122 dwellings).

Table 1 presents a breakdown of housing supply by source while a comprehensive list of allocated housing sites are listed in Appendix 1, Page 48 and can be seen on the mapping sheets 1 to 19. The number of units on each site is a notional number based on an assessment of the site's potential and the aspirations of the relevant Community Partnership for types of homes provided. The number of units could be

changed subject to normal Planning constraints and the policies within our Plan and the Local Plan.

Table 1: Housing provision broken down by type of site	Total
Commitments and other deliverable sites in Local Plan	1156
TNP allocated sites drawn from Local Plan pool of identified sites	1111
Additional TNP allocated sites	122
Future growth areas allocated in Local Plan	550
Windfalls	1040
TOTAL	**3979**

Housing and Development Policies

Community led development

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

COMMUNITY ASPIRATION

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

PLANNING POLICY H1 Revisions to the Local Plan

Any revision to the requirements for housing or employment sites within the Plan period that arise from changes to the current Torbay Local Plan and affect Torquay must be followed by a revised Torquay Neighbourhood Plan to allocate revised sites, subject to the community agreeing to undertake this work. Any revised Plan shall be subject to statutory arrangements for consultation and examination.

Design to reduce risk and fear of crime

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

PLANNING POLICY H2 Designing out crime

Any new residential development shall be of a design that minimises opportunities for crime, fear of crime and antisocial behaviour proportionate to the scale of the development.

Affordable Homes

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

S4.1.2 States 'Historically Torbay has had a very pressing need for affordable housing. The 2003 Housing Need Survey found a need comparable to Inner London'; while S4.1.3 states 'affordable housing constitutes about 60% of the overall housing requirement'.

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

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

To achieve this there will be opportunities through private sector developments to provide or contribute towards providing affordable housing but it is also acknowledged that the provision of affordable homes over the last 10 years has not achieved the percentage rate required in the adopted Local Plans. Our Plan therefore identifies positive policy statements for affordable homes on green field development sites and aspirations for additional means of provision.

The large green field development within the Local Plan Future Growth Area is on long held, low cost agricultural land and viability based on land value cannot reasonably be a material consideration.

PLANNING POLICY H3 Future Growth Area viability exclusions
Viability based on land cost shall not be a material planning consideration for the Edginswell Future Growth Area.

PLANNING POLICY H4 Affordable homes from green field developments
Planning permission shall only be granted for green field sites of more than 20 residential units when the developer provides: not less than 30% affordable residential units constructed on site or by providing equivalent numbers of homes by selling affordable sites for self-build construction, or constructs the same number of affordable homes on an alternative brownfield site within Torquay.

COMMUNITY ASPIRATION
Over the Plan period the target shall be to provide not less than 20% new affordable and social homes in any rolling 5 year period, equating to approximately 850 homes overall by a combination of public sector investment and private sector planning obligations.

We recommend that the disposal of suitable Council owned land should be to Housing Associations and self-building schemes as part of an appropriate commercial arrangement, to ensure the level of provision of affordable and social housing is not less than 20% of total homes built during any rolling 5 year period. To enable this we accept that some open market housing may be required on those sites for viability purposes.

To start to address the identified need in Torbay, affordable homes must be built for the benefit of the current residents of Torbay.

PLANNING POLICY H5
All new affordable or social residential units shall have a habitation restriction within any Planning permission as follows:
i) At least one occupant shall have lived in Torbay for not less than 5 years previous or
ii) is classed as a Keyworker for an employer in Torbay

Homes for an ageing population

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

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

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

We therefore support the provision of purpose built homes for later life in suitable locations where there is ease of pedestrian access to local facilities and public transport. This shall include small scale residential properties, warden controlled schemes and care homes, provided any new developments are not on a scale that could become a burden on existing services in the local area.

The area of St. Marychurch could provide a suitable area for retirement based accommodation due to level access to shops, public open spaces and other community hub facilities including a regular and sustainable public transport route linking to the wider area.

PLANNING POLICY H6
Any new residential units designed for retirement or accommodation for assisted living shall be refused Planning permission unless they are in locations that are within 400m of community hub facilities (not less than a local or district shopping centre that includes a supermarket and a doctor's surgery) and have a stop on a sustainable public transport route that serves those hub facilities and Torquay town centre.

PLANNING POLICY H7: Retirement and assisted living

There shall be a presumption in favour of change of use from tourism accommodation to the provision of homes designed for retirement or assisted living in the area of Babbacombe for sites outside the designated CTIA in the Local Plan.

Community Infrastructure Levy

COMMUNITY ASPIRATION
As part of the Community Partnership submissions that form part of this Plan there are a number of key projects that have been identified for each area. The community wishes that these projects and future projects that arise in each area are funded through the CIL levy and are prioritised across Torquay by the Neighbourhood Forum.

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

COMMUNITY ASPIRATION
To help regeneration of the community facilities within the Town Centre Master Plan Area and Community Investment Area while acknowledging the range of site viabilities within that area; any development where CIL contributions are not sought but S106 contributions are, the equivalent amount of money to that from the normally prescribed neighbourhood portion CIL contribution should be provided by the Council for the community's own spend decisions.

COMMUNITY ASPIRATION
The reduced CIL levy for the Town Centre Master Plan Area should be reviewed and adapted to reflect changes in economic regeneration by 2020 or if the current Community Investment Area designation for the area is withdrawn whichever is the soonest.

Torquay Gateway (including Eginswell Future Growth Area)

The Neighbourhood Plan supports the development of the green field Edginswell Gateway site as part of a jobs led, phased development of Torquay but at a stage that promotes and prioritises the redevelopment of the degenerated town centre and numerous brown field sites for housing.

Any development in this area must exploit its unique position adjacent to the new link road for good quality housing that prioritises the needs of Torquay residents and include purpose built employment space to promote job creation.

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

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

PLANNING POLICY H8 Prioritisation of Town Centre redevelopment
There shall not be any permission granted for development of residential units within the Edginswell Future Growth Area before 2025 representing the second half of the Neighbourhood Plan housing allocations period unless not less than 50% of the designated other sites (excluding windfall sites) have been granted permission or the net increase in jobs in Torbay has exceeded targets.
Any permission for residential units shall have a restriction that no more than 100 units can be occupied unless the community infrastructure identified in the revised Master Plan in Policy H10 is complete.

The Torbay Local Plan Evidence Study Housing Requirement Report (P54 states 'the flats market (in Torquay) is saturated' and that there is a demand in the open market for 'modest family houses of 3 bedrooms'. The report identifies a potential increase in demand arising from the improved infrastructure but it is of note that the comment is also made 'much of this increased interest will be from second home buyers'.

From the data presented it would appear the demand for rented properties is solely an economic constraint rather than a market demand (S4.1.4) with 2/3 of the 5 year housing requirement (P52: Torbay SHMAR) being in the 1 to 2 bedroom sector while 1/3 is in the 4 bedroom sector. As the first time buyer market is likely to continue to be constrained by affordability then the demand for the larger properties are likely to be from upsizing and therefore for owner occupiers. Upsizing releases smaller more affordable homes.

Table 4.1 indicates the social and intermediate housing demand is over 90% for the 1 and 2 bedroom units but mostly 2 bedrooms social and 1 bedroom intermediate.

This major housing expansion area is the largest potential site for family housing needs for Torquay, our Plan will therefore require the emphasis to be on the provision of owner occupied family homes and affordable homes.

The previous policies H3, H4, H5 address the demand for affordable housing while the following policy will ensure the demand for open housing is met for the benefit of residents and workers in Torquay.

PLANNING POLICY H9 Homes for Torbay residents
All homes sold within the Edginswell Future Growth Area shall be the purchaser's sole residency.

There has been a history of ad hoc, unstructured development within the Willows area that has not developed the community infrastructure to support a sustainable community. A key priority for the current community is to ensure this is corrected by making sure any new major residential development within the adjacent strategic expansion area is integrated within the surrounding communities.

PLANNING POLICY H10 Gateway sustainable community planning

Planning permission shall not be granted for new residential units within the Edginswell Future Growth Area or the existing area known as the Willows until there is a new and adopted Master Plan SPD covering the Edginswell expansion area and appropriate parts of the adjacent Shiphay, Willows and Barton areas that link the local neighbourhoods into an integrated sustainable community with appropriate community hub and school provision.

Residential units from former Tourism properties

A substantial number of the proposed windfall sites will arise from former Tourism accommodation both serviced and un-serviced.

Our Plan promotes the move away from an oversupply of the lower quality, lower value tourism accommodation provision towards a critical mass of higher quality and value that will allow the sector to have a sustainable future that will in turn support a higher value economy. It is therefore predicted that a significant number of homes can be provided through this change of use.

PLANNING POLICIES on change of use for Tourism accommodation are set out within the Tourism Section:
T1 Limited period for change of use of tourism properties within a CTIA
T2 Change of use constraints within an established tourism area or CTIA
T3 Permissible change of use of tourism properties outside a CTIA
T4 Change of use in a Conservation Area and Listed Buildings
T6 Change of use constraints on Babbacombe Downs

Design and quality of development

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

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

PLANNING POLICY H11 Minimum bedrooms
There shall be a presumption against development of existing residential properties that does not provide accommodation with a separate bedroom.

PLANNING POLICY H12 HMO's
Planning permission for HMO's shall be refused except in exceptional circumstances when the scheme must include accommodation for a designated manager to live on site.

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

PLANNING POLICY H13 Established architecture
Any development within the built up area of Torquay shall be in a character, scale, bulk and design sympathetic to the established surrounding architecture, must not have an adverse impact on the local area and must not significantly increase the current density of properties in the immediate area.

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

PLANNING POLICY H14 Parking facilities
All development must meet the minimum parking standards outlined in the Local Plan unless it can be shown that there is not likely to be an increase in on-street parking arising from development or the development is within 400m of a sustainable public car park. New development should contribute to better pedestrian and cycle links where possible.

To ensure larger developments on green field sites support sustainable communities with appropriate community hub facilities Policies TR1 Access to Primary Schools within Transport and HW3 Community Hub Facilities within Health and Wellbeing are also relevant to Housing policy.

Development sites not supported by this Plan

There is just one site that was proposed as a potential development site within the Local Plan (TNPH48) that has not been supported. It forms a strategic link between key designated Local Green Spaces and is a wildlife corridor. During consultation on the Local Plan it received more than 80% of the representations, unanimously opposing development of the site. This was further supported in Neighbourhood Plan public consultations.

PLANNING POLICY H15 Sites excluded from development
Planning permission shall be refused for any development on the field off Broadley Drive (identified as TNPH48 in the Local Plan).

Conservation of the historic built environment

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

PLANNING POLICY H16 Protection of the historic built environment
Any alteration to a Listed Grade 2 property that is subject to a Listed Building Consent application must protect those historically significant elements identified within the Listing while allowing those changes that support a sustainable future for the building. The external appearance of the property will be a priority in any negotiations on financial viability.
Any development that affects the setting of a Listed Building must have a scale, bulk and design sympathetic to the Listed Building and any surrounding or adjacent Conservation Area

Special protection for rural village environments

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

While acknowledging the protection provided within the Countryside policy C1and the Undeveloped Coast C2within the Local Plan our Plan provides additional clarification to what development will be supported.

PLANNING POLICY H17 Rural village buffer zones

Planning permission shall be refused for new residential or commercial development on any green field site or undeveloped areas within a buffer zone around Maidencombe and Cockington villages unless it is allocated as a housing site within this Plan.
The Cockington Village buffer zone is defined as the area known as Cockington Country Park and the buffer zone around Maidencombe is defined as within 500m of the defined Village Envelope

PLANNING POLICY H18 Rural Village Conservation areas
Within the Maidencombe and Cockington Village Conservation Areas, Planning permission shall be refused for new stand-alone dwellings which might constitute infill development or extensions to the established village boundaries. Sensitive conversion, alteration and extension of existing buildings shall be permitted where this complies with the appropriate Conservation Area Management Plan

Special policies for Maidencombe

The St Marychurch & Maidencombe CP submission identifies extremely sensitive environmental issues for the area as it lies within the Countryside (C1) and Undeveloped Coastal Fringe (C2) designation within the Local Plan and is a known habitat for protected species. Special constraints will therefore be placed on any future development to retain its unique environment.

Sladnor Park (see aerial photograph of Maidencombe area and this site within the St Marychurch and Maidencombe Community Partnership submission) has potential for sensitive development due to a small area of existing buildings and footprints of former buildings within an extensive green space area. A special policy H19/6 has been adopted for this site due to extensive environmental issues identified within the Community Partnership submission.

PLANNING POLICY H19
Maidencombe

1. **Within the established Maidencombe Village envelope and outside the Conservation Area, limited infill development and refurbishment of existing buildings shall be permitted providing that all of the following development design criteria are satisfied:**
- **Development is of a scale, height, footprint and massing in keeping with the existing properties,**
- **Construction materials and the overall appearance of development are consistent with the predominant physical characteristics of the village,**
- **The amenity of neighbouring properties is not harmed**
- **Development proposals must take full opportunity to reinforce the landscape quality of the area and the character of the existing rural setting**
- **The cumulative impact of new development on the landscape and historic character of this area will be taken into account in determining development proposals in order to protect this sensitive area from the potential adverse impacts of urban creep and overdevelopment.**

2. **Development proposals on sites A&B within Area 1 of the Maidencombe Village Envelope which consist of a single dwelling, consistent with the existing urban grain and positively relating to the established pattern of arrangement of existing buildings and plots in this area shall be presumed permissible.**
3. **Development proposals for new dwellings and/or buildings outside of these two sites, within Area 1, shall be refused.**

4. **Replacement dwellings and extensions to existing dwellings shall be deemed permissible but must be in accordance with development design criteria stated in 1 above.**
5. **Planning permission shall be refused for new stand-alone dwellings which might constitute infill development.**
6. **Any proposed development within Sladnor Park shall be constrained to the actual footprints of existing and former buildings post 1968 and shall be in conformity with the design criteria within Policy H19/1 and Environment Policy E9.**

Special policies for Cockington Village and Country Park

Cockington Village and Country Park form an exceptionally well preserved historic and environmentally sensitive area. To reinforce the current Countryside designation within the Local Plan, special constraints will be placed on any future development.

Cockington Village and Country Park form what was an old manorial village and private estate until 1933 when it was given to the people of Torbay. The manor house has become a crafts centre while the village has been uniquely preserved and has a quintessentially Devon thatched village environment with constrained historic development. Being close to a Torquay means its popularity arose in Victorian times and remains a seasonally busy day time visitor attraction with a largely residential population. There has been a long standing balance between the needs of residents and commercial activities that has resulted in the support for day time commercial use while preserving the peaceful evening and night time environment for resident's quality of life.

PLANNING POLICY H20
Cockington Village and Country Park

1. **Planning permission shall be refused for change of use to A3-A5 uses within Cockington Village and Cockington Country Park unless conditions are imposed restricting operation to close at 18.00 and not open before 08.00**
2. **There shall be no green field developments within the village or Country Park**
3. **There shall be a presumption in favour of change of use from commercial to residential within the Village provided the external appearance is retained or restored to its historic origins.**

Economy and Jobs

Our Plan fully supports the ambition of the Torbay Local Plan to increase net jobs created in Torbay but also wants to improve and diversify Torquay's economy for the benefit of our community's quality of life.

Our Plan wants to support secure well-paid jobs within a vibrant, diverse economy and increase the average pay to above the national average wage within 15 years. This goal drives the policies for the economy.

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

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

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

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

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

To underpin the transition, there is a requirement for accurate data to support strategic decision making for job creation. The Neighbourhood Plan supports the publishing of a professional and rigorous annual rolling 10 year analysis of the trends in job and business creation/loss, the requirement for provision of job creation space, the retail requirements for town centres and workforce skills requirements.

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

Supporting existing and new businesses

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

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

The following policy designates the key Employment Sites for Torquay. Other sites may be considered as significant employment sites within the context of this Plan.

PLANNING POLICY J1 Designated Employment Sites
The following sites are designated Employment Sites within this Plan:

1. **Browns Bridge/Willows/Wren Park Retail Area**
2. **Torbay Hospital**
3. **Woodlands Industrial Estate/Lawes Bridge Retail Area**
4. **Moles Lane / Reservoir Site**
5. **Edginswell**
6. **Kerswell Gardens**
7. **Lymington Road Area and Chatto Road Industrial Estate**
8. **Lummaton Quarry**
9. **Broomhill Industrial Estate/Riviera Way Retail Area**
10. **Newton Road commercial area**
11. **Barton Hill/Barton Way/Hele Road commercial and industrial area**
12. **Union Street Torquay town centre**

The following policy protects the new designated Employment Sites in the Gateway Area of Torquay where the improved links to other towns makes the area an important potential job creation area.

PLANNING POLICY J2: New Employment Sites
The new Employment Sites number 4, 5 and 6 designated in Policy J1 shall only be used for purpose built permanent employment space or ancillary uses directly supporting that employment space as appropriate for an employment site.

The following policies protect the existing sites for employment and help support the retention of a diversified economy.

PLANNING POLICY J3: Retention of existing purpose built employment sites
There shall be no change of use or redevelopment to another use from existing B classes to other classes on any of the existing trading estates or significant purpose built permanent employment sites other than those sites identified for other uses within this Plan or those permitted development rights that may exist.

PLANNING POLICY J4 Support for Class B employment sites
There shall be a presumption in favour for Class B use at Kerswell Gardens, Edginswell Business Park and at the Moles Lane/Reservoir site. Other uses shall be refused.

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

PLANNING POLICY J5: Home Based Enterprises
All new residential units must have fibre optic superfast broadband connected provided this is available to the site.

Unsustainable businesses

The Plan does not want to restrict the loss of unviable businesses due to changes in the economy but does wish to retain key sites for employment use to support new business ventures.

PLANNING POLICY J6 Change of use for unsustainable businesses
There shall be a presumption in favour of change of use for business premises where the current use is judged to be unviable provided

1. **It's viability is measured by reasonable marketing for 1 year and**
2. **A history of unsustainable profitability and**
3. **It is compliant with other policies within 'Jobs and the Economy' and**
4. **It is compliant with the policies contained within 'Tourism' and**
5. **It is not within a designated Employment Site**

The expansion of existing Employment Sites is supported while the key employment spaces in Newton Road will be protected

PLANNING POLICY J7 Support for existing Employment Sites
There shall be a presumption in favour of Planning permission for the expansion of the Broomhill Way Industrial Estate onto the area of the former refuse tip adjacent to the site.
Planning permission shall be refused for the change of use of existing car dealership businesses and other employment space on Newton Road to residential use.

Protection of the historic environment

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

PLANNING POLICY J8 Commercial street scenes
Redevelopment of retail or office units or residential units derived from those units and located in Conservation Areas must maintain historic facades and be sympathetic to any existing street scene

Design to minimise the risk and fear of crime

To ensure the safety and resilience of new commercial, business and public space developments, the Plan fully supports the 'Secured by Design' initiative by the Police Designing Out Crime Officer protocol with Torbay Council.

PLANNING POLICY J9 Prevention of crime through design
Any new development of commercial, business or public space shall be of a design that minimises opportunities for crime, fear of crime and antisocial behaviour proportionate to the scale of the development.

Tourism

‘Torquay – a destination in transition’

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

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

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

For clarity, the term Council is deemed to mean Torbay Council, its Officers, the Torbay Development Agency, contractors and any Business Investment District.

Increase in the quality and sustainability of the accommodation sector

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

COMMUNITY ASPIRATION

- **The Council will conduct or commission a thorough and on-going bed audit and research key accommodation data to support the investment in rebalancing of the quantity and quality of bed spaces in each accommodation sector. This research shall include a professionally assessed market evaluation and predicted future (20 year) trends. The Council will publish all data and provide advice and guidance to Tourism businesses on the implications of the data.**
- **The transition of tourism will be managed through the delivery of the Local and Neighbourhood Plans within the framework of the Planning process whereby the bed audit and market evaluation will provide evidence for decision making.**
- **Businesses to be allowed to change use where there are areas of over-supply or low quality or low spend value by a presumption in favour of a change of use to other high quality accommodation or homes, or**
- **New developments to be allowed in those areas that support the vision for our resort and are on brown field sites.**
- **Visitor infrastructure investment priorities by the Council must be concentrated in the Core Tourism Investment Areas (CTIA’s).**
- **The Council will support and promote the investment in and development of quality, accessible and green tourism businesses.**
- **There will be no Houses in Multiple Occupation (HMO’s) or other hostel accommodation allowed in established tourism areas.**
- **The Council will persuade or use their power to serve Section 215 Notices on landlords and owners of properties to improve maintenance and visual appearance in established tourism areas.**
- **The planning process must protect the green open spaces within Torquay’s environment by restricting new holiday accommodation and tourism sites to the extensive availability of existing or brownfield sites.**

COMMUNITY ASPIRATION

- **Council policies will encourage tourism businesses to improve quality, trade all year round and provide quality jobs.**
- **The Council will support the creation of an international hotel school to underpin the change to a high quality Tourism Sector.**
- **The Council will support good quality sustainable conference facilities to underpin all year round tourism.**
- **Key tourism and retail areas outside the Core Tourism Investment Areas (CTIA's) and town centre will be well signposted.**

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

Two CTIA's are created within the Local Plan:

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

The first 10 years of this Plan is when most investment is required to transition the Tourism industry in Torquay. To achieve this, the Neighbourhood Plan requires the enhanced viability and sustainability of CTIA's and placing the emphasis on allowing tourism properties outside the CTIA's to change use.

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

PLANNING POLICY T1: Limited period for Change of Use of Tourism Properties within a CTIA

If it can be demonstrated that the current business has been marketed for its current use on realistic terms for 12 months then change of use to a mixed development of residential units and tourism related accommodation or retail or café/restaurant units within a CTIA will have a presumption in favour for a limited period to the end of 2023.

PLANNING POLICY T2: Change of Use constraints within an established tourism area or CTIA

Change of use from tourism accommodation within a CTIA or other established tourism area to HMO or student halls of residence or hostel type accommodation shall not be permitted outside permitted development rights.

PLANNING POLICY T3: Permitted Change of Use of Tourism Properties outside CTIA's

The change of use to residential units for tourism properties outside the CTIA's will have a presumption in favour, provided:

3.1 The current use 10 rooms or less of serviced holiday accommodation or it can be demonstrated that the current business has been marketed for its current use on realistic terms for 12 months without sale or 50% or more of the units within a

holiday accommodation property are already of residential status or

3.2 **The change of use from serviced accommodation of more than 10 rooms or any unserviced accommodation provides: not less than 50% residential units of two or more bedrooms and is within 400m of a green space or the beach, or when 50% or more of the units are already of residential status, each additional unit will have self-contained accommodation with not less than one separate bedroom.**

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

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

PLANNING POLICY T4: Change of Use in Conservation Areas and Listed Buildings
Change of use from tourism accommodation to residential units within a conservation area will be able to retain previous extensions that would not comply with current policies if that property is upgraded or modified to provide an external appearance including but not limited to windows, wall treatment and roof design sympathetic to the original building, the surrounding area and complies with the appropriate Conservation Area Assessment.
There will be a presumption in favour of change of use of a Listed building that currently provides Tourism accommodation outside a CTIA if it provides residential units and the assets of historic importance are protected and complies with the other policies within the Plan.

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

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

COMMUNITY ASPIRATION: Improvements to derelict and rundown sites within tourism areas.
Derelict properties and run down sites within tourism areas shall be served with Section 215 notices if the property or site is having a substantial negative impact on the visual quality of the surrounding area and the local community requests action.

Torquay Seafront and harbour area

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

COMMUNITY ASPIRATION

- **The harbour area shall have cafes, bars and restaurants creating a safe, al fresco experience in the summer months with good quality public space all year round.**
- **The beach and harbour-side environment must be a key investment area for refurbishment and maintenance to provide a high quality visitor experience while retaining its heritage, scale and resort ambiance.**
- **Provide e-information platform for visitors to access all information on Torquay at key points as technology improves.**
- **Invest to improve maintenance of roads, pavements and the street scene from public and private sector investments.**
- **Move fairground activities from Torre Abbey and transform the area to become a green space for summer festivals and music and other events.**
- **Develop national standard, good quality conference facilities to support all year round tourism and quality hotels:**

- **Promote the redevelopment of the Riviera International Conference Centre site to incorporate a top quality integrated conference hotel and fit for purpose sustainable conference centre**
- **Promote hotel accommodation in the local area to support delegate requirements.**

Babbacombe

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

COMMUNITY ASPIRATION

The primary investment in new facilities will be on the beach front Cary Arms area and Oddicombe Beach areas where high quality strictly tourism based development may take place sympathetic to the area but within existing developed footprints.

Council policies must support the retention of a high quality protected green downs area with vibrant mix of quality tourism businesses, restaurants and cafes located within the existing facades.

PLANNING POLICY T5 Babbacombe Downs green field development constraints
The Area of Walls Hill, the Grove and sloping landscape around the Cary Alms shall not be subject to any green field development.

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

PLANNING POLICY T6: Change of use constraints on Babbacombe Downs
There shall be a presumption in favour of change of use from tourism accommodation on Babbacombe Downs to residential units if that change provides a mix of quality retail and/or cafes/restaurants at

street level and complies with Policy T1. Any new development must be of a design and bulk sensitive to the heritage characteristics of the area.

PLANNING POLICY T7
Any development of new facilities on the Oddicombe Beach area must be tourism related and fall within the footprint of existing buildings or car parks and be of a design to complement the historic nature and natural setting of the area.

Integrate sports and water based activities into the tourism offer.

COMMUNITY ASPIRATION for the Council to:
Develop improved harbour and beach side facilities to support a quality tourism area and develop regional and national standard sports facilities and water sports provision as an integral part of the broader Tourism offer and support the recently approved Cultural Strategy. They will:

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

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

COMMUNITY ASPIRATION for the Council to:

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

COMMUNITY ASPIRATION

Transition night-time economy to provide a quality harbour area to attract high spenders and visitors who use quality accommodation

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

COMMUNITY ASPIRATION

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

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

Environment

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

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

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

PLANNING POLICY E1 Protection of nationally important sites
Any SSSI within Torquay shall be protected from any new development other than the improvement of and within the footprint of any existing buildings

The following policy will protect important and designated landscapes from inappropriate development and will give clarity to the policy C1 in the Local Plan and support the objectives in 6.3.1.4.

PLANNING POLICY E2: Protection of the Countryside and Undeveloped Coastal Areas
Any green field site within Torquay, designated within the Torbay Local Plan as Countryside or Undeveloped Coastal Area shall have a presumption against planning approval for the following categories:

1. ***Self-build housing***
2. ***Touring tents and caravans***
3. ***Other tourism accommodation or attractions***
4. ***New dwellings or new business premises***

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

Growth in visitor numbers and the resident population will exert further pressure on Torquay's landscape; this needs to be managed carefully to

maintain the high quality and distinctive character of the landscape to secure future economic prosperity, health and wellbeing.

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

PLANNING POLICY E3: Tourism Accommodation on green field sites
There shall be a presumption against new tourism based developments on green field sites. All new tourism based development must be on brownfield site unless it forms part of an allocated development site within the Neighbourhood Plan.

Designated Local Green Spaces

Each Community Partnership has identified their list of Local Greenspaces in compliance with NPPF P20. The sites are listed in Appendix……and within the attached Maps 1 to 19.

All the sites have special significance to the local community be it historic asset, recreational or food production use or wildlife refuge. It is of note that Torquay is a largely urban area and local communities highly value those public access green spaces within walking distance of their homes. The preservation of these assets have been a high priority identified in public consultations.

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

PLANNING POLICY E4: Local Green Spaces
The designated Local Green Spaces are listed in Appendix 2 and shall not be developed other than improvements to community access or recreation facilities.

Green Infrastructure

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

PLANNING POLICY E5: Green Infrastructure Delivery Plan
Any new development of 4 or more residential units or any employment space must be in compliance with the **The Torbay Green Infrastructure Delivery Plan (2010) where appropriate to the scale of the development and the location of the site.**

The diversity of landscapes in Torquay is striking, whether it is the rugged coastlines of rocky cliffs and sweeping bays, secluded valleys such as Cockington and Maidencombe, rolling hills of traditionally managed

farmland, or its rich historic character. Torquay contains a number of valuable landscapes which have been designated in recognition of their international, national and local significance, in particular the approval of the whole area as a UNESCO Global Geopark, one of only 120 in the world. The Geopark provides a tool for promoting the area's geology and natural resources through education, and supporting the sustainable economic development of the area, especially through tourism.

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

Parks, woodlands and green spaces

Our parks and green spaces are rightly valued as amongst our most precious assets. There are many challenges facing us, but the following aspirations are essential:

COMMUNITY ASPIRATION

- **improving the appearance of green space.**
- **Improving accessibility, especially for the disabled.**
- **Challenging people's perceptions of green spaces so they are seen as areas to visit and use more often.**
- **Improving facilities.**
- **Increasing numbers of sustainable events/entertainments where this does not adversely affect the quality of life of the surrounding community.**
- **Developing opportunities for using green spaces for learning.**
- **Promoting and protecting the heritage assets of Torquay's green spaces.**
- **Promoting green spaces as drivers for economic activity while protecting them.**
- **Developing opportunities for using green spaces for appropriate sporting activities thus contribute to peoples' health and wellbeing.**
- **Recognising, protecting and enhancing the biodiversity value of green space.**
- **Encouraging children to play and be active**

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

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

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

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

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

PLANNING POLICY E6: Development on Established Woodland
There will be a presumption against any development on established woodland unless it is related to the sustainable management of that woodland.

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

COMMUNITY ASPIRATION: New Trees in Urban Areas
To increase the planting of new trees in urban areas, any new tree planted within the curtilage of a domestic property will have a presumption in favour of pruning and felling at any time.

COMMUNITY ASPIRATION: Trees with a Negative Impact
Unless there is a significant loss to the environment or loss of historic value, any tree in the curtilage of a residential property that can be demonstrated as having a significant negative impact on the resident's quality of life or the reasonable enjoyment of the garden, will have a presumption in favour of pruning or felling. Any tree felled must be replanted with another tree within the curtilage of the property .

Torquay is a largely urban area surrounded by countryside and coastline. New large scale developments are on green field sites that are close to countryside or coast. To help protect the environment and assure access for wildlife to pockets of habitat a policy makes it mandatory to ensure existing areas of woodland and hedgerows are linked and is in compliance with the Green Infrastructure Delivery Plan

PLANNING POLICY E7: Green Corridors
All green field developments must provide suitable and appropriate green corridors within that development if there are existing adjacent

woodland or hedgerows so that these are linked for the benefit of the natural movement of wildlife.

All protected species under National and European Law must be protected from development that affects their habitat.

Torquay has just one remaining bat cave that has been identified as a breeding and roosting cave for Greater and Lesser Horseshoe bats. This bat cave is located in Sladnor Park in Maidencombe.

PLANNING POLICY E8: Protected species
Any Planning application for a green field development must provide an appropriate habitats appraisal that demonstrates insignificant impact on any designated protected species or mitigating arrangements to protect those species; and must ensure no net loss in biodiversity.

PLANNING POLICY E9: Lesser and Greater Horseshoe Bat
There shall be no new development within 100m of any Lesser or Greater Horseshoe bat or other endangered species of bat breeding or roosting site. All flight paths and sustenance zones must be protected from any development that would have an adverse effect on the colony.

Health and Wellbeing

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

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

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

Walking, cycling and public transport environment

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

COMMUNITY ASPIRATION: Principles

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

COMMUNITY ASPIRATION: Controlled Crossings and Speed Limits
The development of new or expanded schools must include requirements for controlled crossings and mandatory 20mph speed limits for all key walking routes adjacent to the school.

PLANNING POLICY HW1: Travel Plans
The development of new or expanded schools must include a Travel Plan for staff, parents and children to demonstrate and facilitate safe and effective road usage for all users.

COMMUNITY ASPIRATION: Catchment Areas
Any new primary school must be located not more than a 20 minute walk away from 80% of the catchment area.

COMMUNITY ASPIRATION
The following will encourage and enable more journeys to be undertaken in the town by walking, cycling or public transport by:

- **Encouraging walking and cycling by ensuring all light controlled junctions and major intersections are appropriate for safe pedestrian and cycle use.**
- **Ensuring key community walking and cycling routes are well lit and designed to be safe.**
- **Creating safe and secure layouts that minimise conflicts between traffic and cyclists.**
- **Ensuring isolated communities are served by a sustainable public transport route that links to major public transport routes.**
- **Promoting sustainable public travel methods to dissuade the use of private cars.**
- **Ensuring existing transport infrastructure, such as rail and bus services are integrated effectively and are sustainable.**

Open spaces, recreation and play

COMMUNITY ASPIRATION

The use of open space for recreation and play is promoted by the following principles:

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

Growing food by the community

These policies ensure opportunities are provided for households to own or have access to space to grow food, for example roof or communal gardens and allotments. There is a high demand for allotments and this Plan allows for the creation of a new community food production area - defined as plots for to grow food or a community farm.

PLANNING POLICY HW2: Community Food Production

All existing allotments or community food production areas shall have a presumption against development.

The 'Old Piggeries' site adjacent to Cockington Country Park shall only be used for agriculture or as a community food production area.

New Developments - community facilities and outside spaces

Community and healthcare facilities must be provided early in the planning stage of any new major development of residential units.

PLANNING POLICY HW3: Community Hub Facilities

All green field developments of more than 20 residential units must provide, or there must be existing within 400m from 50% of the units, community hub facilities (not less than a convenience store, primary school, Doctors surgery, and a restaurant/pub).

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

COMMUNITY ASPIRATION: Closure of Public Rights of Way
No public right of way will be closed without the express consent of the local Community Partnership.

Access to outside space and transportation

These policies aim to ensure new development has adequate access to outside space and provide cycling and walking facilities.

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

PLANNING POLICY HW4: Outside Space Provision
All new homes shall have not less than 20 sqm of outside space (excluding space for cars or parking) or the equivalent aggregated communal space unless they are located not less than a 400m from a public access green space or the coastline
There shall be no exception to the vehicular parking space requirement for each unit as designated within the Torbay Local Plan unless there is a public car park with equivalent spare capacity within 100m of the development.
All houses shall have garden areas with not less than 20 sqm of space suitable for growing plants or the equivalent allocated communal growing space within 400m.
Flats or apartments must have either a balcony appropriate to the size of the home or a communal green area of not less than 20 sqm per unit within the curtilage of the property, unless it is within 400m of a public access green space or the coastline.

PLANNING POLICY HW5: Access to sustainable transport
All new employment space or new residential developments of more than 20 units must have a sustainable public transport route within 400m of the site

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

PLANNING POLICY HW6: Cycle Storage and Changing Facilities
All new employment space shall have secure cycle storage and shower facilities for staff where reasonably possible.

Sport and Leisure

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

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

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

Our Plan also wants the Council to provide long term leases to Clubs at nominal rent so that they are in a position to improve those facilities by grant application and long term investment.

COMMUNITY ASPIRATION Clubs working together
We wish to see Clubs working together to ensure their sustainability.

COMMUNITY ASPIRATION Council leases to Clubs
We wish to see the Council provide long term leases at nominal rent for Council owned facilities.

Sports and Leisure Facilities

Swimming

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

COMMUNITY ASPIRATION
There should be a single, fit for purpose swimming venue in Torquay or Torbay to cater for club swimmers and regional galas consisting 8 lanes, 25m length with 200 person spectator space. A modification to the Paignton pool to reduce the usable length to 25m is proposed as an interim step.

Alpine Skiing

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

PLANNING POLICY SL1
Any Planning permission to redevelop the surrounding site must retain the Alpine Ski Facility or provide an alternative and appropriate site within Torbay.

Athletics

COMMUNITY ASPIRATION
There should be a regional standard athletics track at an appropriate location such as Nightingales Park at the Willows.

PLANNING POLICY SL2: Sport and Leisure – Nightingale Park
Nightingale Park shall only be used as a new sports, leisure and recreational hub to provide quality pitches, facilities or athletics tracks for amateur sport as well as recreational activity.
Any development at this site must take in to account the environmental value of parts of the Park and any building must only be for the provision of changing facilities and ancillary uses.

Football, cricket and rugby

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

Angling

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

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

COMMUNITY ASPIRATION
The Council must ensure adequate facilities and access to key angling spots in conjunction with local clubs.

Cycling and skateboarding

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

COMMUNITY ASPIRATION
A new, purpose built skate board park and bmx track would be an important new facility for young people located in a suitable accessible location. Any existing facilities should be maintained to a safe standard.

Golf

Torquay has one golf course which also has public access.

COMMUNITY ASPIRATION
At least one good quality sustainable public access golf course must be maintained within Torbay.

Horse riding

COMMUNITY ASPIRATION
Horse riding opportunities within the countryside areas of Torquay should be supported through the continued provision of stables within the Cockington area provided there is a sustainable business case.

Tennis

COMMUNITY ASPIRATION

A sustainable tennis club should be supported with additional range of public hire courts in at least one suitable location provided they remain viable.

Bowls

COMMUNITY ASPIRATION
Sustainable clubs should be supported and their facilities protected

Water sports

A wide range of quality water sports are supported.

COMMUNITY ASPIRATION
The Council should ensure appropriate locations for water supports are designated that are harmonious with other users and integrated within the Tourism provision.

Protection of existing sports grounds and leisure facilities

PLANNING POLICY SL3: Sport and Leisure – Torquay Valley of Sport
The area that includes the Bowling Green, Rugby/Cricket Club/Torquay Recreational Ground, Torre Valley South and Torre Valley North shall be preserved for sport and Planning permission shall only be granted for the improvement and enhancement of facilities.

PLANNING POLICY SL4: Sport and Leisure – Torquay Sports Cluster
Cricketfield Road, Torquay Academy, Windmill Hill, The Acorn Centre and Barton Downs shall be prioritised as areas to develop a sustainable cluster for sports facilities. and Planning permission shall only be granted for the improvement and enhancement of facilities.

PLANNING POLICY SL5: Sport and Leisure – Upton Park/Lymington Road Coach Station
Upton Park is a key park that serves the Torre, Upton and town centre areas and the existing plans to invest in the park as a Town Park with improved court facilities such as tennis and netball will be supported. Planning permission shall only be granted for the improvement and enhancement of facilities.

PLANNING POLICY SL6: Sport and Leisure – Sports grounds and facilities
Planning permission shall not be granted for a development that would result in the loss of any playing or recreation field unless replacement facilities were provided of equal or improved quality and location . Planning permission shall be granted for improved facilities at these sites.

Transport

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

Transport and education needs for major new developments

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

PLANNING POLICY TR1 Access to primary schools
Planning permission shall be refused for green field residential developments of more than 20 units unless it can be shown that there are sufficient Primary School places or a new Primary School will be built to meet anticipated demand, within 500m walk of 80% of that development once completed.

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

PLANNING POLICY TR2: Sustainable Communities

Planning permission shall not be granted for residential development over 20 units on a green field site if more than a 1000m walk from purpose built employment site as defined above

Traffic in and around Torquay

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

COMMUNITY ASPIRATION

- **Entry into Torquay - one way traffic to flow through Torre (past Post Office) straight down to Castle Circus.**
- **Exit from Torquay - one way traffic to flow via Abbey Road, Tor Hill Road and East Street to Newton Road. Two way traffic around Town Hall in Castle Circus, Lymington Road and Trematon Avenue.**
- **Traffic light system on Newton Road - the traffic light system needs to be reviewed with better interconnection between the trading estates**.

Town centre and harbour area

COMMUNIUTY ASPIRATION

- **Coach Terminus to be relocated to Torquay Rail Station with parking at Sheddon Hill car park.**
- **Union Street through to GPO island to become a multi-user pedestrian area. Market Street, Pimlico, Lower Union Street and Temperance Street to be included.**

- **Fleet Street - pedestrian access across Cary Parade and Palk St to be improved. Further public consultation will be required if Fleet Street becomes bus free.**
- **Harbour area to become semi-pedestrian - will support the development of the area in line with the Tourism Strategy.**
- **Strand bus stops/taxi ranks to be moved to other areas such as the current bus stops adjacent to Princess Gardens.**

Signage

Signage and wayfinding is critical to helping move people around the town. The following improvements are encouraged:

COMMUNITY ASPIRATION

- **Torre and Castle Circus signage must be clear for entry into and exit from Torquay.**
- **Existing signposting is confusing, new clearer signposting is required at the junction of Torre and Newton Road for traffic approaching Torquay from Newton Abbot**

Torre Station

- **Town centre (straight on)**
- **Seafront, harbour and Torquay Railway (right)**
- **Paignton and Brixham (right)**
- **Babbacombe, Teignmouth (left)**

Castle Circus

- **Harbour area (straight on)**
- **Babbacombe, Teignmouth (straight on)**
- **Seafront and Railway (right)**
- **Paignton and Brixham (right)**

The harbourside and the Strand should be developed as Torquay's main tourist area and also a recreational area for residents. Currently this area is used as a terminus and stopping place for up to 15 buses. We need to relocate buses to other areas. Proposed alternatives to bus stops on harbour area is on Torbay Road which already has bus stops and shelters which are part of the current bus routes to harbour area. Proposed changes will mean buses will turn around at the Pavilion Island on Cary Parade.

The following improvements are recommended:

COMMUNITY ASPIRATION

- **The Strand/Harbour side to be semi-pedestrian with the exclusion of buses and taxi/car parking from the area.**
- **Through flow of all traffic (except buses) from seafront/town centre to Babbacombe/Victoria Parade along the Stand/Harbour side. The development of this area could then be based on a cafe culture style and used as a recreational space.**
- **The bus terminus to be moved to other areas such as Torbay Road or Pimlico**
- **Taxi ranks to be moved to other areas (such as Lower Union Street or Pimlico).**

Traffic route out of 'town centre'

COMMUNITY ASPIRATION

- **Cars coming into Torquay along Torbay Road will still be able to travel through Cary Parade to the Strand to access Babbacombe Road.**
- **Buses from Paignton and Brixham will travel along Torbay Road as far as Pavilion island then return down Torbay Road to Belgrave Road.**

- **To access the proposed new supermarket, when travelling north, buses will then travel via Lucius Street and Tor Hill Road, across Castle Circus junction into two-way traffic flow around Town Hall and Lymington Road.**
- **Buses will then continue to Newton Abbot along the Upton Road route (the reverse of current route in to Torquay).**

Sponsored bus routes

COMMUNITY ASPIRATION
It is essential that the routes of buses that service secondary routes, mostly in hilly terrain are maintained. These are bus services on less profitable routes that are vital in the prevention of isolation for vulnerable older and less able residents who live in areas of Torquay where the local terrain can be difficult or far away from a main route.

Highway and transport considerations for gateway area at Edginswell

COMMUNITY ASPIRATION

- **Site principles should include pedestrian, cycle, and vehicular connections to adjoining sites. A big issue for the Gateway is the fact that the A380 Riviera Way and Newton Road acts as the main connection to the Willows, Edginswell Business Park, Broomhill Way, Wren Park, Woodlands, Torre Station area and the Asda Store. This therefore means a vehicle journey is required to move from one to another creating increased traffic on the main route into Torquay.**
- **There is concern that with the new Link Road there will be greater traffic congestion on Riviera Way and Newton Road from the Link Road junction right through to Torre Station.**
- **The traffic light junctions at Scotts Bridge and Shiphay Lane being heavily congested and the issue of too many traffic light junctions in close proximity between Lawes Bridge and Shiphay Lane needs to be addressed.**

COMMUNITY ASPIRATION Edginswell Rail halt
The proposed new rail halt at Edginswell is supported.

COMMUNITY ASPIRATION Park and Ride
There is support for a Park and Ride facility serving Torquay and Paignton and is considered to be essential. A Gallows Gate site is supported subject to planning restrictions.

PLANNING POLICY TR3 Park and Ride facility
Planning permission for the use of land for car parking at the Gallows Gate area must be conditioned that it is landscaped so that vehicles or other structures are not visible from the adjacent Countryside areas and the site must have cycle and pedestrian access to Cockington Country Park and Occombe Farm visitor areas.

Air quality

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

COMMUNITY ASPIRATION Air Quality Improvement
The Hele Road area shall be subject to a joint community and Council working party to examine, agree and implement an action plan to reduce the pollution arising from vehicular traffic to a reasonable level. Such action plan shall be published and enacted by the end of 2018

Art and Culture

COMMUNITY ASPIRATION statement for Arts and Culture

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

These policies aim to promote and support economic, environmental and social development by attracting tourists and business, by enhancing the design of the buildings and spaces and by encouraging pride in the town. The outcomes, support, material and narrative of public art can vary considerably. However, the consistent quality of public art is that it is site specific and relates to the town and the bay. It may include new buildings, architectural features and spaces, landscaping, materials, sculpture, landmarks, images, events and decoration. It may be small or large scale, permanent or temporary, internal or external.

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

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

Also, reference is made more specifically in *Policy TC1 Town Centres:* 'The use of heritage assets, **public art** and public space, events, exhibitions and festivals to provide more enjoyable, creative environment in town centres.'

The following key aspirations will help establish Torquay as a major cultural destination and inspirational place for people to live, work and visit:

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

COMMUNITY ASPIRATION: Dedicated places
A dedicated art and cultural hub will be provided in the town. Indoor and outdoor space will be provided throughout Torquay for cultural and art projects to inspire, engage and encourage residents and visitors.

COMMUNITY ASPIRATION: Offering support, guidance and incentives
Support, guide and fund local initiatives, including art markets, pop ups, art trails, performance, street theatre and visual displays.

Incentives will be offered to businesses to become patrons and mentors for local artists through an 'Art for Rent Scheme'. Space will be provided in business premises for the placement of art in order to support the gallery and artist.

COMMUNITY ASPIRATION: Heritage and Cultural Assets
Promote Torquay's heritage by encouraging the positive use of buildings and spaces, and by recognising places valued by the community.

APPENDIX 1

Table 2: Large housing sites broken down by CP area

Code	Community Partnership	Housing numbers
BART	Barton & Watcombe	15
CHEL	Cockington, Chelston & Livermead	338
ELLA	Ellacombe	151
HELE	Hele, Watcombe & Lower Barton	0
SHIP	Shiphay and the Willows	1213
STMD	St Marychurch and District	167
TOWN	Torquay Town Centre	455
TORR	Torre & Upton	280
WELL	Wellswood & Torwood	320
Plus small windfalls across entire Torquay area		1040
TOTAL		**3979**

Table 3: List of housing sites in Local Plan and Torquay Neighbourhood Plan

Site Ref	Address	Yield	CP Area
CDST3~~H1:001~~	Scotts Bridge	18	SHIP
~~H1:003~~CDST4	Hatchcombe Lane	50	SHIP
CDST37~~H1:010~~	Hollicombe Gas Works	185	CHEL
CDST28~~13025~~	Bishops Court Hotel	42	WELL
CDST27~~13032~~	Walton Lodge	11	WELL
CDST5~~H1:004~~	Beechfield Avenue extension	105	SHIP
CDST23~~T752~~	Adj 84 Grange Road	9	ELLA
CDSDT1~~13044~~	Suite Dreams, Steep Hill	10	STMD
CDST19~~T842~~	Queensway	16	CHEL
CDST11~~13012~~	Westhill Garage, Chatto Rd	15	STMD
CDST36~~13027~~	Lincombe Hall Hotel	12	WELL
CDST34~~T793~~	Torbay Court, Chelston Rd	10	CHEL
CDST2~~T869~~	English House Hotel	9	STMD
CDST21~~13016~~	Country House 62 Ellacombe Rd – 1	8	ELLA
CDST22~~13016~~	Country House 62 Ellacombe Rd – 2	6	ELLA
CDST8~~13014~~	Shrewsbury Ave & Coombe Ln	6	STMD
13064	Torre Marine	75	TORR
CDST35~~T833~~	Pavilions/Marina Car Park	45	TOWN
CDST33~~HC093~~	Royal Garage Site	14	WELL
CDST31~~T807~~	Conway Court Hotel	14	TOWN
CDST24~~T859~~	Tor Manor, 11 Tor Church Rd	10	TORRE
CDST29~~T879~~	Spa View, Stitchill Rd	8	WELL
CDST20~~T928~~	Papillon, 18 Vansittart Rd	8	TORRE
CDST26~~T861~~	16 Market Street	13	ELLA
CDST16~~13041~~	The Pines, 78 St Marychurch Rd	12	STMD
CDST30~~13030~~	Melville Place	10	TOWN
CDST32~~13058~~	42 Warren Road	7	TOWN
CDST25~~13002~~	111 Abbey Road	8	TOWN
CDST6~~T747~~	Scotts Meadow	90	SHIP

CDST17~~P/2012/1155~~	Torre Station	8	CHEL
CDST15~~T860~~	Fairlawns, 27 St Michaels Rd	14	TORR
~~13223~~	~~Gdns Palace Hotel~~	~~35~~	~~WELL~~
CDST10~~T760~~	South Devon Hotel	26	STMD
CDST12~~13042~~	178 St Marychurch Rd	7	STMD
CDST14~~13038~~	Zephyrs Hotel	7	STMD
CDST7~~13047~~	331 Teignmouth Rd	22	STMD
CDST13~~13055~~	1 Warbro Rd	11	STMD
CDST9~~13040~~	R/O Snooty Fox	20	STMD
~~H1:010~~	~~Hollicombe~~	~~65~~	~~CHEL~~
CDST6~~T747~~	Scotts Meadow	65	SHIP
~~T761~~CDST18	Torbay Palace Hotel	115	WELL
~~13020~~TNPH11	Quintaville	10	ELLA
~~13024~~TNPH49	La Rosaire	7	CHEL
TNPH16~~T721~~	Transport Yard	8	ELLA
TNPH47~~T802~~	Ingoldsby	7	CHEL
~~T818~~TNPH4	Starpitten Lane	15	BART
TNPH18~~T841~~	Sherwell Valley Garage	20	CHEL
~~T852~~TNPH8	Site 1 Higher Cadewell Ln	18	SHIP
~~T853~~TNPH7	Site 2 Higher Cadewell Ln	12	SHIP
~~T864~~TNPH25	Ansteys Lea Hotel	9	WELL
~~T877~~TNPH46	Hermosa	6	WELL
~~T881~~TNPH42	Lansdowne Hotel	8	WELL
TNPH35~~13001~~	39 Abbey Road	12	TOWN
TNPH30~~13003~~	Roebuck House	20	TOWN
TNPH23~~13011~~	Barclay Court Hotel	8	ELLA
TNPH41~~13045~~	40-44 Swan St	10	TOWN

~~13053~~TNPH32	22-28 Union Street	13	TOWN
~~13100~~TNPH39	8-9 Braddons Hill Rd W	8	TOWN
TNPH15~~13160~~	Richwood Hotel	8	TORR
~~13176~~TNPH38	Brampton Court Hotel	10	TOWN
13221TNPH27	Lower Union Lane, Temperance Street Regeneration ~~Office Block~~	~~30~~	TOWN
~~R232~~TNPH40	Melville St Joinery Works	6	TOWN
~~T726~~TNPH29	Braddons St Disused Playground	9	TOWN
~~T753~~TNPH17	300-302 Union St	6	TORR
~~T754~~TNPH19	Tor House & Gospel Hall	25	TORR
~~T766~~TNPH43	Fleet Walk	25	TOWN
~~T794~~TNPH22	Laburnum St	8	TORRE
~~T795~~TNPH26	Municipal Chambers	12	TOWN
~~TM003~~	~~Adj Union St~~	~~15~~	~~TOWN~~
~~T801~~TNPH33	3-9 Pimlico	10	TOWN
~~T834~~TNPH44	Golden Palms	12	TOWN
~~T872~~TNPH20	Zion Church	8	TORR
~~T884~~TNPH36	Shedden Hall Hotel	14	TOWN
~~T876~~TNPH13	16/18 Lower Thurlow Rd	6	TORR
TNPH12~~T856a~~	Torre Station	9	CHEL
~~T748~~TNPH5	Land off Plantation Way	10	SHIP
~~13060~~TNPH9	Foxlands, York Rd	12	STMD
~~T749~~TNPH3	North of Nuthatch Drive	100	SHIP
~~R149~~TNPH37	Abbey Hall, Rock Road	30	TOWN
~~T887~~TNPH24	Market Street	59	ELLA
TNPH33~~13229~~	Pimlico	50	TOWN
~~M1~~	~~Additional at Temperance Street~~	~~65~~	~~TOWN~~

~~M2~~TNPH21	Town Hall Car Park regeneration	50	TORR
~~M3~~	~~Lower Union Lane~~	~~20~~	~~TOWN~~
~~M4~~TNPH45	Terrace Car Park	60	WELL
~~T738~~TNPH2	Torquay Holiday Park	150	SHIP
~~13232~~TNPH1	Holiday Park, Kingskerswell Rd	45	SHIP
~~T814~~TNPH10	TGGS Shiphay Manor	20	CHEL
~~T893~~TNPH50	Lee Hotel, Torbay Road	6	CHEL
~~13237~~TNPH24	~~Opposite~~ Market Street	30	ELLA
~~T817~~FGA	Edginswell Future Growth Area	550	SHIP
NP1	Old Cockington School	20	CHEL
NP2	Torre Station (additional)	30	CHEL
NP3	Dairy Crest site (Parkfield Road)	40	TORR
NP4	Bancourt Hotel	12	TORR
NP5	Kwik Fit site	10	TORR
NP6	Chilcote Close Car Park	10	STMD

APPENDIX 2

Designated Local Greenspaces

This table lists the sites for each Community Partnership area and should be read in conjunction with Policy E4: Local Green Spaces. All sites are included in mapping

Map Ref	LocalGreenspaceName	CommunityPartnership
TLGSB1	Barton Downs	Barton & Watcombe
TLGSB2	Brunel Woods	Barton & Watcombe
TLGSB3	Firlands Green	Barton & Watcombe
TLGSB4	Great Hill	Barton & Watcombe
TLGSB5	Steps Cross Playing Field	Barton & Watcombe
TLGSB6	Woodend Project	Barton & Watcombe
TLGSC1	Armada Park	Cockington, Chelston & Livermead
TLGSC2	Ashfield Gardens	Cockington, Chelston & Livermead
TLGSC3	Cockington Country Park	Cockington, Chelston & Livermead
TLGSC4	Corbyn Head	Cockington, Chelston & Livermead
TLGSC5	Crownhill Park	Cockington, Chelston & Livermead
TLGSC6	Goshen Triangle	Cockington, Chelston & Livermead
TLGSC7	Highlands/Sherwell Valley Allotments	Cockington, Chelston & Livermead
TLGSC8	Hollicombe Park	Cockington, Chelston & Livermead
TLGSC9	Innerbrook/Sandford Green Space	Cockington, Chelston & Livermead
TLGSC10	Kings Gardens	Cockington, Chelston & Livermead
TLGSC11	Occombe Farm	Cockington, Chelston & Livermead
TLGSC12	Piggeries Green Space	Cockington, Chelston & Livermead
TLGSC13	Preston Primary School Play Park	Cockington, Chelston & Livermead
TLGSC14	Rocket Park	Cockington, Chelston & Livermead
TLGSC15	Sherwell Park	Cockington, Chelston & Livermead
TLGSC16	Sherwell Valley/Grenville Green Space (Markham Plantation)	Cockington, Chelston & Livermead
TLGSC17	St Matthews Field	Cockington, Chelston & Livermead
TLGSC18	Torre Valley North & South Sports Fields	Cockington, Chelston & Livermead
TLGSC19	Rugby/Cricket Club & Bowling Club	Cockington, Chelston & Livermead
TLGSC20	Two Parks	Cockington, Chelston & Livermead

TLGSC21	Victoria Park	Cockington, Chelston & Livermead
TLGSC22	Hollicombe Brake	Cockington, Chelston & Livermead
TLGSC23	Scadson Valley Green Space	Cockington, Chelston & Livermead
TLGSE1	Belmont Park	Ellacombe
TLGSE2	Brewery Park	Ellacombe
TLGSE3	Castle Road Park	Ellacombe
TLGSE4	Ellacombe Park	Ellacombe
TLGSE5	Quinta/Windsor Road Allotments	Ellacombe
TLGSE6	Stentiford Hill Park	Ellacombe
TLGSE7	Warberry Copse	Ellacombe
TLGSH1	Cricketer's Field Playing Field	Hele, Watcombe & Lower Barton
TLGSH2	Daison Wood	Hele, Watcombe & Lower Barton
TLGSH3	Truro Bank	Hele, Watcombe & Lower Barton
TLGSH4	Windmill Hill Playing Fields	Hele, Watcombe & Lower Barton
TLGSM1	Babbacombe Downs	St Marychurch & District
TLGSM2	Brunel Manor Gardens & Grounds	St Marychurch & District
TLGSM3	Cary Park	St Marychurch & District
TLGSM4	Easterfield Playing Fields	St Marychurch & District
TLGSM5	Glen Sannox Memorial Gardens	St Marychurch & District
TLGSM6	Hartop Road Allotments	St Marychurch & District
TLGSM7	Haytor Park	St Marychurch & District
TLGSM8	The Fields	St Marychurch & District
TLGSM9	Maidencombe Community Orchard	St Marychurch & District
TLGSM10	Maidencombe Village Green	St Marychurch & District
TLGSM11	Millenium Copse	St Marychurch & District
TLGSM12	Petitor Downs	St Marychurch & District
TLGSM13	Quinta Road Allotments	St Marychurch & District
TLGSM14	Quinta Road School Playing Fields	St Marychurch & District
TLGSM15	Plainmoor Recreation Ground	St Marychurch & District
TLGSM16	Tessier Gardens	St Marychurch & District
TLGSM17	The Grove	St Marychurch & District
TLGSM18	The Fields	St Marychurch & District
TLGSM19	The Rose Garden	St Marychurch & District
TLGSM20	Valley of the Rocks	St Marychurch & District
TLGSM21	Walls Hill	St Marychurch & District
TLGSM22	Walls Hill Slopes	St Marychurch & District
TLGSM23	William's Field	St Marychurch & District
TLGSS1	Cadewell Park Green	Shiphay & Willows
TLGSS2	Darwin Park	Shiphay & Willows
TLGSS3	Ellacombe Plantation	Shiphay & Willows
TLGSS4	Exe Hill Green Space & Playground	Shiphay & Willows
TLGSS5	Furzebrake Plantation	Shiphay & Willows
TLGSS6	Green Space at Newton Road	Shiphay & Willows
TLGSS7	Huntacott Way Green Space & Playground	Shiphay & Willows
TLGSS8	Kitson Park	Shiphay & Willows
TLGSS9	Lindisfarne Park	Shiphay & Willows
TLGST1	Cary Green	Torquay Town Centre
TLGST2	Promenade; Princess Gardens & the Sunken Gardens	Torquay Town Centre
TLGST3	Royal Terrace Gardens (Rock	Torquay Town Centre

	Walk)	
TLGST4	Abbey Park and Meadows	Torquay Town Centre
TLGST5	Old Maids Perch	Torquay Town Centre
TLGSTU1	Brunswick Square	Torre & Upton
TLGSTU2	Chapel Woods	Torre & Upton
TLGSTU3	Memorial Gardens	Torre & Upton
TLGSTU4	Parkfield Road Gardens	Torre & Upton
TLGSTU5	Stantaway Hill & Allotments	Torre & Upton
TLGSTU6	Torre Churchyard	Torre & Upton
TLGSTU7	Upton Park	Torre & Upton
TLGSW1	Daddyhole Plain	Wellswood & Torwood
TLGSW2	Ilsham Valley	Wellswood & Torwood
TLGSW3	Lincombe Woods	Wellswood & Torwood
TLGSW4	Manor Gardens	Wellswood & Torwood
TLGSW5	St Johns Wood	Wellswood & Torwood
TLGSW6	Stoodley Knowle Meadow	Wellswood & Torwood
TLGSW7	Thatcher Pines & Thatcher Point	Wellswood & Torwood
TLGSW8	Torwood Gardens	Wellswood & Torwood
TLGSW9	Wellswood Green	Wellswood & Torwood