



The Basic Conditions Statement

Torquay Neighbourhood Plan



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2. Introduction

2.1 This report sets out the reasons for producing the Neighbourhood Plan for Torquay, one of three Neighbourhood Plans derived from the Torbay Local Plan, and explains how the plan has been prepared in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations of 2012 (the Regulations). The Basic Conditions Statement also addresses how the basic conditions of neighbourhood planning have been met as prescribed by the Town & Country Planning Act 1990, as amended by the Neighbourhood Planning Act 2017 (the Regulations).

2.2 Torquay Neighbourhood Plan Forum is the qualifying body responsible for the preparation, consultation, and submission of this plan in collaboration with Torbay Council, and with input from Community Partnerships and other community groups and associations resident in the area. Torquay Neighbourhood Plan Forum is an unincorporated Forum in an unparished area. Formal approval to the designated Neighbourhood Area and Neighbourhood Plan Forum was confirmed unanimously by Torbay Council on 6 December 2012 following applications made on 3 May 2012 under Regulations 5 and 8(1). A copy of the Area designated and Council decision (Minute 96) is attached (Appendix 1).

3. The Torquay Neighbourhood plan concept

3.1 Torquay forms part of the largest coastal holiday resort in South Devon known as the English Riviera which includes Paignton and Brixham. Torbay is a Unitary Authority area, with Torquay located to the north, Paignton at the centre and Brixham to the south. Torquay comprises a number of communities with diverse characteristics ranging from the very urban areas such as the Town Centre, Torre and Upton; residential areas such as Ellacombe, Shiphay, and Wellswood; peripheral areas such as St Marychurch, Barton, and Watcombe; and more rural areas such as Cockington and Maidencombe. Each area within Torquay has its own special characteristics, and the Neighbourhood Plan will provide a framework to ensure that planning decisions are in keeping with these special characteristics while supporting the principles of sustainable development.

3.2 The Torbay Local Plan 2012 – 2030, adopted in December 2015 set out the overall strategy for Torbay in terms of sustainable growth in the economy, businesses, and the provision of the necessary housing requirements over the plan period to support ambitious jobs led growth. The Local Plan provides the policy framework for the individual Neighbourhood Plans to support this growth. The aspirations of the Local Plan to be achieved through the individual Neighbourhood Plans are:

- Secure economic recovery
- Achieve a better connected, accessible Torbay and essential infrastructure

- Protect and enhance a superb environment
- Create more sustainable communities and better places
- Respond to climate change

3.3 Torquay developed around the establishment of Torre Abbey in medieval times. Major expansion occurred in Victorian times when the railways reached South Devon. The town became a famous Victorian winter resort of great wealth and later developed in to a mass market seaside resort during the second half of the 20th century. With the advent of accessible overseas travel, Torquay has declined as a holiday destination since the 1970's, and has become substantially run down with significant areas of deprivation. It is only recently that signs of inward investment are raising the quality of the resort. Currently overall net jobs growth in Torbay is low and the economy is too reliant on the shrinking public sector and the tourism sector which continues to struggle and is still largely seasonal. As expected net population growth is low. Torquay also has a high level of 50+ and retired population; the amenities for that section of the community need to be addressed to support their special needs.

3.4 Preparation of the Neighbourhood Plan has involved a number of factors of particular note:

- a larger than average Neighbourhood Plan resident population (more than 65,000)
- preparing the plan in tandem with two adjoining Neighbourhood Plans (for Paignton and Brixham) to achieve complete coverage of the Torbay local authority area
- each Forum producing its Neighbourhood Plan via different working arrangements to suit the characteristics of each area, but in coordination with each other.
- 'twin tracking' preparation of all three Neighbourhood Plans alongside production of a new Local Plan for Torbay by Torbay Council
- working with external assistance provided by Locality and the Government Department for Communities and Local Government (DCLG) under the 'Frontrunner' and subsequent programmes

4. Outline Compliance Statement

4.1 The draft Torquay Neighbourhood Plan was made available for consultation in accordance with Regulation 14 of the Regulations from 2nd August 2016 for a period of 6 weeks. The responses and actions taken are presented in the Statement of Community Consultation.

The revised draft Plan was submitted for an expert 'Health Check', and further changes made in response to the Consultant's comments.

A further revised Plan was made available consultation from 27 August 2017 for a period of 6 weeks. The responses and actions taken are presented in the Statement of Community Consultation.

All comments received from consultations were reviewed by the Neighbourhood Forum, and amendments were made to the Plan where deemed appropriate.

4.2 Part 5, paragraph 15 of the Regulations sets out the requirements for the qualifying body submitting a Neighbourhood Plan to the local planning authority as follows:

Plan proposals

15.—(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include –

(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;

(b) a consultation statement;

(c) the proposed neighbourhood development plan; and

(d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

4.3. Part (a) is provided within Appendix 1 of this statement and includes the application, map and designation notice.

4.4. Parts (b) and (c) have been prepared and will accompany this statement as part of the submission.

4.5. The requirements for part (d) in respect of neighbourhood development plans, rather than neighbourhood development orders, are that the Torquay Neighbourhood Plan meets the following basic conditions:

- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State
- The plan contributes to the achievement of sustainable development
- The plan is in general conformity with strategic policies contained in the development plan for the area of the authority
- The plan does not breach, and is otherwise compatible with EU obligations
- Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the plan

4.6. The following sections will explain how the Torquay Neighbourhood Plan has met these basic conditions.

5. Summary of Submission Documents

5.1. In addition to the Basic Conditions Statement (this document), the following documents have been produced to meet the Basic Conditions:

- The Torquay Neighbourhood Plan – the neighbourhood development plan for the designated neighbourhood area of Torquay which has been developed with the community and contains policies to guide future development in the area, aspirations for each Community and a listing of designated Local Green Spaces.
- The Torquay Neighbourhood Plan Consultation Statement – this sets out the consultation and community engagement processes from early engagement through to the formal pre-submission consultation.
- The Torquay Neighbourhood Plan Sustainability Appraisal Scoping Report which establishes the baseline evidence for a number of sustainability topics that relate to the environmental, economic and social aspects of the area.
- The Torquay Neighbourhood Plan Sustainability Appraisal Report – the report incorporates sustainability appraisal and Strategic Environmental Assessment and its purpose is to assess whether the Plan may have negative effects on a range of sustainability topics.
- Torquay Neighbourhood Plan Habitat Regulations Assessment – this report details the findings of the first screening step of the Habitat Regulations Assessment process and is undertaken to ensure the protection of the integrity of European sites.

5.2 The Torquay Neighbourhood Plan was Health Checked by John Slater BA(Hons), DMS, MRTPI of John Slater Planning Ltd, 13th January 2017 prior to the last Regulation 14 Consultation.

6. The Basic Conditions

Summary

- i) The Neighbourhood Plan has been submitted by a 'qualifying body'**
- ii) The policies relate to planning matters**
- iii) The plan states the period for which it is to have effect**
- iv) None of the policies relate to 'excluded development'**
- v) There are no other Neighbourhood Development Plans in place within the Neighbourhood Area**

The submitted plan and supporting documents demonstrate that:

- a) Full regard has been given to national policies and advice contained in guidance issued by the Secretary of State;
- b) The Neighbourhood Plan will contribute to the achievement of sustainable development
- c) The policies of the Neighbourhood Plan are in general conformity with the strategic policies contained in the development plan for the area
- d) The proposals do not breach, and are otherwise compatible with, EU obligations
- e) The policies comply with such matters as are prescribed

6.1. **With regard to national policy and guidance:** The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area, and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).

6.2 The Torquay Neighbourhood Plan addresses the following key concepts from the NPPF:

- The Economy
 - Drive change to a diverse economy away from dominance of tourism and the public sector
- Planning and Development
 - Drive and support sustainable development attuned to the characteristics of each individual community and plan for growth
- Services and Facilities
 - Ensure facilities and services are identified to improve health, social and cultural well-being for the diverse population
- Traffic and movement
 - Create a more effective, safe, accessible, efficient, and environmentally sensitive transport and travel network, including provision of improved public transport and good parking facilities.
- Environment
 - Protect and enhance the natural, built, and historic environment
- Enhancing the town centre and urban areas
 - Increase the residential elements within the town centre and transition to a quality retail, social, and entertainment facilities.

6.3 Paragraph 114 of the NPPF states that Local Authorities should set out a strategic approach to maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast. This has been addressed in the sections of the Torquay Neighbourhood Plan relating to the coastal areas and policies within Environment Health and Wellbeing and Housing..

6.4 Table 1 provides the detailed analysis of the policies within the Torquay Neighbourhood Plan in relation to whether they have had regard to the NPPF.

6.5 **Achieving sustainable development:** The Torquay Neighbourhood Plan has been prepared with an overriding principle that the key concepts identified in 6.2 above are inter-related and pivotal to sustainable development. The Environment is at the heart of the aspirations of the Torbay Local Plan, and this is reflected in the Vision and Aspirations of the Torquay Neighbourhood Plan.



6.6 **Conformity with the Torbay Local Plan 2012 – 2030:** The Torquay Neighbourhood Plan has been prepared in collaboration with planning officers from Torbay Council to ensure that the policies are compatible with the visions and strategies laid out in the Torbay Local Plan, and the overall long term

planning strategy of Torbay Council. Table 1 provides the detailed analysis of the policies within the Torquay Neighbourhood Plan in relation to how they implement the policies of the Torbay Local Plan 2012 – 2030.

6.7 Compatibility with EU Legislation: Screening has been undertaken in terms of strategic environmental assessment (SEA) as part of the Sustainability Appraisal process, and for a Habitats Regulations Assessment

6.8 The Sustainability Appraisal has found that the emerging Torquay Neighbourhood Plan is in compliance with the principle of sustainable development and will generally have a positive effect on sustainability in Torquay. Some potentially negative sustainability effects were also identified, primarily relating to the small increase in growth proposed in the Plan. Opportunities have been identified to enhance the positive effects and mitigate the negative effects.

6.9 For Habitats Regulations Assessment the Torquay Neighbourhood Plan has been screened to check for the likelihood of significant effects on any European site. Torquay Neighbourhood Plan is not likely to have an adverse effect on the integrity of five out of the six European sites identified within 20 km of Torbay boundaries; either alone or in combination with other plans or projects. Based on the precautionary principle, the potential negative significant effects on Lyme Bay and Torbay Marine SAC and South Hams SAC have been assessed. The quantum of growth in Torquay has been identified as having the potential to result in, or contribute to likely significant effects on the South Hams SAC and Lyme Bay and Torbay Marine SAC (category C). However, the Local Plan Policies NC1, W5 and ER2 put in place restrictions on development that could have negative impact on the two international sites.

6.9 It is considered that the Torquay Neighbourhood Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

7. Next steps

7.1 The next step involves Torbay Council confirming to the Forum that all required documents have been received. The submitted Neighbourhood Plan will then be published by the Council for any representations to be made before it is submitted to an Independent Assessor appointed by the Council in agreement with the Forum.

7.2 The Independent Assessor will consider the submitted Neighbourhood Plan and accompanying documents and any representations that may be received. Subject to the outcome of the assessment by the Independent Assessor, a Referendum will be held of all residents who are registered to vote in Torquay. If more than half of those who vote agree, the Neighbourhood Plan will be adopted formally as part of the Development Plan for Torbay and used by the Council to make decisions on planning applications and similar proposals.

Table 1 Analysis of Torquay Neighbourhood Plan Policies with regard to the NPPF framework and the policies of the Torbay Local Plan 2012 – 2030

TORQUAY NEIGHBOURHOOD PLAN POLICY	REGARD TO NPPF MARCH 2012	GENERAL CONFORMITY WITH STRATEGIC POLICIES IN TORBAY LOCAL PLAN 2012 - 2030
OVERALL	The Torquay Neighbourhood Plan is considered to have regard to the NPPF particularly in relation to the objectives for neighbourhood plans and in achieving sustainable development for the area.	The Plan is considered to be in general conformity with the adopted "Spatial Strategy and Policies for Strategic Direction of the Torbay Local Plan" (Section 4), specifically policies relating to delivering a balanced and sustainable approach to growth.
OVERALL OBJECTIVES	<p>Has regard to the three principal dimensions to sustainable development (economy, community and environment), which are mutually dependent.</p> <p>Sets a positive vision for the future for the area in addressing key local issues.</p>	<p>Addresses the key themes of the Local Plan and is in general conformity with policies relating to Sustainable Development, in particular Planning and Development; the Economy; Services and Facilities; Traffic and Movement; the Environment; Town Centre and the Gateway to Torquay.</p> <p>Addresses the five key aspirations for Torbay:</p> <ul style="list-style-type: none"> ➤ Secure economic recovery ➤ Better connected, accessible and essential infrastructure ➤ Protect and enhance a superb environment ➤ Create more sustainable communities ➤ Respond to Climate Change.

TORQUAY NEIGHBOURHOOD PLAN POLICY	REGARD TO NPPF MARCH 2012	GENERAL CONFORMITY WITH STRATEGIC POLICIES IN TORBAY LOCAL PLAN 2012 - 2030
<p>S - PLANNING POLICIES</p> <p>S1: Presumption in Favour of Development</p>	<p>Has regard to planning principle regarding a presumption in favour of sustainable development, in compliance with the 13 principles listed in the NPPF Section 17 as applicable.</p>	<p>S1 is in general conformity with the following Local Plan policies:</p> <ul style="list-style-type: none"> • SS1: Growth strategy for a prosperous Torbay • SS2: Future growth areas • SS3: Presumption in favour of sustainable development • SS4: The economy and employment • SS5: Employment space • SS6: Strategic transport improvements • SS7: Infrastructure, phasing and delivery • SS8: Natural environment • SS9: Green infrastructure • SS10: Conservation and the historic environment • SS11: Sustainable communities • SS12: Housing • SS13: Five year housing and land supply • SS14: Low carbon development and adaption to climate change.
<p>S2 Definitions of Greenfield and Brownfield land</p>	<p>Facilitates implementation of Core Principles and paragraphs 79 – 92 to give direction on decisions related to development on Brownfield sites and undeveloped land.</p>	<p>Provides guidance for implementation of SS3, SS8, SS9, and SS10.</p>
<p>S3 Master Plans</p>	<p>Not specifically referenced in NPPF, but facilitates the growth noted in Principles 1, 2, 3, and 6.</p>	<p>Implements Master Plan concepts referenced in SS1, SS2, SS3 and SS5.</p>

TORQUAY NEIGHBOURHOOD PLAN POLICY	REGARD TO NPPF MARCH 2012	GENERAL CONFORMITY WITH STRATEGIC POLICIES IN TORBAY LOCAL PLAN 2012 - 2030
S4 Community led planning	Empowers local people in line with the first statement in paragraph 17	Local Plan has been developed with engagement of residents as perceived stakeholders.
H - HOUSING POLICIES		
H1 Allocation of housing sites and revisions to the Local Plan	Meets requirements for flexibility to adapt to rapid change, paragraph 14.	Implements changes arising from periodic review of Local Plan.
H2 Designing out Crime	Implements paragraph 58 under Principle 7.	Implements Local Plan with respect to sustainable communities.
Affordable Homes H3 Future Growth Area viability exclusions H4 Affordable Homes from greenfield developments H5 Affordable housing occupancy restrictions	In Principle 6, the NPPF states that housing development should be responsive and reflect local needs, <i>“particularly for affordable housing, including through rural exception sites where appropriate”</i> . The NPPF goes on to state that local planning authorities may consider allowing some market housing to facilitate provision of significant additional affordable housing to meet local needs. These 3 policies implement these principles for the specific needs of Torquay and its population.	Implements Local Plan Policy H2, with focus on local people.
Homes for Aging Population H6 Sustainable later life homes H7 Retirement and Assisted Living	Implements paragraph 50 under Principle 6 of the NPPF, with regards to the special demographics of Torquay, in particular the aged 65+ population.	Implements Local Plan Policy H6.

TORQUAY NEIGHBOURHOOD PLAN POLICY	REGARD TO NPPF MARCH 2012	GENERAL CONFORMITY WITH STRATEGIC POLICIES IN TORBAY LOCAL PLAN 2012 - 2030
Community Infrastructure H8 Prioritisation of Town Centre redevelopment and Brownfield sites H9 Homes for Torbay residents H10 Gateway sustainable community planning	Contributes to NPPF Principles 1, 2, 6, and 8.	Contributes to Local Plan Policies SS1, SS11, SDT1, SDT3, and TC1
Design & Quality H11 Minimum bedrooms H12 HMO's H13 Established architecture H14 Parking facilities	Implements NPPF Principles 6 and 7.	Contributes to Local Plan Policies SS11, SS12 and SDT1, SDT2, SDT3, and STD4.
Development sites not supported by this Plan H15 Sites excluded from Development H16 Protection of the historic built environment H17 Rural Village buffer zones H18 Rural Village Conservation areas H19 Maidencombe area H20 Cockington Village and Country Park	Implements NPPF Principles 9, 10, 11, and 12. These policies focus development on the more urban areas of Torquay, ensure that special historic buildings are not harmed, and protect the unique rural villages from inappropriate development.	Implements Torbay Local Plan Policies SS8, SS9, SS10, C1, C2, C3, C4, and C5.

J- ECONOMY AND JOB POLICIES		
Employment Growth J1 Designated Employment Sites and minimum new employment space J2 Gateway Employment Sites J3 Retention of existing purpose built employment sites J4 Home Based Enterprises	Implements NPPF Principles 1, 2, and 3. J4 includes the need for high speed broadband in compliance with NPPF Principle 5	Implements Local Plan Policies SS1, SS2, SS4, SS5, TC1 - TC5, TO1, and TO3.
Unsustainable Businesses J6 Change of use for unsustainable businesses J7 Support for existing Employment Sites J8 Commercial street scenes	Implements NPPF Principles 1 and 2.	Implements Local Plan Policy TO2
Design to minimise fear of crime J9 Prevention of crime through design	Implements paragraph 58 under Principle 7.	Implements Local Plan with respect to sustainable communities.

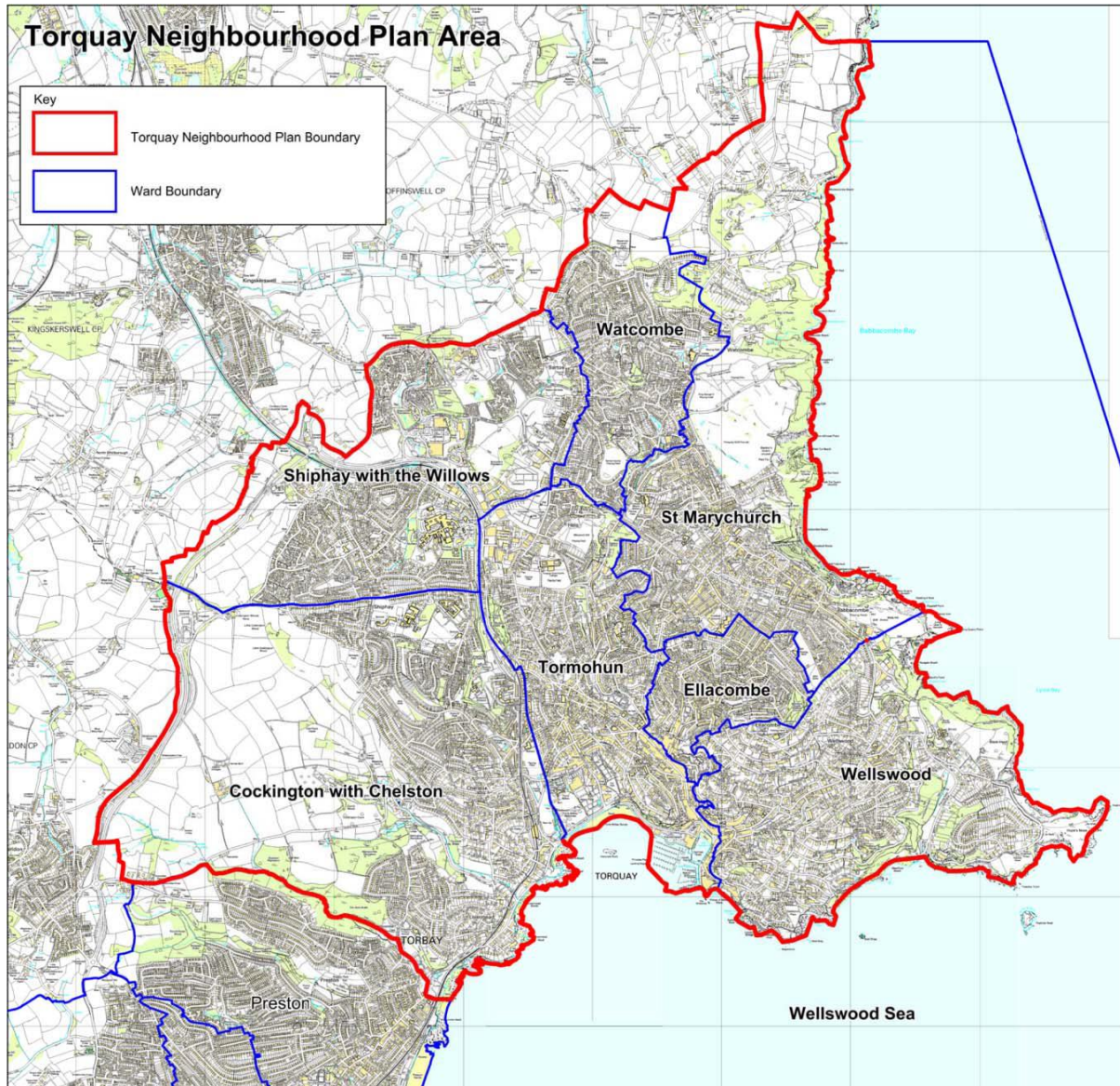
T - TOURISM POLICIES		
Core Tourism Investment Areas T1 Limited period for Change of Use of Tourism Properties within a CTIA T2 Change of Use constraints within an established tourism area or CTIA T3 Permitted Change of Use of Tourism Properties outside CTIA's T4 Change of Use in Conservation Areas and Listed Buildings T5 Change of use constraints on Babbacombe Downs CTIA T6 Oddicombe Beach	<p>Torquay relies heavily on Tourism in addressing NPPF Principles 1 and 2, while NP Policy T4, T5 and T6 assure that the rural and historic environments are protected in line with NPPF Principles 11 and 12.</p>	<p>Implements Local Plan Policies TO1 - TO3</p>

E - ENVIRONMENTAL POLICIES		
E1 Protection of SSSI E2 Protection of the Countryside and Undeveloped Coastal Areas E3 Tourism Accommodation on Greenfield sites E4 Local Green Spaces E5 Green Infrastructure Delivery Plan E6 Development on Established Woodland E7 Green Corridors E8 Protected species habitats - general E9 European Protected species E10 Marine Management Organisation	<p>Implement NPPF Principle 11, Conserving and enhancing the natural environment.</p> <p>Implements NPPF Principle 10 with emphasis on paragraphs 105 – 108.</p>	<p>Implements Local Plan Policies C1 - C4, NC1, SC2,</p> <p>Implements Local Plan Policies C2 and C3</p>
HEALTH & WELLBEING		
Walking, Cycling & Public Transport Environment HW1 Travel Plans	Implement NPPF Principle 8.	Implements Local Plan Policy TA1
Growing Food by the Community HW2 Community Food Production	Implement NPPF Principle 8.	Implements Local Plan Policy SC4
New Development – community facilities and outside space HW3 Community Hub Facilities	Implement NPPF Principle 8.	Implements Local Plan Policy TA2

Access to outside space and transportation HW4 Outside Space Provision HW5 Access to sustainable transport HW6 Cycle storage & Changing Facilitie	Implement NPPF Principle 8.	Implements Local Plan Policy TA1 - TA3
SL - SPORT AND LEISURE		
SL1 Alpine Ski facility SL2 Sport and Leisure – Nightingale Park SL3 Sport and Leisure SL4 Sport and Leisure – Sports grounds and facilities	Implement NPPF Principle 8.	Implements Local Plan Policy SC2
TR - TRANSPORT POLICIES		
TR1 Access to primary schools TR2 Sustainable Communities TR3 Park and Ride or Helipad facility	Implement NPPF Principle 4.	Implements Local Plan Policies TA1 - TA3
The Neighbourhood Plan does not need to address Minerals.	NPPF Principle 13 - Not Applicable	The Local Plan states that it is not considered necessary for Torbay to make provision for further land-won aggregate resources in the Plan period.

Appendix 1: Neighbourhood Plan Application for Area Designation and Decision Notice

Fig A1.1 Map of Torquay Neighbourhood Plan Area



Extracts from the Neighbourhood Plan Application

Town and Country Planning, England The Neighbourhood Planning (General Regulations) 2012

Application is hereby made to Torbay Council as the Local Planning Authority for the designation of (1) a Neighbourhood Area and (2) a Neighbourhood Forum in accordance with the above Regulations.

(1) Application for designation of a Neighbourhood Area (Regulation 5)

The proposed neighbourhood plan area covers the Torbay Community Partnership areas of:

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

All are in the Torquay area of Torbay and have community identities that bond them together through a shared town centre as well as development, infrastructure and access challenges. Close working of the Partnerships has been the norm for the community which it has been agreed collectively should be continued by producing a Neighbourhood Plan for the proposed Neighbourhood Area. This would mean that such a plan would truly reflect the wishes of the community and a Forum that would include a wide range of community members with different viewpoints on all aspects the Plan will cover.

No part of the Neighbourhood Area proposed overlaps any part of any other Neighbourhood Area (Section 61G(7) of the Act).

(2) Application for designation of a Neighbourhood Forum (Regulation 8)

The name of the proposed Neighbourhood Forum (Regulation 8a) is:

‘Torquay Neighbourhood Plan Forum’ (TNPF) With the shorter title of ‘The Torquay Neighbourhood Forum’ (TNF)

Extracts from Minutes of Torbay Council approving the applications for Neighbourhood Forums and Plan Areas

Minutes of the Council

6 December 2012 :- Present :-

Chairman of the Council (Councillor Stringer) (In the Chair)

Vice-Chairman of the Council (Councillor Parrott)

The Mayor of Torbay (Mayor Oliver)

Councillors Addis, Amil, Baldrey, Barnby, Bent, Cowell, Davies, Darling, Doggett, Ellery, Excell, Faulkner (A), Faulkner (J), Hernandez, Hill, Hytche, James, Kingscote, Lewis, McPhail, Morey, Pentney, Pountney, Richards, Stocks, Thomas (D), Thomas (J) and Tyerman

93 Neighbourhood Planning in Torbay: Applications for Neighbourhood Forums and Plan Areas

The Council considered the submitted report outlining applications for neighbourhood planning areas for Torquay, Paignton and Brixham and constitutions submitted by their respective Forums. It was noted the Localism Act 2011 introduced neighbourhood plans as a tool for shaping the development and growth of a local area and would be part of the development plan and local plan. A revised officer recommendation was tabled at the meeting.

It was proposed by Councillor Thomas (D) and seconded by Councillor Morey:

- i) that the Neighbourhood Plan areas and forums of Torquay, Paignton and Brixham, and their constitutions, be approved subject to the Executive Head for Spatial Planning (in consultation with the Group Leaders and Executive Lead for Strategic Planning, Housing and Energy) being able to withdraw this approval with immediate effect in respect of any Forum in the event of any of the following applying to that Forum;
 - a) the Forum is not able to demonstrate that they have at least 21 members who live or work in the area, or are elected councillors;
 - b) the Forum is not acting in accordance with its constitution; and
 - c) the Forum has failed to comply with a reasonable direction of the Executive Head, Spatial Planning within a reasonable period from such direction being made;
- ii) that all Neighbourhood Forums be instructed that the Council may choose not to advertise a submitted plan or put it forward for examination, if the matters referred to in paragraph 3.9 of the submitted report and (i) above are not addressed to the satisfaction of the Executive Head for Spatial Planning in consultation with the Group Leaders and Executive Lead for Strategic Planning Housing and Energy; and
- iii) that Local Councillors should take a lead role in ensuring each Neighbourhood Forum meets the terms of its constitution, the requirements of the Localism Act and National Planning Policy Framework and meets or exceeds the requirements of the new Local Plan.

On being put to the vote, the motion was declared carried (unanimous).

Appendix 2: Sustainability Appraisal Summary

The Sustainability Appraisal has found that the Torquay Neighbourhood Plan will generally have a positive effect on sustainability in Torquay. Its holistic approach to the further development of Torquay will ensure wide-reaching benefits for society, economy and the environment. Many of the policies make a positive contribution towards specific sustainable development objectives. The key identified positive effects include:

- an increase in the availability of housing, particularly affordable housing;
- enhanced employment opportunities, including an increase in non-seasonal employment;
- enhanced quality and diversity of the local tourism industry.

Alongside the many positive effects of the Plan, potential negative sustainability effects were also identified. These primarily relate to the small increase in growth proposed in the Plan. These are summarised below:

- a possible impact on habitats and species, particularly development on greenfield sites;
- increase in the use of water, energy and mineral resources and increased waste;
- cumulative effect on the existing resources and environmental assets from residential and employment development.

The SA process has identified more opportunities to enhance the positive effects and mitigate the negative effects in addition to those contained in the draft Plan assessed. These opportunities have been addressed within the submitted Plan.

Appendix 3: Habitat Regulations Assessment Conclusions

The Torquay Neighbourhood Plan has been screened to check for the likelihood of significant effects on any European site. Torbay Council as a competent authority needs to ascertain whether the plan is likely to have a significant effect on European sites (either alone or in combination with other plans or projects). The assessment only considers the habitats and species that are qualifying interest features of the European sites.

These initial findings, identify that Torquay Neighbourhood Plan is not likely to have an adverse effect on the integrity of five out of the six European sites identified within 20 km of Torbay boundaries; either alone or in combination with other plans or projects. Based on the precautionary principle, the potential negative significant effects on Lyme Bay and Torbay Marine SAC and South Hams SAC have been assessed.

The screening involves a careful check of each policy proposed, housing and employment sites allocated in the Torquay Neighbourhood Plan. The record of the check for the likelihood of significant effects is set out in Appendices A, B, C and D. These indicate that all of Torquay Neighbourhood Plan policies can be screened out; these are identified under category A or B.

The quantum of growth in Torquay has been identified as having the potential to result in, or contribute to likely significant effects on the South Hams SAC and Lyme Bay and Torbay Marine SAC (category C). However, the Local Plan Policies NC1, W5 and ER2 and the Neighbourhood Plan Policies E9, H19 have put in place restrictions on development that could have negative impact on the two international sites.

Appendix 4: Identification and justification of Local Greenspaces

Table A4.1 Community Partnerships within Torquay

Community Partnership (CP)	Code
• Cockington, Chelston and Livermead	C
• Barton & Watcombe	B
• Ellacombe	E
• Hele, Watcombe & Lower Barton	H
• St Marychurch & District	M
• Torquay Town Centre	T
• Torre & Upton	TU
• Shiphay& the Willows	S
• Wellswood & Torwood	W

Each CP's nominated representative has consulted on all aspects on TNP matters with the CP Steering Group and Community. Each CP Steering Group has played a major role in developing their section of the Torquay Neighbourhood Plan for their Ward including selecting the Local Green Spaces within their Wards. The TNP is therefore a community based plan in the true sense of the word.

Table A4.2 Local Green Space selection criteria

NPPF76 PPG007,8	The space is not subject to planning permission that prevents designation, is not allocated for development in the Torbay Local Plan or proposed Neighbourhood Plan, and designation is capable of enduring beyond the plan period.
NPPF77 PPG014,15	The space is in reasonable close proximity to the community it serves, local in character and is not an extensive tract of land.
NPPG77 PPG009,10,11,12,13	The space is demonstrable special to the community it serves by meeting one or more of the following criteria: <ul style="list-style-type: none"> • beauty • historical significance • recreation value • tranquillity • richness of wildlife • other specified reason

Our Local Green Spaces vary in area from less than 0.1 Hectares up to 150 Hectares while most are within the 1 to 5 Hectare region. The largest site (TLGSC3) has very special significance to the whole town as it represents an exceptionally well-used area that was once a private estate that was gifted to Torquay residents and is one of the most visited sites in Torbay.

Table A4.3 List of proposed Local Green Spaces by Community Partnership

Community Partnership	Local Green Space name	TNPLGS
Barton & Watcombe	Barton Downs.	B1
“ “	Brunel Woods	B2
“ “	Firlands Green.	B3
“ “	Great Hill.	B4
“ “	Steps Cross Playing field.	B5
“ “	Woodend Project.	B6
Cockington, Chelston & Livermead	Armada Park	C1
“ “	Ashfield Gardens	C2
“ “	Cockington Country Park	C3
“ “	Corbyns Head	C4
“ “	Crownhill Park	C5
“ “	Goshen Triangle	C6
“ “	Highlands/Sherwell Valley Allotments and green space	C7
“ “	Hollicombe Park	C8
“ “	John Coad Park (Innerbrook/Sandford green space)	C9
“ “	Kings Gardens	C10
“ “	Occombe Farm/	C11
“ “	Piggeries green space	C12
“ “	Preston Primary School play park	C13
“ “	Rocket Park (Sherwell Park)	C14
“ “	Pretty Park (Sherwell Park)	C15
“ “	Sherwell valley/Grenville green space (Markham Plantation)	C16
“ “	St Matthews Field	C17
“ “	Torre Valley North & South sports fields including Rugby/Cricket Club and Bowling Club	C18
“ “	Two Parks	C19
“ “	Victoria Park	C20
“ “	Hollicombe Brake (Round Hill)	C21
“ “	Scadson Valley green space: Scadson Woods (Torquay part), 10 Acre Break (Torquay part) and triangle of land attached at Hollicombe.	C22
Ellacombe	Belmont Park	E1
“ “	Brewery Park	E2
“ “	Castle Road Park	E3
“ “	Ellacombe Park.	E4

“	“	Quinta / Windsor Road Allotments	E5
“	“	Stentiford Hill Park	E6
“	“	Warberry Copse	E7

Hele, Watcombe & Lower Barton		Cricket Field playing field	H1
“	“	Daison Wood	H2
“	“	Truro Bank	H3
“	“	Windmill Hill Playing fields	H4
Shiphay & the Willows		Cadewell Park Green	S1
“	“	Darwin Park, Barton	S2
“	“	Ellacombe Plantation The Willows Open Space and Woodland Walk	S3
“	“	Exe Hill greenspace & Playground, Shiphay	S4
“	“	Furzebrake Plantation Woodland	S5
“	“	Greenspace at Newton Road	S6
“	“	Huntacott Way green space & Playground, Shiphay	S7
		Kitson Park	S8
“	“	Lindisfarne Park	S9
“	“	Lloyd Avenue Village Green	S10
“	“	Nightingale Park	S11
“	“	Monserat Rise, Barton/Willows	S12
“	“	Riviera Way Woodland	S13
“	“	Shiphay Park	S14
“	“	South Parks Allotments	S15
“	“	Beechfield Allotments	S16
St Marychurch & District		Babbacombe Downs	M1
“	“	Brunel Manor Gardens and grounds	M2
“	“	Cary Park	M3
“	“	Easterfield playing fields	M4
“	“	Glen Sannox Memorial Gardens	M5
“	“	Hartop Road Allotments	M6
“	“	Haytor Park	M7
“	“	King George V memorial playing fields	M8
“	“	Maidencombe Community Orchard.	M9
“	“	Maidencombe Village Green	M10
“	“	Millennium Copse	M11
“	“	Pettit Tor Downs	M12
“	“	Quinta Road Allotments (was Redgate Close)	M13

"	"	Quinta Road School playing fields	M14
"	"	Plainmore Recreation Ground	M15
"	"	Tessier Gardens	M16
"	"	The Grove Woodland & Babbacombe Slopes	M17
"	"	The Fields (wildlife area)	M18
"	"	The Rose Garden Memorial Pocket Park	M19
"	"	Valley of the Rocks	M20
"	"	Walls Hill	M21
"	"	Walls Hill slopes	M22
"	"	Williams Field	M23
Torquay Town Centre		Cary Green	T1
"	"	Promenade: Princess Gardens and the 'Sunken Gardens',	T2
"	"	Royal Terrace Gardens (Rock Walk)	T3
"	"	Abbey Park and Meadows	T4
"	"	Old Maids Perch	T5
Torre & Upton		Brunswick Square	TU1
"	"	Chapel Woods	TU2
"	"	Memorial gardens	TU3
"	"	Parkfield Road gardens	TU4
"	"	Stantaway allotments	TU5
"	"	Stantaway Hill	TU6
"	"	Torre Church yard	TU7
"	"	Upton Park	TU8
Wellswood & Torwood		Daddyhole Plain	W1
"	"	Ilsham Valley (Meadfoot Green)	W2
"	"	Lincombe Woods	W3
"	"	Manor Gardens	W4
"	"	St. John's Wood	W5
"	"	Stoodley Knowle Meadow	W6
"	"	Thatcher Pines and Thatcher Point	W7
"	"	Torwood Gardens	W8
"	"	Wellswood Green	W9

Table A4.4 Local Green Space identification and justification by Community Partnership area

Barton & Watcombe CP

TLGS ref	Local Green Space name
B1	Barton Downs.
B2	Brunel Woods
B3	Firlands Green.
B4	Great Hill.
B5	Steps Cross Playing field.
B6	Woodend Project.

Criteria Source	Assessment criteria	B1	B2	B3	B4	B5	B6
NNPF76 PPG007 PPG008	The space is:						
	• not subject to planning permission that prevents designation	X	X	X	X	X	X
	• not allocated for development in the TLP or proposed NP	X	X	X	X	X	X
NPPF77 PPG014 PPG015	• capable of enduring beyond the plan period	X	X	X	X	X	X
	• in reasonable close proximity to the community it serves	X	X	X	X	X	X
	• local in character	X	X	X	X	X	X
NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	• not an extensive tract of land (Hectares)	1	5	1	3	1	1
	• demonstrably special to the community it serves for its						
	• beauty		X		X	X	X
	• historical significance		X	X			X
	• recreation value	X	X	X	X	X	X
	• tranquillity		X	X	X	X	X
• richness of wildlife	X	X	X	X	X	X	

<p>Community Partnership: Barton & Watcombe</p>	<p>LGS site: TLGSB1 Barton Downs Bounded by Lichfield Avenue, Lummaton Quarry. Accessed from Lichfield Avenue & Lummaton Cross.</p>
<p>Ownership: Torbay Council</p>	<p>Size: approx. <1 hectares Access: Full Public</p>
<p>Proximity to Community: Within centre of Ward.</p>	

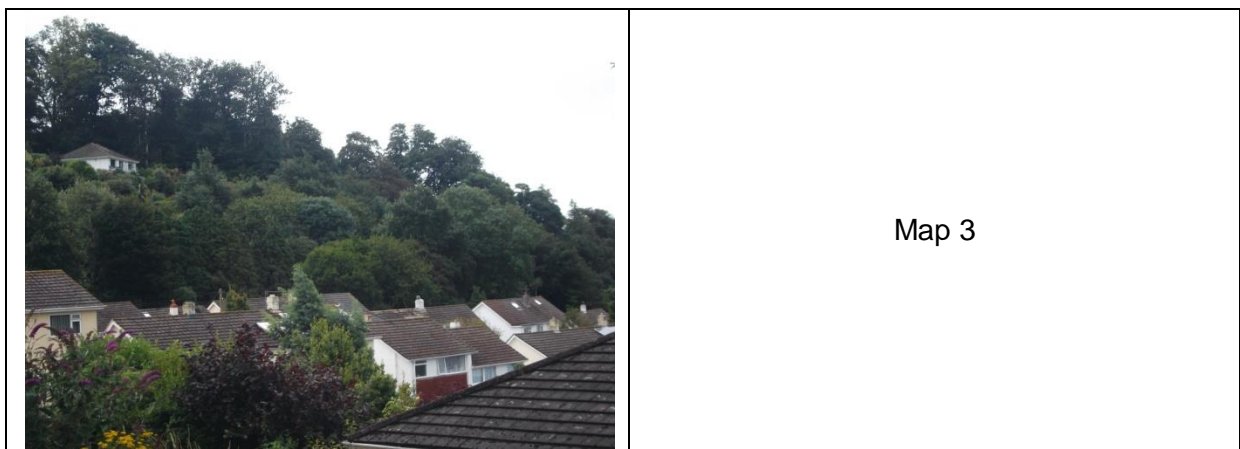


Why demonstrably special or significant to the local community?:

This is a significant open space set in the middle of a former Council housing estate. It provides sports and informal recreation opportunities for one of the most deprived communities in Torbay.

The community wish to maintain it as open space but wish to see appropriate sporting development on the site such as a 3G Football Pitch

<p>Community Partnership: Barton & Watcombe</p>	<p>LGS site: TLGSB2 Brunel Woods Woodland abutted by Padacre Road to & Teignmouth Road.</p>
<p>Ownership: Torbay Council. Lease to Torbay Coast and Countryside Trust</p>	<p>Size: approx. 5 hectares Access: Full Public</p>
<p>Proximity to Community: Within northern area of Ward adjacent to main route in to town centre</p>	



Why demonstrably special or significant to the local community?:

Historically important as it once was part of the Brunel Manor estate. Frequently used by visiting walkers and locals, and dog walking. Used by local schools and youth groups for adventure play. Contains an open glade with artifacts relating to Brunel.

Opportunity to sympathetically improve recreational facilities

Community Partnership: Barton & Watcombe	LGS site: TLGSB3 Firlands Green Bounded by Firlands Road
Ownership: Torbay Council	Size: approx. c <1 hectares Access: Full Public
Proximity to Community: Within central area of Ward	



Map 6

Why demonstrably special or significant to the local community?:

A central green space surrounded by housing, containing an open culvert down the centre. This is all that remains, over ground, of the River Fleet that originally flowed from higher levels in Barton down to the harbour in the town centre.

Frequently used by local children for play and by adults for dog walking, recreation and relaxing. This area is also used for Youth work.

Community Partnership: Barton & Watcombe	LGS site: TLGSB4 Great Hill
Ownership: Torbay Council and South West Water	Size: approx. 3 hectares Access: Full Public
Proximity to Community: At northern edge of Ward	



Map 3

Why demonstrably special or significant to the local community?:

A significant view point, Great Hill is the highest point in Torquay / Torbay, approximately 164m above sea level. It offers fantastic views over the town and surrounding countryside. It forms part of the John Musgrave Heritage Trail for long distance Ramblers and is a hub for network of recreational footpaths.

An open space well used for recreation, including dog walking, picnics in the summer and a green area for children to explore.

It contains a reservoir structure.

The local community are open to opportunities to sympathetically enhance the area.

Community Partnership: Barton & Watcombe	LGS site: TLGSB5 Steps Cross playing field Bounded by Teignmouth Rd, Steps Lane & Moor Lane
Ownership: Torbay Council	Size: approx. 1 hectares Access: Full Public
Proximity to Community: Within eastern boundary of Ward adjacent to main route to town centre	



Map 3

Why demonstrably special or significant to the local community?:

A triangle of green space within close proximity to a high density housing area including an area within the top 10% of areas of deprivation in England and Wales, 2 special needs schools and a primary school.

The key feature is a football pitch that needs improvement so that it would be more useful for local schools and public use.

Other community activities include dog walking and a small area containing play equipment. The play area is in need of improvement.

Community Partnership: Barton & Watcombe	LGS site: TLGSB6 Woodend Project Bounded by Mincent Hill, Starspitten Lane and Wesley Close
Ownership: Private ownership On lease to local community	Size: approx. < 1 hectares Access: Restricted access
Proximity to Community: Within centre of local community.	



Map 6

Why demonstrably special or significant to the local community?:

A wooded area and a valued community resource used for allotments and adventure playground and youth work.

It is leased by the community and serves as an outside activities centre including an adventure play area, horticultural activities, educational centre, arts and crafts activities run by local volunteers in an area of deprivation.

Note: Freeholder cannot be contacted as unregistered land; current leaseholder did not want it to be a Local Green Space but the community value its green space credentials and opportunities for continued community run activities if current lease is not renewed.

Cockington Chelston and Livermead CP

TLGS Ref	Local Green Space Name
C1	Armada Park
C2	Ashfield Gardens
C3	Cockington Country Park
C4	Corbyns Head
C5	Crownhill Park
C6	Goshen Triangle
C7	Highlands/Sherwell Valley Allotments and green space
C8	Hollicombe Park
C9	John Coad Park (Innerbrook/Sandford green space)
C10	Kings Gardens
C11	Occombe Farm/
C12	Piggeries green space
C13	Preston Primary School play park
C14	Rocket Park (Sherwell Park)
C15	Pretty Park (Sherwell Park)
C16	Sherwell valley/Grenville green space (Markham Plantation)
C17	St Matthews Field
C18	Torre Valley North & South sports fields including Rugby/Cricket Club and Bowling Club
C19	Two Parks
C20	Victoria Park
C21	Hollicombe Brake (Round Hill)
C22	Scadson Valley green space: Scadson Woods (Torquay part), 10 Acre Break (Torquay part) and triangle of land attached at Hollicombe.

Criteria Source	Assessment criteria	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
NNPF76 PPG007 PPG008	The space is: • not subject to planning permission that prevents designation	X	X	X	X	X	X	X	X	X	X	X
	• not allocated for development in the TLP or proposed NP	X	X	X	X	X	X	X	X	X	X	X
	• capable of enduring beyond the plan period	X	X	X	X	X	X	X	X	X	X	X
NPPF77 PPG014 PPG015	• in reasonable close proximity to the community it serves	X	X	X	X	X	X	X	X	X	X	X
	• local in character	X	X	X	X	X	X	X	X	X	X	X
	• not an extensive tract of land (Hectares)	1	0.5	150	0.5	0.5	0.2	2	2	0.5	0.2	20
NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	• demonstrably special to the community it serves for its											
	• beauty	X	X	X	X	X			X	X	X	X
	• historical significance		X	X	X						X	
	• recreation value	X	X	X	X	X	X	X	X	X	X	X
	• tranquillity	X	X	X	X	X	X	X	X	X	X	X
	• richness of wildlife		X	X				X				X

Criteria Source	Assessment criteria	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21	C22
NNPF76 PPG007 PPG008	The space is: • not subject to planning permission that prevents designation	X	X	X	X	X	X	X	X	X	X	X
	• not allocated for development in the TLP or proposed NP	X	X	X	X	X	X	X	X	X	X	X
	• capable of enduring beyond the plan period	X	X	X	X	X	X	X	X	X	X	X
NPPF77 PPG014 PPG015	• in reasonable close proximity to the community it serves	X	X	X	X	X	X	X	X	X	X	X
	• local in character	X	X	X	X	X	X	X	X	X	X	X
	• not an extensive tract of land (Hectares)	2	0.2	2	2	10	2	10	2	2	1	50
NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	• demonstrably special to the community it serves for its											
	• beauty				X		X		X			X
	• historical significance				X							
	• recreation value	X	X	X	X	X	X	X	X	X	X	X
	• tranquillity	X	X	X	X	X	X		X		X	X
	• richness of wildlife				X	X					X	X

Community Partnership: Cockington & Chelston	LGS site: TLGSC1 Armada Park
Ownership: Torbay Council	Size: approx. 1 hectares Access: Full Public
Proximity to Community: Located on the edge of an urban area with extensive deprived housing.	



Map 7/8

Why demonstrably special or significant to the local community:

Football pitch used by local clubs (a new lease is about to be signed for long term use).
There is also a well-used children's play area, dog walking and general recreational area.

Accessible by a dense area of deprivation.

It is a key site within the TC Playing Pitch Strategy due to it being flat.

Community Partnership: Cockington & Chelston	LGS site: TLGSC2 Ashfield Gardens
Ownership: Torbay Council	Size: approx. 0.5 hectares Access: Full Public
Proximity to Community: Integrated within the Victorian housing development	



Map 12

Why demonstrably special or significant to the local community:

Local general recreational park of historical significance. Well used by dog walkers, general relaxation space and children to safely play outside. A tranquil haven surrounded by housing in a Victorian development.

Community Partnership: Cockington & Chelston	LGS site: TLGSC3 Cockington Country Park
Ownership: Torbay Council - Leased to TCCT	Size: approx. 150 hectares Access: Full Public
Proximity to Community: Surrounded on 3 sides by housing including areas of deprivation on the southern edge of Torquay	



Map 11/12

Why demonstrably special or significant to the local community:

A highly valued hub for dog walkers (estimated 100000 visits per year), cycling (there is a network of cycling routes that link to other green areas in Torbay) and walking (there are numerous footpaths criss-crossing the area) around rural landscape and parkland. It is a well-used area for the community of Torquay as well as visitors with an estimated 150 000 visitors per year. An historic country estate, it supports local tourism by providing a peaceful oasis within a busy resort an historic manor house (now a crafts studio complex) and conserved estate village. Gifted to the people of Torbay it is highly regarded as a community asset of paramount importance.

It has no formal designation as a Country Park although it is known as Cockington Country Park. Surrounded on 3 sides by housing including areas of deprivation on the southern edge of Torquay

It is acknowledged that this is a large area but this is a particularly special area for all of Torquay and has special significance to them.

Community Partnership: Cockington & Chelston	LGS site: TLGSC4 Corbyn's Head
Ownership: Torbay Council	Size: approx. 0.5 hectares Access: Full Public
Proximity to Community: On the edge of the Livermead community and within the coastal strip adjacent to main coast road	

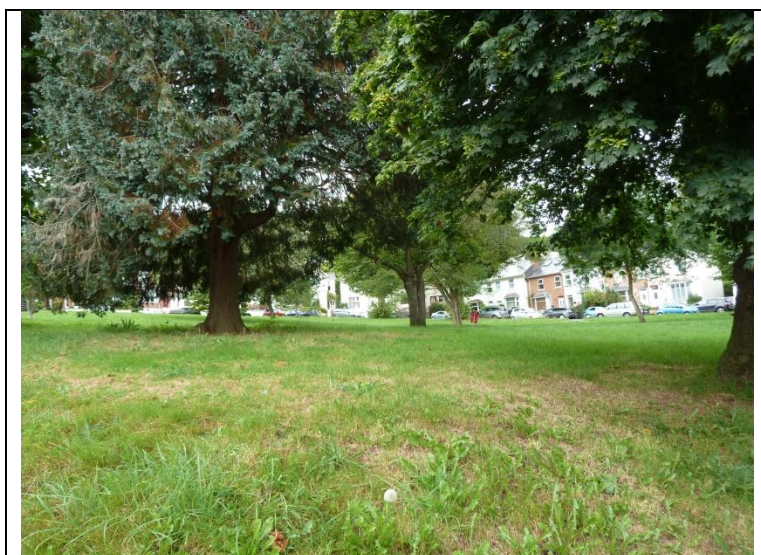


Map 16

Why demonstrably special or significant to the local community:

Local park and WW2 historic site on cliffs above sea with great sea views across Torbay. Much used by visitors and locals for dog walking and general recreation. It has a toilet block that is subject to a TC proposal for redevelopment as a café.

Community Partnership: Cockington & Chelston	LGS site: TLGSC5 Crownhill Park
Ownership: Torbay Council	Size: approx. 0.5 hectares Access: Full Public
Proximity to Community: Integrated within the community	



Map 12

Why demonstrably special or significant to the local community:

Local general recreation park designed as part of historic Victorian housing development. Much used by dog walkers and children's safe play space – a tranquil area surrounded by housing.

Community Partnership: Cockington & Chelston	LGS site: TLGSC6 Goshen Triangle
Ownership: Torbay Council	Size: approx. 0.2 hectares Access: Full Public
Proximity to Community: Surrounded by Victorian housing	



Map 12

Why demonstrably special or significant to the local community:

An open green space integrated within Victorian housing and an area of need. Neglected but a valuable area that the community has designated as a new park for children and adults and has an active support group seeking funding for developing a community garden plan.

Adjacent to 2 community centres and will therefore is an increasingly important area for their use.

Community Partnership: Cockington & Chelston	LGS site: TLGSC7 Highlands / Sherwell Valley Allotments
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: Surrounded by a deprived community	



Map 12

Why demonstrably special or significant to the local community:

Allotments and green area that serve the local deprived community. A valuable area for community food production that also provides a green space for dog walking and children's play space. In a valley it is overlooked by dense housing.

Community Partnership: Cockington & Chelston	LGS site: TLGSC8 Hollicombe Park
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: On eastern edge of Livermead, north of Preston and adjacent to a new development of 187 flats	



Map 16

Why demonstrably special or significant to the local community:

A coastal general recreation park and access to the Hollicombe beach. It is a former gas works site with cycling and walking links to Torquay and Preston. The site is on highly contaminated land that has been capped and landscaped.

The community does not want the toxins released in to the environment by disturbing the capping layer.

TC has aspirations for a café and toilets which are supported.

Community Partnership: Cockington & Chelston	LGS site: TLGSC9 John Coad Park (Innerbrook / Sandford Green Space)
Ownership: Torbay Council	Size: approx. 0.5 hectares Access: Full Public
Proximity to Community: Surrounded by Victorian housing	



Map 12

Why demonstrably special or significant to the local community?:

Local green space of historic significance planned and integrated to surrounding Victorian housing development - a special place for resident's recreation.

At the request of the community Torbay Council installed bollarding to protect the space from antisocial parking.

Community Partnership: Cockington & Chelston	LGS site: TLGSC10 The Kings Gardens
Ownership: Torbay Council	Size: approx. 0.2 hectares Access: Full Public
Proximity to Community: An area integrated with sports facilities between Livermead/Chelston and Torquay town.	



Map 12

Why demonstrably special or significant to the local community:

Public access gardens enjoyed by both residents and visitors forming a delightful green space fronting the busy main access and coastal roads.

Community Partnership: Cockington & Chelston	LGS site: TLGSC11 Occombe Farm
Ownership: Torbay Council	Size: approx. 20 hectares Access: Full Public
Proximity to Community:	



Map 15

Why demonstrably special or significant to the local community?:

Organic small demonstration Farm and wildlife refuge including an SSSI site. It has walking trails and food production areas. It links to a large area of mature woodland (Scadson Woods) connecting to Cockington Country Park forming an important wildlife corridor.

It is important as both a recreational area and a site where traditional farming and agriculture is made accessible to the community. There is a 2 km nature trail. Café, local food produce store, organic food production and cattle barns with limited grazing.

It has 6700 likes on its Facebook page.

Community Partnership: Cockington & Chelston	LGS site: TLGSC12 Piggeries green space
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public

Proximity to Community: Adjacent to housing and close to an area of deprivation



Map 12

Why demonstrably special or significant to the local community?:

Open field used by dog walkers and other recreational walkers that is an important link with Cockington Country Park. Allocated as a community food production area in the Torquay Neighbourhood Plan.

It has good links to housing to support its use.

Community Partnership: Cockington & Chelston	LGS site: TLGSC13 Preston Primary School Play Park
Ownership: Torbay Council	Size: approx. 0.2 hectares Access: Full Public
Proximity to Community: Within the Livermead community	



Map 16

Why demonstrably special or significant to the local community?:

Play park abutting Preston Primary School and a new development of 187 flats that will soon be started. Well used by parents as a social gathering spot while children play, particularly after school and used by the local community outside school hours.

Community Partnership: Cockington & Chelston	LGS site: TLGSC14 Rocket Park (Sherwell Park)
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: Local park within a Victorian development	



Map 12

Why demonstrably special or significant to the local community?:

Local Park and modern play area integrated to Victorian housing. Well used by dog walkers, childrens general recreation and a social gathering place for parents providing support while very young children play.

Community Partnership: Cockington & Chelston	LGS site: C15 Pretty Park (Sherwell Park)
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: Integrated within the Chelston community	



Map 12

Why demonstrably special or significant to the local community?:

Local Park integrated to Victorian housing. Well used by dog walkers, general recreation and social gathering. Close to a primary school and used by parents as a social gathering space to/from school.

Community Partnership: Cockington & Chelston	LGS site: C16 Sherwell Valley Road / Grenville Avenue / Markham plantation
Ownership: Torbay Council	Size: approx. 10 hectares Access: Full Public
Proximity to Community: Surrounded by the Queensway community	



Map 8/12

Why demonstrably special or significant to the local community:

Woodland with walks and wild areas used by children and dog walkers supporting recreation for a deprived area. The semi wild valley area gives children the experience of the countryside within a high density social housing area.

Community Partnership: Cockington & Chelston	LGS site: TLGSC17 St Matthew's Field
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: Integrated within a Victorian housing development	



Map 12

Why demonstrably special or significant to the local community?:

Local park integrated to Victorian housing. Used by dog walkers, general recreation and quiet contemplation. Compliments the church setting.

Community Partnership: Cockington & Chelston	LGS site: TLGSC18 Torre Valley North & South Sports fields
Ownership: Torbay Council	Size: approx. 10 hectares Access: Full Public
Proximity to Community: Between Chelston and the Town Centre	



Map 12

Why demonstrably special or significant to the local community?:

Sports fields covering athletics, including Rugby/ Cricket Club and Bowling Club. A key resource for the whole town as well as the surrounding area. It is well used for bowling, track running, cricket and rugby as well as general recreation/dog walking.

Part of the valley of Sport and a key area for the provision of high quality sports playing fields within the TC Sports Playing Pitch Strategy.

Community Partnership: Cockington & Chelston	LGS site: TLGSC19 Two Parks
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: Adjacent to the Chelston community	



Map 12

Why demonstrably special or significant to the local community?:

Local Park integrated to Victorian housing forming a well-used dog walking area and general recreation/play site. It has high value in terms of the urban landscape for the surrounding area

Community Partnership: Cockington & Chelston	LGS site: TLGSC20 Victoria Park
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: On the edge of the Victorian housing development and adjacent to a deprived area of social housing	



Map 12

Why demonstrably special or significant to the local community?:

Local park and children's play area integrated to Victorian housing. Well used by dog walkers social gathering etc. and supports a deprived area. It has a thriving Friends Group and hosts numerous community events. Regular venue for local play charity Play Torbay.

Community Partnership: Cockington & Chelston	LGS site: TLGSC21 Hollicombe Brake (Round Hill)
Ownership: Torbay Council	Size: approx. 1 hectares Access: Full Public
Proximity to Community: Adjacent to Livermead	

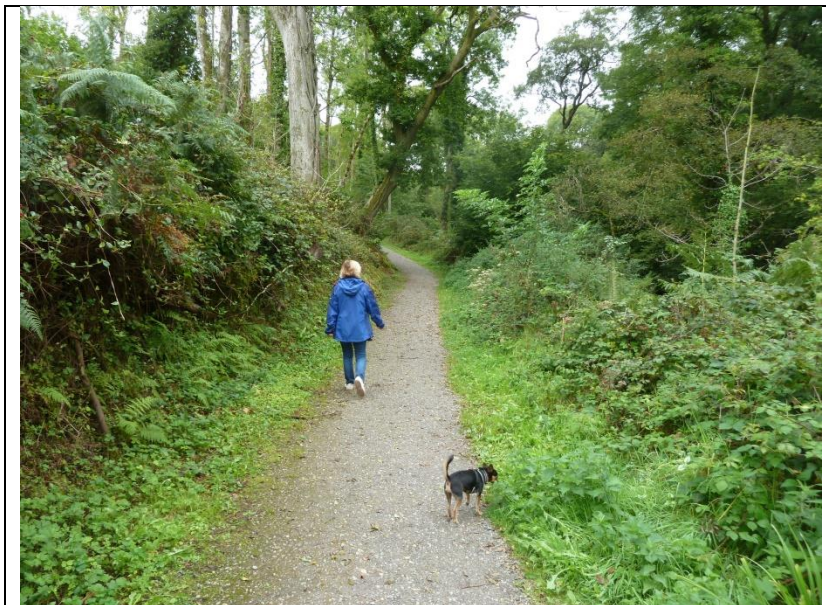


Map 16

Why demonstrably special or significant to the local community:

Wooded break between Torquay and Paignton that links to Scadson Woods/10 Acre Break green space (TLGSC22). This area will eventually incorporate a new public space park as part of the new Hollicombe flats development

Community Partnership: Cockington & Chelston	LGS site: TLGSC22 Scadson Valley green space, including Scadson Woods, 10 acre brake and triangle of land adjacent to Hollicombe
Ownership: Torbay Council	Size: approx. 50 hectares Access: Full Public
Proximity to Community: Between the communities of Livermead and Preston	



Map 15/16

Why demonstrably special or significant to the local community?:

Steeply wooded valley and important wildlife corridor and refuge

It forms an important green break between the urban areas of Torquay and Paignton.

An area of mature woodland and plantations (Scadston Woods and 10 Acre Break) connecting with Cockington Country Park (TLGSC3) and Hollicombe (TLGSC8 and TLGSC21). Includes well used dog, cycle and walking trails and a special purpose off road bike trail.

The wooded valley provides flood control for the Hollicombe area.

Ellacombe CP

TLGS Ref	Local Green Space name
E1	Belmont Park.
E2	Brewery Park
E3	Castle Road Park
E4	Ellacombe Park
E5	Quinta / Windsor Road Allotments
E6	Stentiford Hill Park
E7	Warberry Copse

Criteria Source	Assessment criteria	E1	E2	E3	E4	E5	E6	E7
NNPF76 PPG007 PPG008	The space is: • not subject to planning permission that prevents designation	X	X	X	X	X	X	X
	• not allocated for development in the TLP or proposed NP	X	X	X	X	X	X	X
	• capable of enduring beyond the plan period	X	X	X	X	X	X	X
NPPF77 PPG014 PPG015	• in reasonable close proximity to the community it serves	X	X	X	X	X	X	X
	• local in character	X	X	X	X	X	X	X
	• not an extensive tract of land (maximum size in Hectares)	1	1	1	1	1	1	4
NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	demonstrably special to the community it serves for its							
	• beauty							X
	• historical significance		X					X
	• recreation value	X	X	X	X	X	X	X
	• tranquillity							X
• richness of wildlife	X	X	X	X	X		X	

Community Partnership: Ellacombe	LGS site: TLGSE1 Belmont Park bordering Belmont Road, Woodville Road and Windsor Road
Ownership: Torbay Council	Size: approx. <1 hectares Access: Full Public
Proximity to Community: Situated within local community central to Ward	



Map 13

Why demonstrably special or significant to the local community?

A triangle of green space surrounded by housing, containing seating and line of mature trees which is well used as a play area for local children, dog walking and general relaxing space for adults. It has a community notice board.

Community Partnership: Ellacombe	LGS site: TLGSE2 Brewery Park Bounded by Lower Ellacombe Church Road and Egerton Road
Ownership: Torbay Council	Size: approx. c 1hectares Access: Full Public
Proximity to Community: Set within the local community centrally placed within the Ward.	



Map 13

Why demonstrably special or significant to the local community?:

Swathe of green space situated within a large development of social housing and divided into four practical sections each offering different uses to local residents consisting of an enclosed dog walking area, football pitch, Play Park with play and climbing equipment and a sensory area.

The park was updated through funding from REACH the local community group in 2005 and again in 2017. This park is much appreciated and enjoyed by local children and residents alike.

Community Partnership: Ellacombe	LGS site: TLGSE3 Castle Road Park Castle Road
Ownership: Torbay Council	Size: approx. 1 hectares Access: Full Public
Proximity to Community: Set within the local community to East of Ward, close to the town centre	



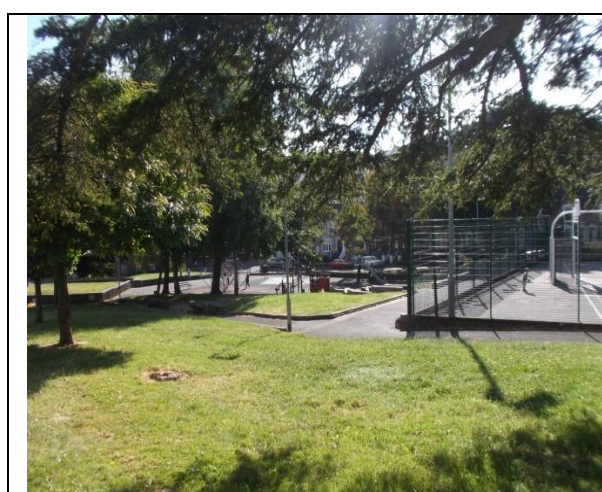
Map of LGS site

Why demonstrably special or significant to the local community?:

A green space, consisting of seating and bounded by trees, is set between Victorian houses on a route to the nearby town centre with views overlooking the town centre. It is also close to Language Schools whose students use it as a social gathering spot

In this area there are many houses that have basement flats instead of front gardens and so this green space is much prized by local residents and offers a play space to local children.

Community Partnership: Ellacombe	LGS site: TLGSE4 Ellacombe Park (originally called Victoria Park and in the Local Plan it is called Ellacombe Green) Bounded by Victoria Road, Ellacombe Road & Prince's St.
Ownership: Torbay Council	Size: approx. <1 hectares Access: Full Public
Proximity to Community: Situated in the southern area within town centre on a significant transport route.	



Map 13

Why demonstrably special or significant to the local community?:

A triangle of green space that is highly used and prized by the local community. Recently refurbished with safe play equipment, a basket ball/football play area surrounded by green space containing mature trees.

This space offers play opportunities to younger and teenage children and an opportunity for parents to socialise, within a deprived area of the town. There is strong support for this park and play facility from local people and is used for community events. There are plans to create a Community Facility.

Community Partnership: Ellacombe	LGS site: TLGSE5 Quinta / Windsor Road Allotments Bounded by Quinta Road and Windsor Road
Ownership: Torbay Council	Size: approx. 1 hectares Access: Restricted access
Proximity to Community: Situated on North eastern boundary of Ward	



Why demonstrably special or significant to the local community?:

Lengthy stretch of green space at rear of houses. Well used and maintained allotments enabling food production for local community.

Managed by the Torquay Allotment Holders Cooperative Association with a current waiting time of 8 to 12 months. Affiliated with the National Allotments Society

Community Partnership: Ellacombe	LGS site: TLGSE6 Stentiford Hill Park Bounded by Stentiford Road and Braddon Street
Ownership: Torbay Council	Size: approx. 1 hectares Access: Full Public
Proximity to Community: Set within the centre of the Ward close to town centre.	



Why demonstrably special or significant to the local community?:

A small green space within highly developed social housing area, with central play park and line of mature trees. This area is a public play park for local residents to come with children and play or sit in a pleasant area and enjoy the environment.

Friends of Stentiford Hill applied for a grant to improve this area which was granted with Lottery funding and fund raising from the local community, residents and Friends of Parks group with local children taking ownership of their park to help fund raise for improvement of land and play equipment .The local children and families use this area a lot and people visiting the area, eg grandchildren and students.

This area is also used for by the community and local Youth workers providing sports and socialising.

The community want this space protected as it has made such a difference to their community and changed people lives and increased sports and health for families in this area.

Community Partnership: Ellacombe	LGS site: TLGSE7 Warberry Road Copse and Ben Venue Allotments Windsor Road and Cedar Road
Ownership: Torbay Council	Size: approx. 4 hectares Access: Full Public
Proximity to Community: Situated at South eastern edge of Ward.	



Map 13

Why demonstrably special or significant to the local community?:

Large wooded green copse and open fields offering woodland walks and play to local children and adults who walk dogs.

The Ellacombe Community Partnership received funding from the Council to manage the woods in 2012/2013. The group has recently secured funding to manage these woods for use by schools and the Community for Forest School and nature trails.

Part of the area is playing fields for the local primary school.

This area also includes Ben Venue Allotments a well maintained site for community food production

Supports an area of deprivation close to the town centre.

There is a fantastic view point.

Hele Lower Barton & Watcombe CP

TLGS Ref	Local Green Space name
H1	Cricketfield Road Recreation Ground
H2	Daison Wood
H3	Truro Bank
H4	Windmill Hill playing field

Criteria Source	Assessment criteria	W1	W2	W3	W4
NNPF76 PPG007 PPG008	The space is:				
	• not subject to planning permission that prevents designation	X	X	X	X
	• not allocated for development in the TLP or proposed NP	X	X	X	X
	• capable of enduring beyond the plan period	X	X	X	X
NPPF77 PPG014 PPG015	• in reasonable close proximity to the community it serves	X	X	X	X
	• local in character	X	X	X	X
	• not an extensive tract of land (max area in Hectares)	1.5	5	1	5
NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	demonstrably special to the community it serves for its				
	• Beauty		X		
	• historical significance				
	• recreation value	X	X	X	X
	• tranquillity	X	X		X
	• richness of wildlife	X	X	X	X

Community Partnership: Hele, Lower Barton & Watcombe	LGS site: TLGSH1 Cricketfield Road Recreation Ground. Bounded by Cricketfield Road and Barton Road
Ownership: Torbay Council Leased to Barton Cricket and Social Club.	Size: approx. 1.5 hectares Access: Full Public
Proximity to Community: Within the south western area of Ward.	



Map 8

Why demonstrably special or significant to the local community?:

A local amenity. Leased to Barton amateur cricket and Upton football club and well maintained by Torbay Council, bounded by high hedges it offers a secluded open space within a residential area.

It is one of the better quality amateur sports facilities in Torbay as it is a flat site and it is identified in the Torbay Council Playing Pitch Strategy.

Well used by children of the adjacent schools and adults when dog walking.

Community Partnership: Hele, Lower Barton & Watcombe	LGS site: TLGSH2 Daison Wood. Bounded by Westhill Road and Lymington Road
Ownership: Torbay Council	Size: approx. 5 hectares Access: Full Public
Proximity to Community: Set within the central of the Ward.	



Map 9

Why demonstrably special or significant to the local community?:

Mature natural woodland with low maintenance regime on steep slopes at the rear of housing along Westhill Road and Lymington Road. To the east of the site is an 'Other Site of Wildlife Interest' and an Urban Landscape Protection Area.

Well used for play space by local children and adults when dog walking.

Community Partnership: Hele, Lower Barton & Watcombe	LGS site: TLGSH3 Truro Bank Bounded by Truro Avenue
Ownership: Torbay Council.	Size: approx. <1 hectares Access: Full Public
Proximity to Community: Set within the central area of the Ward.	



Why demonstrably special or significant to the local community?:

A long road side embankment that rises and partly follows the main road into an estate of social housing. The embankment is edged by a stairway rising into a small thicket of mature trees that offers play opportunities to local children. Also used by adults when dog walking.

Given by Torbay Council to be used as a project by Hele's Angels Community Group who use it as one site of a community gardening project and who periodically undertake clearing work.

There is a strong community group/friends group within this deprived area and is an important green buffer between one of the main through roads in Torquay and a deprived area of housing.

<p>Community Partnership: Hele, Lower Barton & Watcombe</p>	<p>LGS site: TLGSH4 Windmill playing fields Bounded by Audley Ave. and Higher Audley Ave</p>
<p>Ownership: Torbay Council</p>	<p>Size: approx. 5 hectares Access: Full Public</p>
<p>Proximity to Community: Set within the centre of Ward.</p>	



Map 8

Why demonstrably special or significant to the local community?:

Playing fields containing 2 regular and 3 junior football pitches and facilities.

An important skateboarding area for local youth.

Provides open air play opportunities for young children and youths in the local communities for a variety of sports and activities, as such it is frequently used throughout the football season and summer school holiday's.

It is an important to an area of deprivation and a key facility identified within the TC Playing Pitch Strategy due to the flat site.

Shiphay& the Willows CP

TLGS Ref	Local Green Space name
S1	Cadewell Park Green
S2	Darwin Park, Darwin Park, Barton
S3	Ellacombe Plantation The Willows Open Space and Woodland Walk
S4	Exe Hill green space & Playground, Shiphay
S5	Furzebrake Plantation Woodland
S6	Green space at Newton Road
S7	Huntacott Way green space & Playground, Shiphay
S8	Kitson Park
S9	Lindisfarne Park
S10	Lloyd Avenue Village Green
S11	Nightingale Park
S12	Monserat Rise, Barton/Willows
S13	Riviera Way Woodland
S14	Shiphay Park
S15	South Parks Allotments
S16	Beech Hill Allotments

Criteria Source	Assessment criteria	S1	S2	S3	S4	S5	S6	S7	S8
NNPF76 PPG007 PPG008	The space is:								
	• not subject to planning permission that prevents designation	X	X	X	X	X	X	X	X
	• not allocated for development in the TLP or proposed NP	X	X	X	X	X	X	X	X
NPPF77 PPG014 PPG015	• capable of enduring beyond the plan period	X	X	X	X	X	X	X	X
	• in reasonable close proximity to the community it serves	X	X	X	X	X	X	X	X
	• local in character	X	X	X	X	X	X	X	X
NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	• not an extensive tract of land (less than in Hectares)	1	1	3	1	3.5	2	1	2.5
	demonstrably special to the community it serves for its								
	• beauty			X		X	X		X
	• historical significance			X		X			X
	• recreation value	X	X	X	X	X	X	X	X
• tranquillity	X	X	X		X			X	
• richness of wildlife	X	X	X	X	X	X	X	X	

Criteria Source	Assessment criteria	S9	S10	S11	S12	S13	S14	S15	S16
NNPF76 PPG007 PPG008	The space is:								X
	• not subject to planning permission that prevents designation	X	X	X	X	X	X	X	
	• not allocated for development in the TLP or proposed NP	X	X	X	X	X	X	X	X
NPPF77 PPG014 PPG015	• capable of enduring beyond the plan period	X	X	X	X	X	X	X	X
	• in reasonable close proximity to the community it serves	X	X	X	X	X	X	X	X
	• local in character	X	X	X	X	X	X	X	X
	• not an extensive tract of land	1.5	1	17	1	2	1	1.5	1

NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	demonstrably special to the community it serves for its								
	• beauty	X		X		X			
	• historical significance								
	• recreation value	X	X	X	X	X	X	X	X
	• tranquillity	X	X	X		X	X	X	
• richness of wildlife	X	X	X	X	X	X	X	X	

Community Partnership: Shiphay & Willows	LGS site: TLGSS1 Cadewell Park Green, Cadewell Park Road, Shiphay
Ownership: Torbay Council	Size: approx. <1 hectares Access: Full Public
Proximity to Community: Open green space within urban area of northern edge of Torquay.	



Why demonstrably special or significant to the local community?:

An important green space within a residential area and is a key part of the urban design for the area

Used for recreational play area for residents in Cadewell Park Road. Dog walking is prevalent and is used for social gathering and children's play.

Community Partnership: Shiphay & Willows	LGS site: TLGSS2 Darwin Park Darwin Crescent, Barton.
Ownership: Torbay Council	Size: approx. <1 hectares Access: Full Public
Proximity to Community: Open green space within urban area of northern edge of Torquay.	



Why demonstrably special or significant to the local community?:

A green space play park area including climbing equipment and very safely fenced allowing use for recreational play by local children and a social gathering space for parents.

This area was part of the original community space design for the estate.

Community Partnership: Shiphay & Willows	LGS site: TLGSS3 Ellacombe Plantation Bounded by Browns Bridge Rd, Centenary Way and Condor Drive
Ownership: Torbay Council	Size: approx. 3 hectares Access: Full Public
Proximity to Community: Open green space within urban area of northern edge of Torquay. Close proximity to main retail areas.	



Why demonstrably special or significant to the local community?:

Large green open space adjacent to large historical wooded area of mature trees.

Situated centrally within a large housing estate.

Used by local children for outside and woodland play, and by adults when dog walking.

It is an important part of the local landscape and provides a wildlife refuge.

<p>Community Partnership: Shiphay & Willows</p>	<p>LGS site: TLGSS4 Exe Hill green space including play area. Bounded by Exe Hill, adjacent to Glebeland Way and Falmouth Close.</p>
<p>Ownership: Torbay Council</p>	<p>Size: approx. < 1 hectares Access: Full Public</p>
<p>Proximity to Community: Open green space within urban area of northern edge of Torquay.</p>	



Why demonstrably special or significant to the local community?

Small green sloping space incorporating a play area with climbing equipment set within a large housing estate.

Used for recreational play by local children of the estate and a meeting place for parents and is close to a local primary school.

<p>Community Partnership: Shiphay & Willows</p>	<p>LGS site: TLGSS5 Furzebrake Plantation. Bounded by Browns Bridge Road, Condor Drive and aside Nightjar Close.</p>
<p>Ownership: Torbay Council</p>	<p>Size: approx. 3.5 hectares Access: Full Public</p>
<p>Proximity to Community: Situated within urban area of northern edge of Torquay. Close proximity to main retail areas.</p>	



Why demonstrably special or significant to the local community?

Large plantation of mature trees situated centrally within large housing development.

Offers woodland recreational play for local children and has numerous walking routes. Includes public footpath. Also used by adults when dog walking.

An important urban landscape as a break between housing developments and a wildlife corridor.

Community Partnership: Shiphay & Willows	LGS site: TLGSS6 Green space at Newton Road, (at junction with Rougemont Avenue),
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: Newton Road Open green space within urban area	

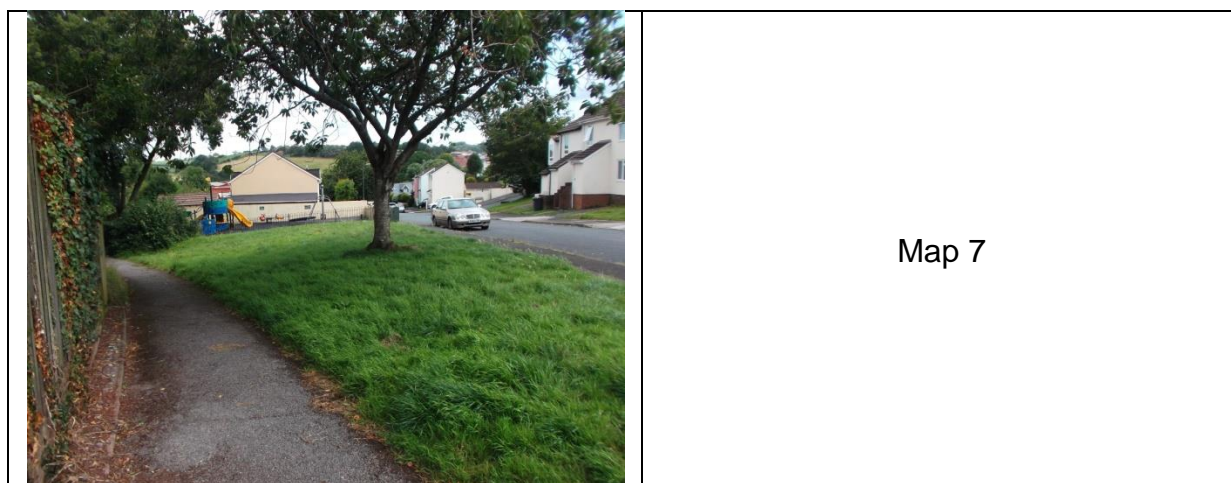


Why demonstrably special or significant to the local community?:

Wooded linear green space situated between railway line and Newton Road. Heavily planted with mature trees. Extensively used for dog walking and serves as a green space with trees that act as a noise barrier between Riviera Way, the railway and nearby residential areas.

Land at the eastern area has planning consent for a small rail station (halt), therefore increasing the importance of this area as a green space. (A planning application was refused in 2016 to use the remaining green space for general car parking.)

<p>Community Partnership: Shiphay & Willows</p>	<p>LGS site: TLGSS7 Huntacott green space & play park.</p>
<p>Ownership: Torbay Council</p>	<p>Size: approx. < 1 hectares Access: Full Public</p>
<p>Proximity to Community: Open green space within urban area of northern edge of Torquay.</p>	



Why demonstrably special or significant to the local community?

Small green triangular space adjacent to play park containing climbing equipment.

Offering outside recreational play for local children. Situated within large estate of social housing providing a social gathering spot for parents.

Community Partnership: Shiphay & Willows	LGS site: TLGSS8 Kitson Park Cadewell Lane, Shiphay
Ownership: Torbay Council	Size: approx. 2.5 hectares Access: Full Public
Proximity to Community: Open green space within urban area of northern edge of Torquay.	



Why demonstrably special or significant to the local community?:

Kitson Park was created in early 1966. The sloping site was previously a derelict orchard, and was previously part of the gardens to Shiphay Manor. In 1883 the 17th Century 'Shiphay Manor' needed so much repair that the decision was made to knock it down and build a new one. The Kitson family moved back into the rebuilt Shiphay Manor in November 1885.

The Council proposed that when the new adventure playground was completed it should be named in memory of the late Major R F Kitson, whose family has done so much for the district.

Parkland and children's play area, close to Torbay Hospital. The children's playground includes play equipment.

Plans include improving facilities and making the children's play area dog-proof.

Community Partnership: Shiphay & Willows	LGS site: TLGSS9 Lindisfarne Park Lindisfarne Way
Ownership: Torbay Council	Size: approx. 1.5 hectares Access: Full Public
Proximity to Community: Open green space within urban area to the north of the Ward surrounded by housing estate	



Why demonstrably special or significant to the local community?:

Lindisfarne Park was developed by developer funding contributions in consultation with the Friends of Lindisfarne Way Park group.

The park has been a huge success with all members of the public. It is a great park for the whole family as children can enjoy the play equipment while there are also areas for dog walkers.

We are plans to link this park to the new Nightingale Park across the road.

Community Partnership: Shiphay & Willows	LGS site: S10 Lloyd Avenue Village Green
Ownership: Torbay Council	Size: approx. < 1 hectares Access: Full Public
Proximity to Community: Open green space within urban area of northern edge of Torquay.	



Why demonstrably special or significant to the local community?

Long central green island planted with mature trees and surrounded by housing on each side.

Lloyd Avenue Village Green was granted Village Green status in 2009. The area is valued by local residents as an amenity for recreation, play and dog walking.

Community Partnership: Shiphay & Willows	LGS site: TLGSS11 Nightingale Park, Bounded by Beechfield Avenue and Cassiobury Way.
Ownership: Torbay Council	Size: approx. 17 hectares Access: Full Public
Proximity to Community: Large open green space within midst of urban area, close proximity to main retail areas and light industrial areas.	

	<p style="text-align: center;">Map 5</p>

Why demonstrably special or significant to the local community?:

Nightingale Park is located within the northern fringes of Torquay, directly east of the Willows Retail Park and south of Brown's Bridge Road, and is surrounded by industrial/retail areas and some housing (although the number of houses directly backing onto the Park is limited to Nightingale Close). Located below the roads that circumnavigate it, the Park is not immediately obvious as a number of mature trees and bushes hide it from view. The park is situated on land previously used for landfill and is also known as Barton or Willows Tip.

Torbay Council is the free holder and on its website describes the Park as: a large open space used by a variety of nature enthusiasts as well as responsible dog owners, horse riding, model aircraft flying and more

The area has been designated in the Torbay Playing Pitch Strategy as an area for sport and a recent community consultation concluded "The vision emerging from the consultation is a park which is easy to access, retains open (managed) space and wildlife, with amateur sports facilities and better recreational amenity space for all, especially for young people."

Limited areas have been excluded to allow for potential employment space as they abut existing industrial areas.

<p>Community Partnership: Shiphay & Willows</p>	<p>LGS site: TLGSS12 Monserrat Rise. Bounded by Monserrat Rise and Leeward Lane, Barton.</p>
<p>Ownership: Torbay Council</p>	<p>Size: approx. <1 hectares Access: Full Public</p>
<p>Proximity to Community: Open green space within urban area of northern edge of Torquay.</p>	



Why demonstrably special or significant to the local community?

Large grassed mound set within housing estate and designated as a children's play space. It contains an enclosed multi use games area which is an unusual for Torquay.

This has been designed as part of the overall estate planning.

<p>Community Partnership: Shiphay & Willows</p>	<p>LGS site: TLGSS13 Riviera Way woodland, Bounded by Newton Road and Nicholson Road</p>
<p>Ownership: Torbay Council</p>	<p>Size: approx. 2 hectares Access: Full Public</p>
<p>Proximity to Community: Open wooded space within urban area of northern edge of Torquay. Close proximity to main retail areas.</p>	



Why demonstrably special or significant to the local community?

Lengthy mature sloping woodland brake along main route into Torquay, it forms an important part of the Gateway landscape.

Used for dog walking for the adjacent housing estate and serves as a green space with trees that act as a noise barrier along Riviera Way. Close proximity to main retail areas.

Community Partnership: Shiphay & Willows	LGS site: TLGSS14 Shiphay Park, Bounded by Tamar Avenue and Torridge Avenue, Shiphay.
Ownership: Torbay Council	Size: approx. 1 hectares Access: Full Public
Proximity to Community: Open green space within urban area at northern edge of Torquay	



Why demonstrably special or significant to the local community?:

Shiphay Park is also known as Marldon Open Space. Large green space situated within surrounding houses. Originally designed as a green space to serve a social housing Estate.

There is an open green space with football goals, a basketball post and table tennis tables. The playground has varied equipment including swings, rockers, a slide and a climber as well as an open general recreation area.

Well used by dog walkers, children and a social gathering area.

Community Partnership: Shiphay & Willows	LGS site: TLGSS15 South Parks Allotments, Barton Hill Way
Ownership: Torbay Council lease to Allotment association	Size: approx. 1.5 hectares Access: Restricted access
Proximity to Community: Open green space within urban area at centre of community and Ward	



Why demonstrably special or significant to the local community?:

One of the larger allotment spaces that is well used by the local community and well maintained.

It forms an important community food production area for the local residents and is in the immediate area of deprived housing

Torquay Allotment Holders cooperative Association

<p>Community Partnership: Shiphay & Willows</p>	<p>LGS site: TLGSS16 Beechfield Allotments Beechfield Avenue Barton</p>
<p>Ownership: Torbay Council lease to Allotment association</p>	<p>Size: approx. 1 hectares Access: Restricted access</p>
<p>Proximity to Community: Open green space within urban area at centre of community and Ward</p>	



Map 5

Why demonstrably special or significant to the local community?:

One of the larger allotment spaces that is well used by the local community and well maintained.

It forms an important community food production area for the local residents and is in the immediate area of deprived and adjacent to high density housing without gardens

Torquay Allotment Holders cooperative Association

St Marychurch & District	Babbacombe Downs	TLGSM1
" "	Brunel Manor Gardens and grounds	M2
" "	Cary Park	M3
" "	Easterfield playing fields	M4
" "	Glen Sannox Memorial Gardens	M5
" "	Hartop Road Allotments	M6
" "	Haytor Park	M7
" "	King George V memorial playing fields	M8
" "	Maidencombe Community Orchard.	M9
" "	Maidencombe Village Green	M10
" "	Millennium Copse	M11
" "	Pettit Tor Downs	M12
" "	Quinta Road Allotments (was Redgate Close)	M13
" "	Quinta Road School playing fields	M14
" "	Plainmore Recreation Ground	M15
	Sladnor Park deleted	
" "	Tessier Gardens	M17
" "	The Grove Woodland & Babbacombe Slopes	M18
" "	The Fields (wildlife area)	M19
" "	The Rose Garden Memorial Pocket Park	M20
" "	Valley of the Rocks	M21
" "	Walls Hill	M22
" "	Walls Hill slopes	M23
" "	Williams Field	M24

Criteria Source	Assessment criteria	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12
NNPF76 PPG007 PPG008	The space is: • not subject to planning permission that prevents designation	X	X	X	X	X	X	X	X	X	X	X	X
	• not allocated for development in the TLP or proposed NP	X	X	X	X	X	X	X	X	X	X	X	X
	• capable of enduring beyond the plan period	X	X	X	X	X	X	X	X	X	X	X	X
NPPF77 PPG014 PPG015	• in reasonable close proximity to the community it serves	X	X	X	X	X	X	X	X	X	X	X	X
	• local in character	X	X	X	X	X	X	X	X	X	X	X	X
	• not an extensive tract of land (land area in Hectares)	2	5	7	9	2.5	1	1	6	1	1	1.5	50
NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	demonstrably special to the community it serves for its												
	• beauty	X	X	X	X	X			X	X	X	X	X
	• historical significance		X	X						X	X		X
	• recreation value	X	X	X	X	X	X	X	X	X	X	X	X
	• tranquillity	X	X	X	X	X	X		X	X		X	X
	• richness of wildlife	X	X	X	X	X	X	X	X	X	X	X	X

Mriteria Source	Assessment criteria	M13	M14	M15		M17	M18	M19	M20	M21	M22	M23	M24
NNPF76 PPG007 PPG008	The space is: • not subject to planning permission that prevents designation	X	X	X		X	X	X	X	X	X	X	X
	• not allocated for development in the TLP or proposed NP	X	X	X		X	X	X	X	X	X	X	X
	• capable of enduring beyond the plan period	X	X	X		X	X	X	X	X	X	X	X
NPPF77 PPG014 PPG015	• in reasonable close proximity to the community it serves	X	X	X		X	X	X	X	X	X	X	X
	• local in character	X	X	X		X	X	X	X	X	X	X	X
	• not an extensive tract of land	1.5	2.5	1.5		3	6	20	1	10	4	1	2
NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	demonstrably special to the community it serves for its												
	• beauty		X			X	X	X	X	X	X	X	
	• historical significance					X			X	X	X		
	• recreation value	X	X	X		X	X	X	X	X	X	X	X
	• tranquillity	X	X			X	X	X	X	X	X	X	X
	• richness of wildlife	X	X	X		X	X	X	X	X	X	X	X

Note M16 (Sladnor Park) was deleted as it did not meet criteria

Community Partnership: St Marychurch & District	LGS site: TLGSM1 Babbacombe Downs Bounded by Babbacombe Downs Road and the coast.
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: Set within eastern boundary of the Ward on coastal area..	



Map 10

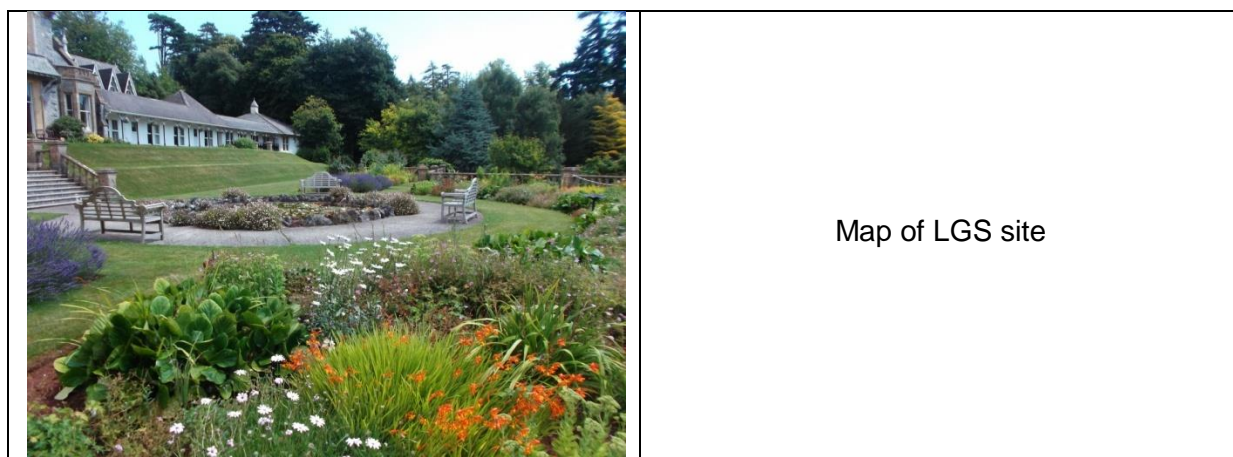
Why demonstrably special or significant to the local community?:

A renowned public space in Torquay with magnificent views across the Babbacombe and Lyme Bays. It is the highest cliff top promenade in England and is a huge attraction to visitors in spring, summer and autumn times, and is a highly popular with local residents all year round including dog walkers. Because of its generally flat open green space it is highly frequented by visitors and residents using disability transport.

Well maintained by Torbay Council; it consists of expanses of lawn that include blossom trees; it is bounded by well-kept flower beds and is in continuous use throughout the year. It is an area that is highly prized in Torbay with a reputation that extends beyond the county and heralds the name of one of the *Jewels in the Crown of Torquay*. An annual event on this green space is the Babbacombe Festival that takes place in the summer time and which is frequented by visitors and local families alike.

It was recently awarded a 'Peoples Covenant' protection in 2015 (Torbay Council) which protects this area from development for 100 years. The Babbacombe Historical Society runs regular well attended guided walks for visitors around this delightful area. It also has a Friends of Babbacombe Downs group who carry out frequent 'litter picks'.

Community Partnership: St Marychurch & District	LGS site: TLGSM2 Brunel Manor Gardens and grounds Bounded by Teighmouth Road and Seymour Drive
Ownership: Private property	Size: approx. 5 hectares Access: Full Public
Proximity to Community: Set at northern boundary of the Ward.	



Why demonstrably special or significant to the local community?:

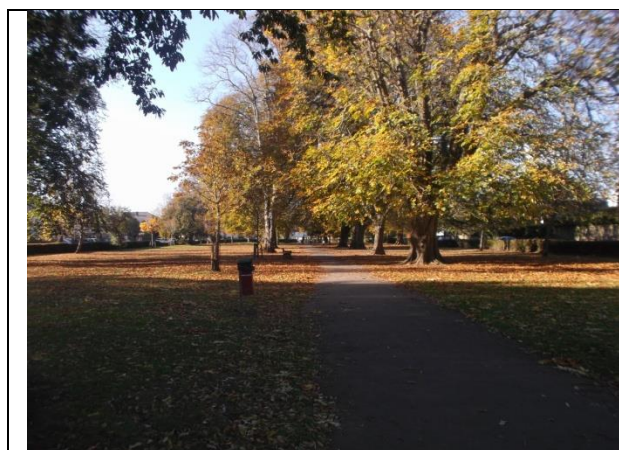
Historically, the home of Isambard Kingdon Brunel, the estate was divided into a smaller area containing the manor house and immediate grounds, and the large woodland area (see Barton & Watcombe W2).

Today Brunel Manor is a Christian retreat but its grounds are still open to visitors and local residents, The gardens are maintained professionally and this magnificent environment adds greatly to the purpose of the retreat. The immediate mature woodland area includes a children’s play area with tree swings and climbing equipment.

The Brunel Manor estate has its own Ecology steering group that offer a programme to share knowledge of topics such as wildlife and trees on the estate, bee keeping and discussions on the bat populations at the Manor

SSSI protection on flora and fauna is in place as well as preservation orders for the numerous magnificent mature trees.

Community Partnership: St Marychurch & District	LGS site: TLGS M3 Cary Park Bounded by Cary Park, Cary Avenue and Palermo Road.
Ownership: Torbay Council	Size: approx. 7 hectares Access: Full Public
Proximity to Community: Set within a central location of the Ward.	



Map 9

Why demonstrably special or significant to the local community?:

An open green park area consisting of 3 defined areas:

- a) A quite contemplative area containing an avenue of mature trees. This area was covenanted to the people of Babbacombe with the intention that it be used by adults. This covenant has approximately 10 years to run. Frequently used by adults, and for dog walking.
- b) A green open space for recreation and leisure, either side of the Cary Avenue, which of late has been determined to be used by youths and younger children, one side is a safe play area that contains play equipment designed for younger children. The other side of the road is leased to a very successful Amature Tennis club for adults and children and a bowling club for adults.. This area is popular with families and children.
- c) A green open space next to St Anne's church and a play area for local children.

Community Partnership: St Marychurch & District	LGS site: TLGSM4 Easterfield Bounded by Easterfield Lane, KGV field and The Fields.
Ownership: Torbay Council	Size: approx. 9 hectares Access: Full Public
Proximity to Community: Situated within coastal strip of the northern area of the Ward.	



Why demonstrably special or significant to the local community?:

Coastal area including Coastal path, sports playing field. Recreation ground made up of woodland and open green space. Frequently used for recreational walking, and contains BMX track and Torbay Scout campsite beyond which is frequently used by young children and youths of Torbay and beyond.

Only available green space in this area that offers residents of all ages the opportunity to enjoy rare flora (orchid) and fauna of our outstanding environment. Includes an access road/footpath to beach areas. Frequently used by adults when dog walking.

The local residents have always viewed KGV field and Easterfield to be one and the same as they are adjacent to each other. Once KGV field has been registered with Fields in Trust (see M8) there are plans to refurbish Easterfield, to re-instate the rugby posts, refurbish the BMX track add a basket ball net and post and add seating around the field.

Some SSSI protection, includes rare species of flora and fauna, it is part of the wildlife corridor for this area and is within the Coastal Protection Zone

Community Partnership: St Marychurch & District	LGS site: TLGSM5 Glen Sannox Bounded by Beach Road.
Ownership: Torbay Council	Size: approx. 2.5 hectares Access: Full Public
Proximity to Community: Situated on Babbacombe slopes in coastal area of Ward.	



Map 10

Why demonstrably special or significant to the local community?:

Once the gardens of a large prominent house in this area that was subsequently demolished the gardens have been incorporated into the surrounding mature woodland slopes of Babbacombe. This important green woodland area has planting of ornamental flowering shrubbery, is wildlife friendly, and is well used by local walkers and recreational walking.

It also contains wildl flower planting that is SSSI protection. It is maintained by a local volunteer gardening group, BMAG, in conjunction with Torbay council. It was awarded RHS - In Your Neighbourhood 2015.

Community Partnership: St Marychurch & District	LGS site: TLGSM6 Hartop Road allotments including The Place. Bounded by Hartop Road, St Marychurch Road and Petiwell Lane
Ownership: Torbay Council	Size: approx. 1 hectares Access: Restricted access
Proximity to Community: Within centre of Ward.	



Map 6

Why demonstrably special or significant to the local community?:

Situated at the rear of houses on Hartop Road this long strip of allotments are mainly used by local residents.

At the end of the allotments is a small well maintained green space know as The Place. This plot is leased for 25 years to a community group who maintain the area and run social events throughout the year

Community Partnership: St Marychurch & District	LGS site: TLGSM7 Haytor Park Bounded by Haytor Road, Westhill Road and St Margarets Avenue
Ownership: Torbay Council	Size: approx. 1 hectares Access: Full Public
Proximity to Community: Within central area of Ward.	



Map 9

Why demonstrably special or significant to the local community?:

Small green triangular space situated at the rear of surrounding social housing. The park and play area contains play equipment and is used by local children in the area.

Community Partnership: St Marychurch & District	LGS site: TLGSM8 King George V memorial sports field Bounded by Teignmouth Road and Easterfield Road
Ownership: Torbay Council	Size: approx. 6 hectares Access: Full Public
Proximity to Community: Set within coastal area to northern end of Ward.	



Map 6

Why demonstrably special or significant to the local community?:

King George V Playing fields containing 3 football pitches and facilities. Only available green space of its type in this area that offer open air play opportunities for young children and youths in the local communities for a variety of sports and activities, as such it is frequently used throughout the football season and summer school holidays by adult teams and children's teams, and by local residents and others from further afield for picnicking, leisure and dog walking.

Torbay Council recently passed a motion to register this sports field with Fields in Trust in order to keep it as an open space intended for the use by children of the 2 local Wards – Watcombe and St Marychurch.

Community Partnership: St Marychurch & District	LGS site: M9 Maidencombe Community Orchard. Bounded by Rock house Lane and coastal area
Ownership: Torbay Council, managed by Torbay Coast & Countryside Trust	Size: Approx <1 hectare area Access: Full Public
Proximity to Community: Close to centre of lower hamlet of Maidencombe. The Court House, is the opposite. A cattle barn and yard are close by.	



Map 3

Why demonstrably special or significant to the local community?:

Historical site of last remaining 19th century Cider orchard in this area. Close to centre of lower hamlet of Maidencombe. Nesting/hunting home to Cirl Bunting and Lesser Horseshoe bat, barn owls and used as wildlife corridor. SSSI protection.

This site is one of the few last remaining historical cider orchards which included varieties of local cider apples that Maidencombe was famous for during the 19th century, and is associated with Court Farm that was originally owned by the Blackaller family. Recently renovated by local residents and funded by private subscription, the orchard was officially re-opened in June 2000.

The farm ceased to operate in the 1950's, and the orchard slowly became derelict. In 1998, with funding from Barclays Bank, an Action Plan was prepared for renovation of the orchard. A BCTV Task Force carried out the work with assistance from residents. Brambles and farm debris were cleared, and a number of fallen trees were replaced with local varieties of cider apple. A few rotting and fallen trees were left in order to provide wildlife habitats.

The orchard was officially re-opened in June 2000. Two footpaths run through it, one being the beginning of the John Musgrave Heritage Trail. Partly protected by SSSI, it also forms part of the wildlife corridor of this area that include Barn owls and Lesser Horseshoe bats. Its hedgerows are also the sites of nesting for Cirl Bunting and other birds, and Barn Owls have been seen hunting over the land. Seats are provided so

that residents and visitors may relax and enjoy the peace and tranquillity of the combe, and observe the wildlife.

<p>Community Partnership: St Marychurch & District</p>	<p>LGS site: TLGSM10 Maidencombe Village Green. Bounded by Rock House lane and Steep Hill.</p>
<p>Ownership: Torbay Council</p>	<p>Size: approx. <1 hectares Access: Full Public</p>
<p>Proximity to Community: Within northern area of Ward.</p>	



Why demonstrably special or significant to the local community?:

Designated Village Green at centre of lower hamlet of Maidencombe and awarded 'Village Green' status in 2016.

This space is greatly loved and used by residents of Maidencombe with community events for children and adults alike held throughout the year.

Some SSSI protection, rare species of flora and fauna. Wildlife corridor.

Community Partnership: St Marychurch & District	LGS site: TLGSM11 Millenium Copse. Bounded by St Marychurch Road and Chilcote ;close.
Ownership: Torbay Council	Size: approx. 1.5 hectares Access: Full Public
Proximity to Community: Set within the community to the eastern side of Ward.	



Map 9

Why demonstrably special or significant to the local community?:

Millennium Project Park is a wooded area containing woodland flora. It was created by local voluntary people as a project for the Millennium in 2000 and is used as a quiet recreation area mainly by adults.

Community Partnership: St Marychurch & District	LGS site: TLGSM12 Petit Tor Downs Bounded by Petitor Road, Recliffe Road and the sea.
Ownership: Torbay Council	Size: approx. 50 hectares Access: Full Public
Proximity to Community: Set on coastal edge of the Ward.	



Map 9 and 6

Why demonstrably special or significant to the local community?:

Acknowledged as a larger area to be protected but is an important site for general recreation for the community.

Petit Tor Downs is an open green space that is maintained as a natural Coastal area. It includes coastal path and wooded areas. As well as the flat downs spaces at the top of the cliff it continues down the slope to the beach area at Oddicombe.

Contains part of the Coastal footpath and is frequently used for recreational walking by residents, ramblers and visitors.

Some SSSI protection, rare species of flora and fauna. Wildlife corridor

<p>Community Partnership: St Marychurch & District</p>	<p>LGS site: TLGSM13 Quinta Road allotments and surrounding green park Bounded by Quinta Road and Lyme View Road & Redgate Close.</p>
<p>Ownership: Torbay Council and Allotment association</p>	<p>Size: approx. 1.5 hectares Access: Restricted access</p>
<p>Proximity to Community: Situated within the community in the central area of the Ward.</p>	



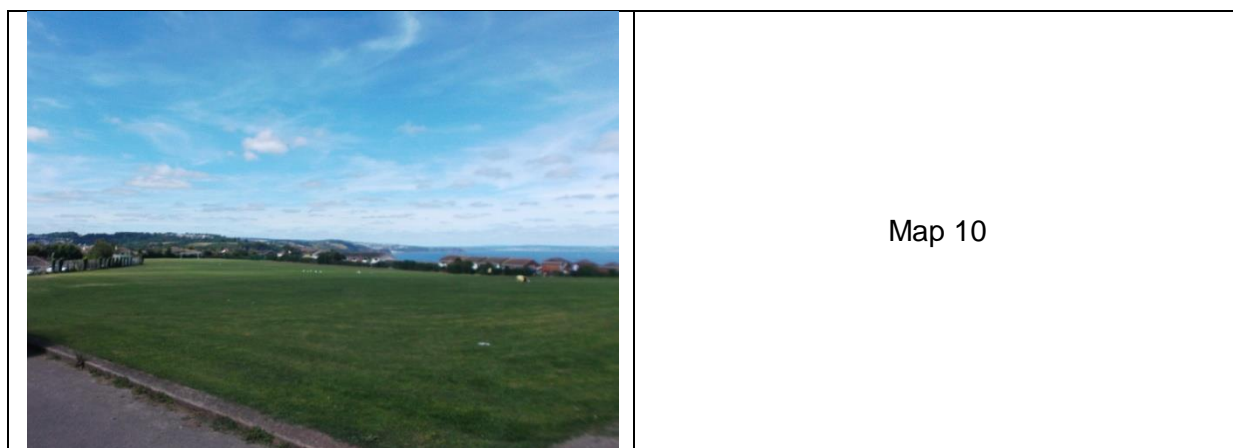
Why demonstrably special or significant to the local community?:

A well-used and well maintained area of 80 allotments used by people living locally, an important local food production area.

Managed by Torbay Allotments Cooperative Association

Offering magnificent views across Lyme Bay.

Community Partnership: St Marychurch & District	LGS site: TLGSM14 Quinta Road sports playing fields. Bounded by Quinta Road and Lyme View Road.
Ownership: Torbay Council	Size: approx. 2.5 hectares Access: Full Public
Proximity to Community: Situated within the community in the central area of the Ward	



Why demonstrably special or significant to the local community?:

Playing fields, running tracks and football pitches used by many junior and senior schools locally.

Open green space surrounded on all sides by housing estate.

Offers magnificent views across Lyme Bay.

Community Partnership: St Marychurch & District	LGS site: TLGSM15 Plainmore Recreation Park Bounded by Marnham Road and St Paul's Crescent.
Ownership: Torbay Council	Size: approx. 1.5 hectares Access: Full Public
Proximity to Community: Situated within in the community centrally within the Ward.	



Map 9

Why demonstrably special or significant to the local community?:

Small green space within an area of social housing, This park and play area is highly prized and used by the children and youths of Plainmoor..

Adjacent to a football stadium, Plainmoor swimming pool and local senior school it is a focal point for local residents.

Community Partnership: St Marychurch & District	LGS site: TLGSM16 Tessier Gardens Bounded by Manor Road, Lindridge Road, Stanley Road
Ownership: Torbay Council	Size: approx. 3 hectares Access: Full Public
Proximity to Community: Situated centrally within the Ward. Restricted access covenant	

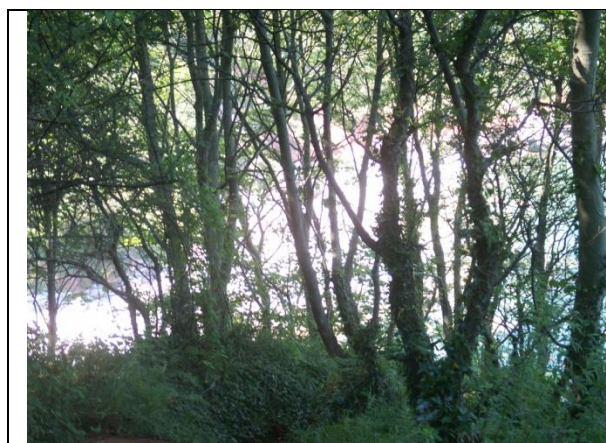


Why demonstrably special or significant to the local community?:

Small local park with magnificent gardens that are maintained by a Friends Group along with Torbay Council. There is a Covenant with restricted access for adults only.

It has received the Green Flag Award and is Dementia friendly.

Community Partnership: St Marychurch & District	LGS site: TLGSM17 The Grove Woodland & Babbacombe Slopes. Bounded by Walls Hill Rd and Beach Rd.
Ownership: Torbay Council	Size: approx. 6 hectares Access: Full Public
Proximity to Community: Situated on coastal edge in eastern area of Ward.	



Map 6

Why demonstrably special or significant to the local community?:

The area of the Grove Woodland is a steep natural wooded area that forms the coastal area including the SW Coastal Path which is frequently used by ramblers and for recreational walking.

It is part of the Coastal Protection Zone in the area and benefits from some SSSI protection for rare species of flora and fauna. Also part of the wildlife corridor.

Recently a support group formed and the Friends of The Grove group has just been offered a 20 year lease by Torbay Council.

Community Partnership: St Marychurch & District	LGS site: TLGSM18 The Fields Bounded by Teignmouth Road and coastal edge.
Ownership: Torbay Council	Size: approx. 20 hectares Access: Full Public
Proximity to Community: Set in north east area of the Ward.	



Map 3

Why demonstrably special or significant to the local community?:

Two fields designated by Torbay Council as reserves for wildlife and wild flowers.

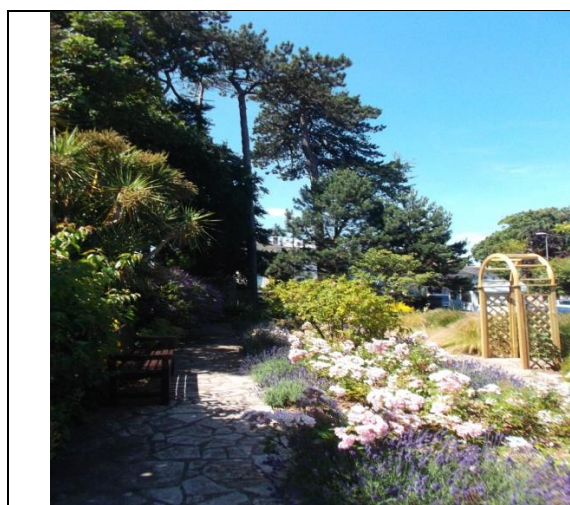
The top field has rare flora such as Pyramid Orchids, etc and is along the flight path of the Lesser Horseshow bats that live at Sladnor Park and Brunel woods

The lower field is left to stubble and is the nesting/hunting home to Cirl Bunting and Lesser Horseshoe bat, barn owls and used as wildlife corridor.

SSSI protection. Within the Coastal Protection Zone

Both fields are used daily by local adults when dog walking.

Community Partnership: St Marychurch & District	LGS site: TLGSM19 The Rose Garden memorial pocket park. Bounded by Babbacombe Road and Babbacombe Downs Road
Ownership: Torbay Council	Size: approx. <1 hectares Access: Full Public
Proximity to Community: Set within the local community centrally within the Ward.	



Map 9

Why demonstrably special or significant to the local community?:

A small pocket park that consists of two complimentary areas;

- a) a small corner park area that is planted with tall mature trees that contains seating for quiet contemplation, leading to
- b) a planted rose bed garden, with lawn beyond and other flower beds

A memorial park to a local dignitary that is maintained by a local voluntary gardening group, BMAG in conjunction with Torbay council. It was an entry for Britain in Bloom award and achieved 'RHS - In 'Your Neighbourhood' in 2015

Community Partnership: St Marychurch & District	LGS site: TLGSM20 Valley of the Rocks Bounded by Teignmouth Road and Watcombe Beach Road
Ownership: Torbay Council	Size: approx. 10 hectares Access: Full Public
Proximity to Community: Situated on the coastal strip in northern area of the Ward.	



Why demonstrably special or significant to the local community?:

Historically, this valley was a local source of clay mining for the famous Watcombe Pottery factory. The terracotta clay in this area was deemed to be of a superior quality and was highly prized. When the production of pottery ceased it left an natural outcrop of rock that rises 200 feet from the valley floor. The abandoned area returned to nature.

The surrounding rocks formed a natural amphitheatre and in Victorian times open air concerts were held there, more latterly it had become a place for picnicking. Over the years trees have grown in the valley and being left to its own devises it is now magnificent natural woodland, but the use has changed again and it has now become a place for peaceful recreation including running, rambling and walking with organised routes that attracts visitors to the area for this purpose. It contains the SW Coastal Path and part of the John Musgrave Heritage Trail.

It is a natural connection between Brunel Woods and Maidencombe Village. There is some SSSI protection for flora and fauna and it forms part of the wildlife corridor of the area for bats and Cirl bunting.

Community Partnership: St Marychurch & District	LGS site: TLGSM21 Walls Hill From cliff at top above Redgate Beach, between coast and Babbacombe Rd., to Babbacombe Downs Rd.
Ownership: Torbay Council	Size: approx. 4 hectares Access: Full Public
Proximity to Community: Situated in south eastern area within Coastal strip	



Map 10

Why demonstrably special or significant to the local community?:

The peninsular (coastal) end of Walls Hill, overlooking Redgate Beach is partly protected by SSSI, it also forms part of the wildlife corridor of this area.

An historic part of Torquay, formed mainly of Calcareous grasslands which are perfect for rare and localised plant species, eg Small Hare's Ear, Small Rest Harrow, Goldilock Aster, Nit-grass, Little Robin, White Rock-rose, Early meadow grass and Honewort amongst others.

The area is home to the Babbacombe Cricket Club and the cricket site well maintained and is much used. It is an important public space that contains part of the SW Coastal Path around Torquay. It is much used by ramblers, tourists, local residents and dog walkers, and it is a natural country play area for children. It includes, in part, a car park which serves Walls Hill and nearby Babbacombe Downs.

Historically, the area from Walls Hill Road to the Cricket Club was the site of the annual fun-fair for many years and used for amateur sports events. The area lends itself to being used of non-permanent events such as car rallies, sports events, fun fairs and community functions.

Future use could be for non-permanent events like Vintage Car shows; sports events; fun fairs, and such, as this would ensure the events' users and council would maintain this natural area to the standard it deserves, eg short grass.

Community Partnership: St Marychurch & District	LGS site: TLGSM22 Walls Hill slopes Bounded by Babbacombe Road and the sea.
Ownership: Torbay Council	Size: approx. 1 Hectare Access: Full Public
Proximity to Community: Situated within Coastal strip close to the community of Ward. Land between Babbacombe Beach and Babbacombe Cricket Club	



Map 10

Why demonstrably special or significant to the local community?:

Walls Hill slopes is a large area of woodland running from the plateaux of Walls Hill down to the Babbacombe Beach shore line.

This area also includes privately owned freehold properties on otherwise Torbay Council land. These existing properties should be the limit of the development in that area of outstanding natural beauty.

Includes the coastal footpath which is frequently used for recreational walking and by ramblers

Community Partnership: St Marychurch & District	LGS site: TLGSM23 Williams Field. Bounded by Teignmouth Road and Happaway Road
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: Situated within the community of Ward.	



Map 6

Why demonstrably special or significant to the local community?:

Local green space and play park in a valley. It is bounded by mature tall hedging that supports and is a corridor for wildlife

It contains play equipment and a football pitch and is well used by local children and adults when dog walking.

Donation to the community by Williams family for the purpose of a play park for local children.

Torquay Town Centre

Torquay Town Centre	Cary Green	TLGST1
“ “	Promenade - Princess Gardens and the Sunken Gardens	T2
“ “	Royal Terrace Gardens (Rock Walk)	T3
“ “	Abbey Park and Meadows	T4
“ “	Old Maids Perch	T5

Criteria Source	Assessment criteria	T1	T2	T3	T4	T5
NNPF76 PPG007 PPG008	The space is:					
	• not subject to planning permission that prevents designation	X	X	X	X	X
	• not allocated for development in the TLP or proposed NP	X	X	X	X	X
	• capable of enduring beyond the plan period	X	X	X	X	X
NPPF77 PPG014 PPG015	• in reasonable close proximity to the community it serves	X	X	X	X	X
	• local in character	X	X	X	X	X
	• not an extensive tract of land	1	1	1.5	3	1
NNPG77 PPG009 PPG010 PPG011 PPG012 PPG013	demonstrably special to the community it serves for its					
	• beauty	X	X	X	X	X
	• historical significance	X	X	X	X	X
	• recreation value	X	X	X	X	X
	• tranquillity	X	X	X	X	X
	• richness of wildlife	X	X	X	X	X

Community Partnership: Torquay Town Centre	LGS site: T1 Cary Green Bounded by Palk Street, Vaughan Parade and Cary Parade
Ownership: Torbay Council	Size: approx. <1 hectares Access: Full Public
Proximity to Community: Set within the southern area of the Ward, on Harbour area within the main town centre	

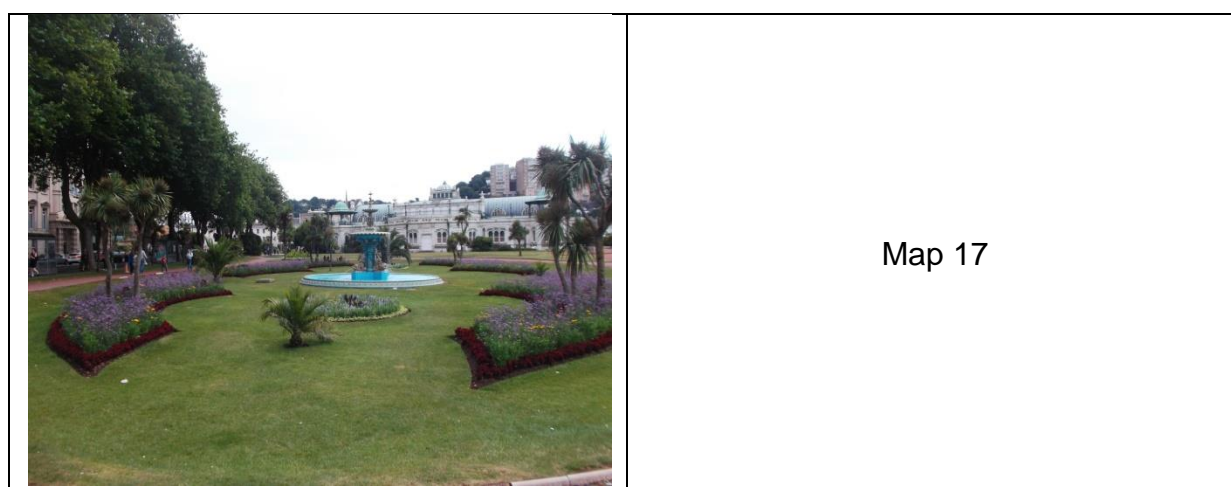


Why demonstrably special or significant to the local community?:

This space represents the nearest green space for the Melville Hill, Warren Road area of the Town Centre and we are aware that this community have stated the importance of this space to them. The fountain, water and grassed area are used and enjoyed by many people both resident and holidaymaker, young and old throughout the early spring and summer months. It is a highly valued public amenity.

Local Amenity and starting point of Agatha Christie mile. Plans to set up a 'friends' group. Regular functions are held here during peak tourism times – TORQEAT, Agatha Christie Festival etc. This piece of landed was gifted by the Cary family and was intended a space for the use and enjoyment by the public.

<p>Community Partnership: Torquay Town Centre</p>	<p>LGS site: TLGST2 Promenade: Princess Gardens and the Sunken Gardens. Bounded by Torbay Road and Princes Parade promenade.</p>
<p>Ownership: Torbay Council</p>	<p>Size: approx. 1 hectares Access: Full Public</p>
<p>Proximity to Community: Within town centre coastal area and adjacent to the promenade.</p>	

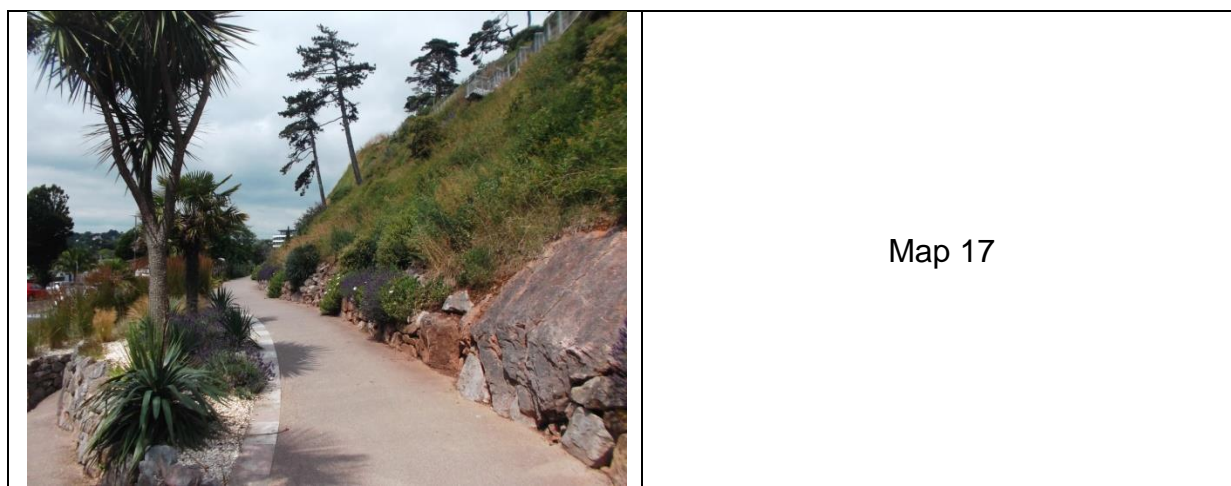


Why demonstrably special or significant to the local community?:

Lanscaped gardens well maintained by Torbay Council. This is the main venue for Council organised activities/entertainments. Key part of our tourism offer and was identified in the combined TTCCP and TCG submission for the TNP

This whole area is covered and protected under one listing by English Heritage. It represents a key asset to our tourism offer with its spectacular advantage points for panoramic views of the Bay. This whole area is used and enjoyed by many people both resident and holiday maker, young and old throughout the year.

Community Partnership: Torquay Town Centre	LGS site: TLGST3 Royal Terrace Gardens (Rock Walk) Slopes of Melville Hill bounded by Torbay Road
Ownership: Torbay Council	Size: approx. 1.5 hectares Access: Full Public
Proximity to Community: Main route into Torquay town centre close to promenade and Coastal Area	



Why demonstrably special or significant to the local community?:

Quiet landscaped gardens along the main route into Torquay, used by visitor and local alike. Key part of our tourism offer and was identified in the combined TTCCP and TCG submission for the TNP

This whole area is covered and protected under one listing by English Heritage. It represents a key asset to our tourism offer with its spectacular advantage points for panoramic views of the Bay. This whole area is used and enjoyed by many people both resident and holiday maker, young and old throughout the year.

Gardens including palm trees maintained by Torbay Council plus natural flora on rock face that run parallel to promenade. A favourite recreational area for residents and holiday makers alike. Includes a high stair case that offers magnificent panoramic views across the Bay.

The geology of the area was instrumental in the naming of Torquay – which means Tor (rock) by the Quay.

Community Partnership: Torquay Town Centre	LGS site: TLGST4 Abbey Park and Meadows Bounded by Torbay Road, Belgrave Road and Kings Road.
Ownership: Torbay Council	Size: approx. 4 hectares Access: Full Public
Proximity to Community: Within town centre area, adjacent to coastal area	

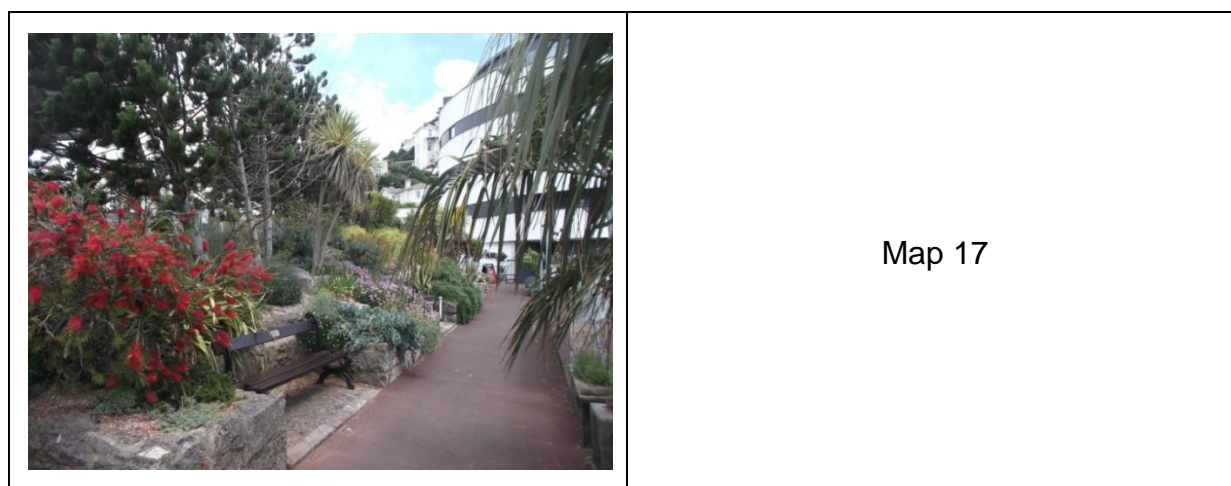
<p>x</p> 	<p>Map 12</p>
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Why demonstrably special or significant to the local community?:

Part of this area fronts the historic Torre Abbey and this vista is an important one to retain. The park is home to several public amenities, bowling, golf, tennis courts Already a friends group. Old Balloon site identified in the combined TTCCP and TCG submission as a possible site for a children’s play area, once funding has been found.

Historical space once belonging to Torre Abbey and includes formal gardens, large meadow area planted with mature trees, leisure area including bowling, golf, tennis courts. Popular area with residents and tourists.

<p>Community Partnership: Torquay Town Centre</p>	<p>LGS site: TLGST5 Old Maids Perch Bounded by Torbay Road and Shedden Hill.</p>
<p>Ownership: Torbay Council, in part leased to local restaurant business.</p>	<p>Size: approx. <1 hectares Access: Full Public</p>
<p>Proximity to Community: Within the town centre coastal area.</p>	



Why demonstrably special or significant to the local community?:

Local Amenity. A historical Victorian viewing platform. An important viewing area with gardens and the site of some memorial benches.

This area should be retained as a permanent viewing space. This area has become more built up recently and it is therefore important to retain some outside sitting spaces for all to enjoy.

The platform and garden area is adjacent to a high profile restaurant business and is leased for 5 years from around 2012/2013 the conditions of the lease are that public access is maintained and that they upkeep and maintain the gardens for the period of the lease.

Community Partnership: Torre & Upton	LGS site: TLGSTU1 Brunswick Square Bounded by Brunswick Square and Brunswick Terrace
Ownership: Torbay Council	Size: approx. <1 hectares Access: Restricted access
Proximity to Community: Situated within central area of Ward	



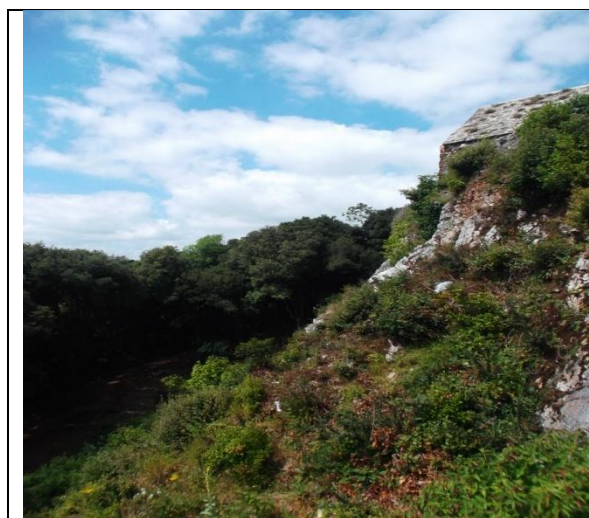
Map 12

Why demonstrably special or significant to the local community?:

Small garden immediately adjacent to local shops and block of retirement flats. Grass, seats and raised brick built planters that the local Community Partnership are now looking after. Two magnificent trees in separate raised areas.

Well used by local residents including retirement flats

Community Partnership: Torre & Upton	LGS site: TLGSTU2 Chapel woods Bounded by Newton Road, Briwere Road and St. Michaels Road
Ownership: Torbay Council	Size: approx. 8 hectares Access: Full Public
Proximity to Community: Set within north eastern area of Ward	



Map 8

Why demonstrably special or significant to the local community?:

Wooded slopes of Victorian park setting. The chapel is a listed building. Recent work has been completed to reduce number of self seeded holm oaks, and to restore the chapel. Also listed as an important site in the Geopark.

Well used by surrounding community for walking dogs. Also used by local Primary School for woodland experience and other educational uses.

Community Partnership: Torre & Upton	LGS site: TLGSTU3 Memorial gardens Bounded by Higher Union Street and Morgan Avenue.
Ownership: Torbay Council	Size: approx. 1.5 hectares Access: Full Public
Proximity to Community: Within central area of Ward adjacent to main route to town centre.	



Map 13

Why demonstrably special or significant to the local community?:

Open green space with large mature trees. Memorial Park to Queen Victoria's Jubilee. In Victorian era the site was a commercial plant nursery.

The site is close to the Town Centre and is used by the area of deprivation as a meeting place and parents social area with young children

Community Partnership: Torre & Upton	LGS site: TLGSTU4 Parkfield Road Green space Rear of houses on Parkfield Road
Ownership: Torbay Council	Size: approx. <1 hectares Access: Restricted access
Proximity to Community: Situated on eastern edge of Ward	



Why demonstrably special or significant to the local community?:

Very steep and overgrown, not suitable for development but an important green lung at the rear of terraced housing. It allows an undeveloped area for children to explore in an otherwise heavily developed urban area.

<p>Community Partnership: Torre & Upton</p>	<p>LGS site: TLGSTU5 Stantaway Allotments Bounded by Old Teignmouth Road, and public path on Stantaway Hill</p>
<p>Ownership: Torbay Council – leased to Torbay Allotment Holders Co-operative Association</p>	<p>Size: approx. 5 hectares Access: Restricted Access</p>
<p>Proximity to Community: Situated on south eastern boundary of Ward</p>	



Map 8

Why demonstrably special or significant to the local community?:

Well used and maintained allotment space. Only allotments in this heavily developed area that serves an area of deprivation.

Managed by Torbay Allotment Holders Co-operative Association

Community Partnership: Torre & Upton	LGS site: TLGSTU6 Stantaway Hill Bounded by Penny's Hill, Parkfield Road and Stantaway Park
Ownership: Torbay Council	Size: approx. 2 hectares Access: Full Public
Proximity to Community: situated on northern boundary of the Ward	



Map 12

Why demonstrably special or significant to the local community?:

Common ground surrounded by large mature dense woodland area, including Public Footpath Important green area between two large residential areas, wildlife friendly, well used by local walkers, particularly those with dogs.

Children and parents use this for general recreation.

Community Partnership: Torre & Upton	LGS site: TLGSTU7 Torre churchyard Bounded by Tor Church Road, Church St and St, Efride's Road
Ownership: Church of England	Size: approx. 5 hectares Access: Full Public
Proximity to Community: Situated on southern boundary of Ward	



Map 13

Why demonstrably special or significant to the local community?:

Torre Churchyard surrounds the oldest church in Torquay, and is highly valued for its tranquillity, history and the setting within this Conservation Area. The gardens provide a significant open space with several fine specimen trees and a lime avenue that form a backdrop for the Grade Two* listed church. The gardens provide a special restful and peaceful oasis with constant use by local residents, both of the green space and the church path. The green space also has a richness of wildlife, with the mature trees, meadow area and native edible hedging.

Community Partnership: Torre & Upton	LGS site: TLGSTU8 Upton Park Bounded by Lymington Road and Magdalene Road
Ownership: Torbay Council	Size: approx. 5 hectares Access: Full Public
Proximity to Community: Within centre of community along main route to town centre	

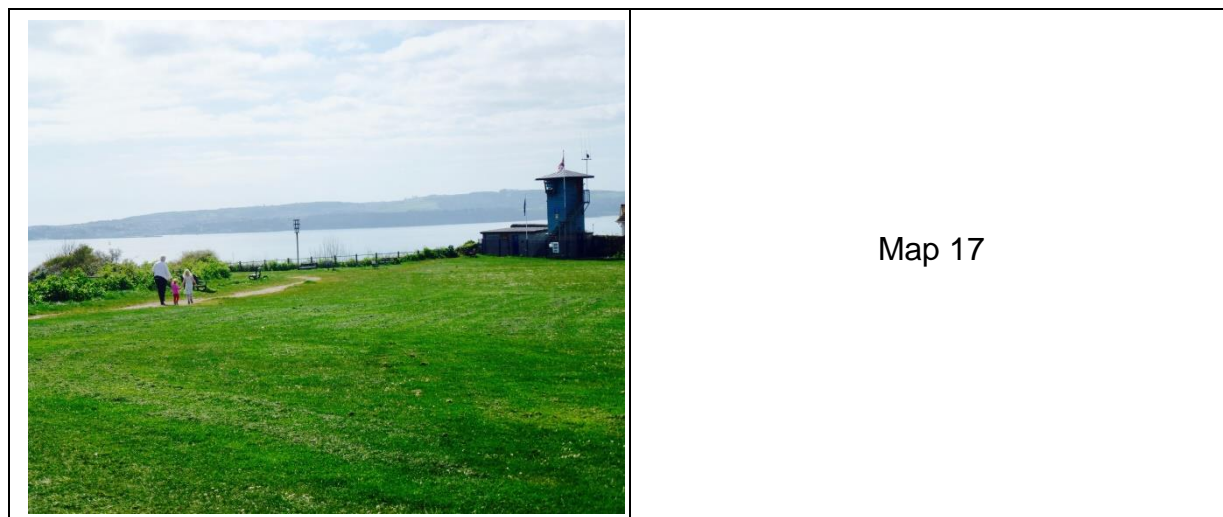


Map 13

Why demonstrably special or significant to the local community?:

Upton Park lies within the heart of the community it serves. It is demonstrably special to a local community and holds a particular local significance, for its history; the amenities it provides to residents, workers and visitors alike; and its setting as an urban community space within a conservation area. The park provides a significant open space with a wealth of many, fine specimen trees that form a significant site of well established avenues. The park offers a variety of opportunities for people of all ages to enjoy peaceful, restful relaxation; sporting activities; dog walking; play equipment; or to participate in community events. This green space contains some imaginative and attractive planting and is a valuable home to wildlife within an urban setting.

Community Partnership: Wellswood&Torwood	LGS site: W1 Daddyhole Plain Daddyhole Road, Wellswood
Ownership: Torbay Council	Size: approx. 1.2 hectares Access: Full Public
Proximity to Community: Coastal area and headland within close proximity to the community.	



Why demonstrably special or significant to the local community?:

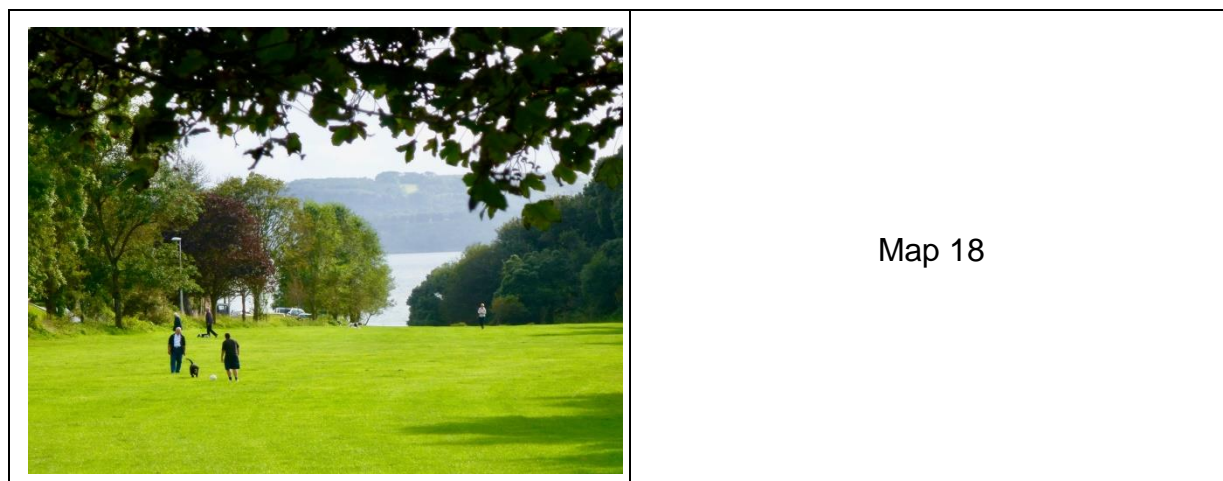
How it is used by community,

This prominent headland accommodates the Coastal Watch station for Torbay, the Air Sea Rescue Helicopter Pad and the Beacon that forms part of the National Chain of Beacons.

It is part of the South West Coastal Path and a public right of way.

NPPF para 77 compliance summary: Daddyhole Plain is also a demonstrably special wildlife conservation area. Its limestone plateau provides a unique habitat for numerous rare plants and its own colony of nationally endangered horseshoe bats. It is an Urban Landscape Protection Area, is local in character and is adjacent to residential housing.

Community Partnership: Wellswood & Torwood	LGS site: TLGSW2 Ilsham Valley Ilsham Road, Wellswood
Ownership: Torbay Council	Size: approx. 2.6 hectares Access: Full Public
Proximity to Community: Open green space within close proximity to the residential community.	



Why demonstrably special or significant to the local community?:

How it is used by community,

It is the second largest tract of recreation land in Torquay. It is enjoyed for ball games, dog walking, kite flying, picnicking and barbecuing and numerous other recreational activities that can all be accommodated simultaneously due to the shape of the valley floor. It provides a unique and much valued alternative to the rocky tidal coastline.

NPPF para 77 compliance summary: The Ilsham Valley is a demonstrably special wildlife corridor, comprising a brook and pond and much valued recreational space. It is an Urban Landscape Protection Area, is local in character and is adjacent to residential housing.

Community Partnership: Wellswood & Torwood	LGS site: TLGSW3 Lincombe Woods, Bounded by Lincombe Drive and Ilsham Road, Wellswood
Ownership: Torbay Council	Size: approx. 1.8 hectares Access: Full Public
Proximity to Community: Woodland slopes within close proximity to the community and residential area.	



Why demonstrably special or significant to the local community?:

How it is used by community,

The steep woodland of Lincombe Woods, ranging from 100m above sea level at its highest to 32m at the bottom is dense mixed species woodland, dominated by native and naturalised broadleaf tree species. It is much valued by ramblers and dog walkers.

NPPF para 77 compliance summary: The diversity and density of the woodland in Lincombe Woods makes them demonstrably special and although adjacent to residential housing, the dense tree canopy suggests a unique remote woodland setting. They form a valuable wildlife corridor and are an important magnet for visitors and residents.

It is an Urban Landscape Protection Area and OSWI (Other Site of Wildlife Interest). It is local in character and is adjacent to residential housing.

Community Partnership: Wellswood & Torwood	LGS site: TLGSW4 Manor Gardens, bounded by Lincombe Drive, Meadfoot Sea Road & Ilsham Road, Wellswood
Ownership: Torbay Council	Size: approx. <1 hectares Access: Full Public
Proximity to Community: Wooded coastal area on boundary of Ward within close proximity to the community and residential area.	



Why demonstrably special or significant to the local community?:

History of site

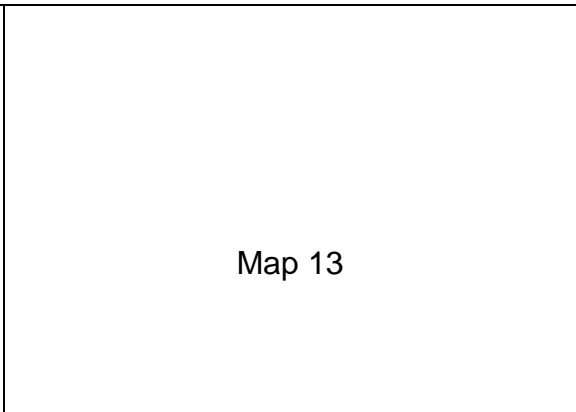
Formerly the gardens of Lincombe Manor, the steep slopes of Manor Gardens contain a number of notable specimen trees and groves or groups of trees.

How it is used by community,

Manor Gardens are demonstrably special historically and for valued arboriculture, enjoyed by ramblers and dog-walkers. They also provide a valuable wildlife corridor and, although adjacent to residential housing, the dense tree canopy suggests a unique remote woodland setting.

NPPF para 77 compliance summary: It is an Urban Landscape Protection Area, OSWI (Other Site of Wildlife Interest) and protected SSSI (Site of Special Scientific Interest) on its seaward side. It is local in character and is adjacent to residential housing.

Community Partnership: Wellswood & Torwood	LGS site: TLGSW5 St John's Wood, Parkhill Road and Vane Hill Road, Wellswood
Ownership: Torbay Council	Size: approx. 6.0 hectares Access: Full Public
Proximity to Community: Coastal area and headland within close proximity to the community.	



Why demonstrably special or significant to the local community?:

How it is used by community,

St. John's Wood is a unique Public right of way through the copse from Vane Hill Road to Parkhill Road.

NPPF para 77 compliance summary: St. John's Wood is a demonstrably special pedestrian access route affording excellent views over Torbay. It is an Urban Landscape Protection Area, is local in character and not an extensive tract of land. It is adjacent to residential housing.

Community Partnership: Wellswood & Torwood	LGS site: TLGSW6 Stoodley Knowle Ilsham Road, Wellswood
Ownership: Torbay Council	Size: approx. 8.0 hectares Access: Full Public
Proximity to Community: Urban landscape within close proximity to the community and residential area	



Map 14

Why demonstrably special or significant to the local community?:

How it is used by community,

Stoodley Knowle is bordered by woodland and is being cultivated by the Local Community as a Wild Flower Meadow, to enhance biodiversity. A small Playpark has been installed by the Community, and is enjoyed by nearby Ilsham Academy Primary School.

Stoodley Knowle is demonstrably special as a wildlife corridor. Being adjacent to the South West Coastal Path, it is enjoyed by ramblers and dog-walkers as a Public Right of Way.

NPPF para 77 compliance summary: Stoodley Knowle is demonstrably special as a wildlife corridor. Being adjacent to the South West Coastal Path, it is enjoyed by ramblers and dog-walkers as a Public Right of Way.

It is an Urban Landscape Protection Area, is local in character and is adjacent to residential housing.

Community Partnership: Wellswood & Torwood	LGS site: TLGSW7 Thatcher Pines & Thatcher Point Ilsham Marine Drive, Wellswood
Ownership: Torbay Council	Size: approx. 1.7 hectares Access: Full Public
Proximity to Community: Coastal area and open green space within close proximity to the community.	



Map 19

Why demonstrably special or significant to the local community? :

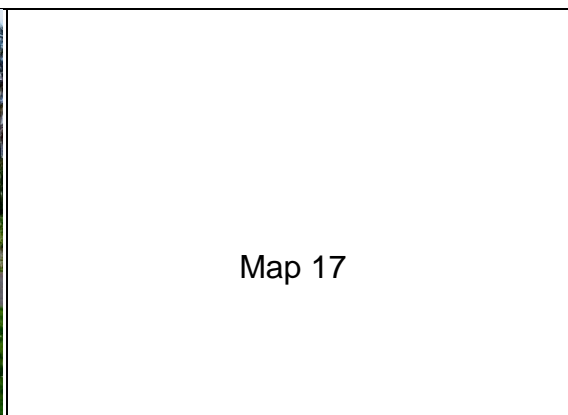
How it is used by community,

This open parkland joined by the South West Coastal Path, with its umbrella pines leading down to craggy cliffs, is uniquely representative of the “English Riviera”. It is a popular local area for kite flying, dog walking and rambling along the Coastal Path. It provides a clear and open aspect to Thatcher’s Rock, a landmark for Torquay, and is a valued panoramic viewpoint.

NPPF para 77 compliance summary : Thatcher Pines and Thatcher Point (separated by a private dwelling) are demonstrably special as a flagship site for the whole of Torbay and significant of the special nature of the coastline, natural habitat and wildlife. They encapsulate the essence of the “English Riviera”.

It is local in character and not an extensive tract of land, and is adjacent to residential housing.

Community Partnership: Wellswood & Torwood	LGS site: TLGSW8 Torwood Gardens Bounded by Babbacombe Road & Torwood Gardens Road, Torquay
Ownership: Torbay Council	Size: approx. 2.0 hectares Access: Full Public
Proximity to Community: Open green park area within close proximity to the community.	



Why demonstrably special or significant to the local community?:

History of site

How it is used by community,

Torwood Gardens are formal gardens, in the heart of an urban environment; allowing valued space for walking, sunbathing, and picnicking for office workers and residents.

NPPF para 77 compliance summary: It is a valued and unique green oasis. It is an Urban Landscape Protection Area, and is local in character and adjacent to residential housing.

Community Partnership: Wellswood & Torwood	LGS site: TLGSW9 Wellswood Green Bounded by Babbacombe Road and Ilsham Rd
Ownership: Torbay Council	Size: approx. 0.08 hectares Access: Full Public
Proximity to Community: Urban area. Small green triangular space used as village green within close proximity to the residential community.	



Map 14

Why demonstrably special or significant to the local community?:

History of site

Site of Victorian water fountain in memory of local resident John Snelgrove

How it is used by community,

This area is a community hub at the heart of Wellswood Village. The Green is surrounded by the Primary School and Shops and adjacent to the local Bus Stop. It frames the granite benches and fountain of the art deco John Snelgrove Memorial that are enjoyed and administered by the local community. A Community project ensured that other renowned local residents have also been commemorated and their names have been engraved in the paving around the fountain. The Primary School pupils have planted spring bulbs to enhance the setting. It is a tranquil spot to pause on a busy day. There is a public right of way across the site.

NPPF para 77 compliance summary: Wellswood Green lies at the heart of the Community it serves, adjacent to the Church, Primary School shops and residential housing. It is demonstrably special to the local community both as a focus for local history and as a modern day amenity and haven for relaxation.