



Submission Version

The Community's Plan to 2030 and beyond

The Torquay Neighbourhood Plan



.....to be the best place to live,
work or visit in the West

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Foreword

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

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

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

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

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

Our Plan is a statutory 'Development Plan' and provides **a statement from the community about how development will be managed positively for growth while maintaining and enhancing the area's distinctive character and landscape and the community truly benefits** from the right development, both homes and

businesses, in the right places. **It also grants our most precious greenspaces with a special level of protection as 'Local Green Spaces'.**

Our plan has positively supported the 'ambitious' jobs growth predictions contained within the Local Plan and it is also accompanied by a full sustainability appraisal that concludes **it is in compliance with the provision of sustainable development.**

We have allocated sites that will more than provide the Torquay allocation of homes required within the Local Plan.

Major **Greenfield development sites** (less than 15% of the total housing numbers) with high assessed viability (based on land values) have **policies that will support sustainable communities and provide affordable housing** for the benefit of the neediest within our community. Because of the low proportion of the total housing numbers represented by these major Greenfield sites and the lack of published evidence that net jobs growth is meeting the predictions contained within the local plan, we have concluded that by **phasing the development of the Future Growth Area at Edginswell to the latter part of our plan's timescale** and acknowledging the high inherent viability of the area, our plan can provide direct benefits to our community. It does not constrain the housing supply and has fully supported the provision of sustainable development while providing the framework for the delivery of sustainable communities.

Leon Butler
Chair Torquay Neighbourhood Plan Forum

Introduction

Why does Torquay need a Neighbourhood Plan?

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

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

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

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

The plan covers the whole of Torquay. A group of local residents and business representatives came together in late 2011 to start the process. A public meeting was held, and in November 2011 the Torquay Neighbourhood Forum was established to steer the plan.

The nine local Community Partnerships have taken a leading role within the Torquay Neighbourhood Forum, each one aiming to ensure that the needs and aspirations of its area are included in the plan. Those partnerships are:

1. Barton and Watcombe
2. Cockington, Chelston and Livermead

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

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

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

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

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

The Torbay Local Plan with its supporting documentation and the National Planning Policy Framework (NPPF) have been used to draft those policies and to ensure our Plan is in general compliance with the strategic policies of the Local Plan and the NPPF.

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

The plan is for anyone and everyone with an interest in Torquay – residents, visitors, businesses and investors. It is a Statutory Development Plan and will be used to promote investment in the town and our community, signpost new

development to the most suitable sites, protect valuable assets, help secure improvements of all kinds, give a continuing voice to the community and promote a better quality of life for current and future generations.

How is this plan related to other plans?

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

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

What time period does the Plan cover?

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

Vision and Aspirations

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

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

maintained.

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

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

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

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

Objectives

Planning and Development

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

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

The Economy

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

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

Services and Facilities

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

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

Traffic and movement

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

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

Environment

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

- **protect and enhance the local natural, built and historic environment.**
- **secure recognition of the features and characteristics which shape and contribute positively to the identity, character and unique qualities of Torquay and its communities.**
- **protect, conserve and enhance those features and characteristics that make Torquay special.**
- **protect all our highly valued green spaces.**
- **protect local, nationally and internationally important sites and species**

The Town Centre

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

- **continue the process of improving the flow of traffic and supporting pedestrian use by signposting and routing traffic more directly into the town centre and making shopping a positive experience for pedestrians.**
- **enhance the shopping and social experience in a town centre that is sustainable and fit for purpose**
- **assure good quality and safe access for all.**
- **improve car parking access and quality of provision meeting the needs of a future retail experience.**
- **increase residential density in the town centre, promoting increased residential use of upper floors and redevelopment of redundant sites.**

The Gateway to Torquay

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

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

GLOSSARY OF DEFINITIONS

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

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

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

Easy walking distance – not more than 400m on level even ground and substantially less if walk involves gradients or physical barriers or uncontrolled road crossings, typically 5 minutes duration.

Employment sites – those sites with industrial buildings suitable for B class use and other large retail areas for A class use but restricted to the key area in the Town Centre.

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

Future Expansion Area – the Edginswell Greenfield area adjacent to Hamlyn Way

Gateway – the area as you enter Torquay

Independent – free of any of any personal, business, financial or contractual relationship

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

Plan – the Torquay Neighbourhood Plan

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

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

Greenfield and Brownfield are defined within the Plan Policy S2

Sustainable public transport route – a bus or train route that will be retained for the foreseeable future

Sustainable public carpark – a Torbay Council owned car park that is expressly identified by them as remaining a car park for the foreseeable future; or any private car park that is not included in any development plan or is not subject to any planning application for redevelopment and has been assessed that it is reasonably likely to remain a car park for the foreseeable future.

Sustainable Community – a defined community that has access to sustainable public transport routes, Community hub facilities, employment opportunities and green spaces for recreation in an overall design to benefit their quality of life.

The following section contains the Planning policies of our Neighbourhood Plan and is in compliance with the strategic policies within the adopted Torbay Local Plan and the National Planning Policy Framework. These policies will be used to manage development through the planning process.

The Plan has also identified Community Aspirations that provide a framework for the vision of our communities that support and complement the Planning policies.

General Policies and Aspirations

This is a Plan for the whole of Torquay and for each of its neighbourhoods, aimed at securing sustainable development to promote investment in the town's physical and social fabric, strengthening its economy, conserving its heritage, promoting its natural beauty and growing a safer and healthier community.

The policies in this section are designed to help deliver those aims for:

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

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

Local Plan

Planning Policies in our Plan add further detail to or complement those in the Local Plan and they are in general compliance with the Strategic Policies of the Local Plan. Our Plan does not duplicate Policies that are already within the Local Plan and therefore our policies will be in addition to those in the Local Plan.

The Local Plan and its published supporting evidence have been used to inform the Policies within our Plan.

National Planning Policy

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

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

Many of the Plan's proposals will only happen with private sector investment, but this does not remove Torbay Council or other public bodies from their responsibilities for infrastructure and services. There is clear developer interest in bringing forward a variety of development schemes across Torquay, and the opening of the South Devon Link Road along with a specific focus on the town centre and its gateway will raise the town's profile in this regard.

This Plan's policies aim to steer and shape development.

Developer contributions will be gathered through S106 agreements, Community Infrastructure Levy or similar in order to address any specific mitigation required by any new development from the broader impacts of development and improve the quality of life of residents.

The provision of affordable housing from sites with good viability and the protection of our environment will be priorities for any development policy within this Plan

The policies of this Plan and the Local Plan are complementary, together providing a platform for promoting, enabling and delivering beneficial developments and improvements of all kinds.

When the Plan is formally made by Torbay Council it will become part of the Local

Plan (a Development Plan). This means that it will be a material consideration in the determination of planning applications. The Council will therefore monitor and evaluate development proposals against the objectives and policies of our Plan alongside the Local Plan to ensure that the policies contained within both Plans and the aspirations of the community are met.

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

Greenfield and Brownfield Land

Our Plan uses the NPPF definition of previously developed land as the basis for definitions of Brownfield and Greenfield land and expands that definition to ensure clarity and to avoid doubt or misinterpretation.

The intent is to ensure the NPPF definition is supported to ensure land that may have been developed but that has been left to naturally evolve in to a green space or sites with large areas of green space with limited existing development is not classed as Brownfield and that sites are not subdivided to get around any definition.

The Plan also ensures the impact of any development in designated Countryside areas is limited to that of the existing development.

POLICY S2 Definitions of Greenfield and Brownfield land

For policies within this Plan, Greenfield and Brownfield land are defined as follows:

Greenfield – Land not previously developed or anything excluded from the Brownfield definition or not defined as. For the purposes of our Plan this will be additionally defined as: any site that is used for agriculture or landscape design or recreation; or the permanent structure or fixed surface structure have blended into the landscape; or any site that has been left to evolve naturally for

more than 10 years and has more than 80% of the area covered in trees and shrubs and/or established grass.

Brownfield - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it must not be assumed that the whole of the curtilage can be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction; land in or adjacent to built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

For the purposes of this Plan the Brownfield definition shall exclude part or subdivision of a historically defined site or a site that can be defined as Greenfield or where the footprint of the developed area of a site is less than 20% of the total area.

Glossary of definitions

For avoidance of doubt, the definitions used in the Glossary of Definitions form part of this Plan.

Master Plans

Master Plans form key Supplementary Planning Documents that give guidance to the types of development for extensive areas that are to be developed or areas of grouped but individual sites within an extensive area such as the Gateway Area (including the Future Growth Area) and Torquay Town Centre. Master Plans were adopted for these areas during the parallel process of the Torbay Local Plan and the Torquay Neighbourhood Plan. To be effective Master Plans must be kept up to date to reflect viability and other constraints and align with the policies contained within a Neighbourhood Plan.

The following policy ensures any significant changes are incorporated in to an updated and adopted Master Plan SPD and that those plans are in general compliance with the Neighbourhood Plan

POLICY S3 Master Plans

A Planning application for a site within a Master Plan SPD area must not be accepted or determined if the usage of that site is significantly different to that identified within the adopted Master Plan SPD or significantly different to the identified use within the Neighbourhood Plan.

Community led planning

To support the continuance of community led planning and accord with the Localism Act, communities should be involved in future decisions on development proposals. The Community Partnership network within Torquay is an established community based properly constituted consultation network set up by Torbay Council for the purposes of channelling ideas and feedback on Council policies and services.

The following policy ensures community led planning is enshrined within the Planning process within Torquay for the duration of this Plan and in compliance with the aspirations of the Localism Act.

POLICY S4 Community led planning

Any planning decision for a major development site, or new homes development on a Greenfield site, or new business development on a Greenfield site; and that site is not allocated as a development site within the Neighbourhood Plan; that decision must be subject to a consultation with the Community Partnership within whose boundary the site is located. Any decision must be in general compliance with any representation from that Community Partnership unless material planning considerations indicate otherwise.

Housing

NPPF 8/69 States: local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning

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

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

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

Allocated Housing Sites

Our Plan allocates sites for housing (and employment).

The Torquay Local Plan is 'jobs led' with an ambitious target for net job creation. The allocation of residential (and employment sites) within our Plan will meet the needs of the economy and the projected demand within the Torbay Local Plan.

The Greenfield Future Growth Area at Edginswell will represent a small but significant proportion of the possible housing growth (approx. 12.5%) and most of the sites arise from allocated sites and windfall developments (less than 6 homes).

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

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

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

Table 1 presents a breakdown of housing supply by source while a comprehensive list of allocated housing sites are listed in Appendix 1, Page 48 that form part of this Plan. The sites are also identified on the mapping sheets 1 to 19.

The number of units on each site is a notional number based on an assessment of the site’s potential and the aspirations of the relevant Community Partnership for types of homes provided. The number of units could be changed subject to material Planning considerations, the policies within our Plan and the Local Plan.

Table 1: Housing provision broken down by type of site

	Total
Commitments and other deliverable sites in Local Plan	1156
TNP allocated sites drawn from Local Plan pool of identified sites	1111
Additional TNP allocated sites	122
Future growth area in Local Plan	550
Windfalls	1040
TOTAL	3979

Housing and Development Policies

Community led development

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

COMMUNITY ASPIRATION

Any revision to the economic outlook that forms part of a future adopted

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

PLANNING POLICY H1 Allocation of housing sites and revisions to the Local Plan
Housing sites are allocated by our Plan and are listed in Appendix 1 Table 3 which forms part of this Plan and are illustrated in the Maps 1-16.
Numbers of units on sites are notional and may be varied subject to material planning considerations.
Any significant revision to the requirements for housing numbers within the Neighbourhood Plan period that arise from changes to the current Torbay Local Plan and affect Torquay must be in parallel with a revised Torquay Neighbourhood Plan that shall allocate revised sites, subject only to the community agreeing to undertake this work. Any revised Plan shall be subject to statutory arrangements for consultation and examination.

Design to reduce risk and fear of crime

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

PLANNING POLICY H2 Designing out crime

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

Affordable Homes

In The Torbay Local Plan Evidence Study Housing Requirement Report it states (S4.1.8) ‘it is a truth that the more homes that are allocated with a policy clearly

linking delivery to the provision of affordable units, the more affordable homes will be achieved'; also (S4.1.3) 'affordable housing constitutes about 60% of the overall housing requirement'.

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

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

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

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

This complies with NPPF 14/50 to create sustainable communities.

Government Viability Guidance states: the National Planning Policy Framework says that plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Also, current costs and values should be considered when assessing the viability of plan policy.

The large Greenfield development within the Local Plan Future Growth Area and most is on long held, low cost agricultural land. Our Plan acknowledges the value of land to developers is variable and directly related to profitability or potential viability within the known Planning policies for that site. Our Plan does not want the provision of affordable housing and community facilities to be compromised by any land transaction arrangements at a price that substantially affects viability.

By making the following policy for the Future Growth Area, it does not restrict the supply of land but only constrains its potential value. In consequence the land value cannot reasonably be a material consideration once our Plan is submitted and consulted as land owners and developers will have knowledge of our Plan's policies.

PLANNING POLICY H3 Future Growth Area viability exclusions

Viability arguments shall not be a Planning consideration for the Edginswell Future Growth Area against obligations to build affordable housing and any community facilities identified in an adopted Master Plan for the area and any Highways works, if that viability is based on the cost to the developer of the land at a date after the end of consultation following submission of this Plan.

The following policy will ensure maximum benefit for the community from provision of affordable housing by prioritising its delivery from Greenfield sites.

PLANNING POLICY H4 Affordable homes from Greenfield developments

Planning permission shall only be granted for Greenfield sites of more than 20 residential units when the developer provides not less than 30% affordable residential units on developments of 30 or more units, or 25% affordable residential units on developments of 20 to 29 units. These affordable units to be constructed on site or by providing equivalent numbers of units by selling affordable sites for self-build construction or constructs the same number of affordable units on a Brownfield site within Torquay or a mix thereof.

COMMUNITY ASPIRATION

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

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

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

PLANNING POLICY H5 Affordable housing occupancy restrictions

All new affordable or social residential units shall have a habitation restriction within any Planning permission as follows: at least one occupant shall have lived in Torbay for not less than 5 years previous

Homes for an ageing population

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

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

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

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

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

PLANNING POLICY H6 Sustainable later life homes

Any new residential units designed for retirement or accommodation for assisted living shall be refused Planning permission unless they are in locations that are within an easy walk of community hub facilities and a stop on a sustainable public transport route that serves those hub facilities and Torquay town centre.

PLANNING POLICY H7: Retirement and assisted living

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

Community Infrastructure Levy

COMMUNITY ASPIRATION

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

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

COMMUNITY ASPIRATION

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

COMMUNITY ASPIRATION

The reduced CIL levy for the Town Centre Master Plan Area should be reviewed and adapted to reflect changes in economic regeneration by 2020 or if the

current Community Investment Area designation for the area is withdrawn whichever is the soonest.

Torquay Gateway (including the Eginswell Future Growth Area)

The Neighbourhood Plan supports the development of the Greenfield Eginswell Gateway site (the Future Growth Area) as part of a jobs led, phased development of Torquay but at a stage that promotes and prioritises the redevelopment of the degenerated town centre and numerous Brownfield sites for housing.

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

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

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

Neighbourhood Plans may phase development although our Plan does not have a general phasing policy as we feel this could potentially constrain delivery of sites due to medium term site specific development decisions.

Most sites available for development within Torquay are Brownfield or previously developed sites. Most are within the town centre and other urban areas. Torquay is in high need of regeneration and it is a requirement from our communities and

also the NPPF that Brownfield sites are redeveloped in preference to Greenfield and subject to an assessed need based on net jobs growth.

The development of the Future Growth Area will only be required after a substantial and very optimistic net jobs growth for Torbay and would only be necessary in the latter stages of the Plan so no constraint on land for housing can be predicted.

Our policy allows for development if jobs growth data supports this.

PLANNING POLICY H8 Prioritisation of Town Centre redevelopment and Brownfield sites.

There shall not be any development of residential units within the Edginswell Future Growth Area before 2025 representing the second half of the Neighbourhood Plan housing allocations period unless more than 924 (75%) of homes designated on other sites (excluding windfall sites) have been granted permission and the net increase in jobs in Torbay or Torquay meets or exceeds the jobs growth trend ambitions within the Local Plan adopted in 2015. Any permission for residential units shall have a restriction that no more than 100 units can be occupied unless any community infrastructure identified in the revised Master Plan in Policy H10 is complete.

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

From the data presented it would appear the demand for rented properties is solely an economic constraint rather than a market demand (S4.1.4) with 2/3 of the 5 year housing requirement (P52: Torbay SHMAR) being in the 1 to 2

bedroom sector while 1/3 is in the 4 bedroom sector. As the first time buyer market is likely to continue to be constrained by affordability then the demand for the larger properties are likely to be from upsizing and therefore for owner occupiers. Upsizing releases smaller more affordable homes.

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

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

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

PLANNING POLICY H9 Homes for Torbay residents

All homes sold within the Edginswell Future Growth Area shall be the purchaser's sole residency.

NPPF 8/70 states we should 'deliver the social, recreational and cultural facilities and services the community needs' while NPPF 8/72 states 'the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities'.

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

communities by ensuring enabling connections are made and community hub facilities exist to support a sustainable community covering a large area.

The requirement for a broad Master Plan was a priority highlighted by the Plan's Forum during consultation on the current adopted Master Plan.

PLANNING POLICY H10 Gateway sustainable community planning
Planning permission shall not be granted for new residential units within the Edginswell Future Growth Area or the existing area known as the Willows until there is a new and adopted Master Plan SPD covering the Edginswell expansion area and appropriate parts of the adjacent Shiphay, Willows and Barton areas that link the local neighbourhoods into an integrated sustainable community with appropriate community hub and primary school provision.

Homes from former Tourism properties

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

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

PLANNING POLICIES on change of use for Tourism accommodation are set out within the Tourism Section:

- T1 Limited period for change of use of tourism properties within a CTIA**
- T2 Change of use constraints within an established tourism area or CTIA**
- T3 Permissible change of use of tourism properties outside a CTIA**

T4 Change of use in a Conservation Area and Listed Buildings
T5 Change of use constraints on Babbacombe Downs

Design and quality of development

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

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

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

PLANNING POLICY H12 HMO's
Planning permission for HMO's shall be refused unless there is an assessed need for this type of housing to support the growth of the economy of Torquay and the scheme has accommodation for a resident manager to live on site.

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

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

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

PLANNING POLICY H14 Parking facilities

All housing developments must meet the minimum parking standards contained in the Local Plan unless it can be shown that there is not likely to be an increase in on-street parking arising from development or the development is within an easy walk of a sustainable public car park. Any application for new residential units or additional bedrooms to existing units must be assessed for parking requirements that must identify suitable and appropriate parking arrangements that may be in excess of the minimum required so that parking will not add to the potential for antisocial behaviour or conflict within the community. New major developments should contribute to better pedestrian and cycle links where possible.

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

Development sites not supported by this Plan

There are just two sites that were proposed as a potential development sites within the Local Plan (TNPH48 and TNPH6) that have not been supported.

TNPH48 forms a strategic link between key designated Local Green Spaces and is a wildlife corridor; during consultation on the Local Plan it received more than 80% of the representations, unanimously opposing development of the site. This was further supported in Neighbourhood Plan public consultations.

PLANNING POLICY H15 Sites excluded from development

Planning permission shall be refused for any development on the field off Broadley Drive (identified as TNPH48 in the Local Plan) and to the rear of Lichfield Avenue (identified as TNPH6 in the Local Plan).

Conservation of the historic built environment

Our Plan supports the preservation of our historic homes and other buildings through a policy that protects key historic elements while acknowledging the need for a sustainable future for the building. It provides clarity for Planners to consider the key elements rather than ad hoc or subjective assessment.

PLANNING POLICY H16 Protection of the historic built environment

Any alteration to a Listed Grade 2 property that is subject to a Listed Building Consent application must protect those historically significant elements identified within the Listing and those elements discovered on inspection and allow those changes that support a sustainable future for the building. The external appearance of the property will be a priority in any negotiations on financial viability.

Any development that affects the setting of a Listed Building must have a scale, bulk and design sympathetic to the Listed Building and any surrounding or adjacent Conservation Area

Special protection for rural village environments

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

While acknowledging the protection provided within the Countryside policy C1 and the Undeveloped Coast C2 within the Local Plan our Plan provides additional clarification to what development will be supported.

PLANNING POLICY H17 Rural village buffer zones

Planning permission shall be refused for new stand-alone residential or commercial development on any Greenfield site or undeveloped areas within a

buffer zone around Maidencombe and Cockington villages unless it is allocated as a housing site within this Plan.

The Cockington Village buffer zone is defined as the area known as Cockington Country Park and the buffer zone around Maidencombe is defined as within 500m of the defined Village Envelope

PLANNING POLICY H18 Rural Village Conservation areas

Within the Maidencombe and Cockington Village Conservation Areas: Planning permission shall be refused for new stand-alone dwellings or commercial properties that might constitute infill development or extensions to the established village boundaries. Sensitive conversion, alteration and extension of existing buildings shall be permitted where this complies with the appropriate Conservation Area Appraisal or Conservation Area Management Plan; and Policies H19 and H20 in this Plan.

Special policies for Maidencombe

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

Sladnor Park (see aerial photograph of Maidencombe area and this site within the St Marychurch and Maidencombe Community Partnership submission) has potential for sensitive development due to a small area of existing buildings and footprints of former buildings within an extensive green space area. A special policy H19/5 has been adopted for this site due to extensive environmental issues identified within the Community Partnership submission. This site is not an allocated site within the Plan.

The Habitats Regulations Assessment for our Plan identifies Sladnor Park as outside of the South Hams SAC sustenance zone; however it is at a flyway end for

greater horseshoe bats. There are bat roosts at Sladnor Park that have identified the presence of Greater Horseshoe bats but are yet to be independently assessed. The published scale of the roosts has been disputed and therefore a precautionary policy has been adopted in H19/6 consistent with Policy NC1 in the Local Plan.

PLANNING POLICY H19 Maidencombe area

- 1. Within the established Maidencombe Village Envelope and outside the Conservation Area, limited infill development and refurbishment of existing buildings shall be permitted providing that all of the following development design criteria are satisfied:**
 - a) Development is of a scale, height, footprint and massing in keeping with the existing properties**
 - b) Construction materials and the overall appearance of development are consistent with the predominant physical characteristics of the village**
 - c) The amenity of neighbouring properties is not harmed**
 - d) Development proposals must take full opportunity to reinforce the landscape quality of the area and the character of the existing rural setting**
 - e) The cumulative impact of new development on the landscape and historic character of this area will be taken into account in determining development proposals in order to protect this sensitive area from the potential adverse impacts of urban creep and overdevelopment.**
- 2. Development proposals on sites A&B within Area 1 of the Maidencombe Village Envelope (Ref: St Marychurch and Maidencombe CP submission) which consist of a single dwelling, consistent with the existing urban grain and positively relating to the established pattern of arrangement of existing buildings and plots in this area shall be presumed permissible subject to material Planning considerations. Development proposals for new dwellings and/or buildings outside of these two sites, within Area 1, shall be refused.**
- 3. Replacement dwellings and extensions to existing dwellings shall be deemed permissible but must be in accordance with the same development design criteria stated in H19/1 above, subject to material Planning considerations.**
- 4. Planning permission shall be refused for new stand-alone dwellings which might constitute infill development.**

- 5. Any proposed development within Sladnor Park shall be constrained to the general areas of the footprints of existing and former buildings post 1968 and shall be in conformity with the design criteria within Policy H19/1 and Environment Policy E8 and E9.**
- 6. Before any Planning application is accepted or determined for Sladnor Park full, independent and up to date assessments must be published of the protected species on that site including but not limited to the roosts, flight and sustenance zones for Greater Horseshoe bats and the sustenance and nesting zones for Cirl Buntings. Any assessment must be independent of any interested party to the site and must cover a 12 month period.**

Special policies for Cockington Village and Country Park

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

Cockington Village and Country Park form what was an old manorial village and private estate until 1933 when it was given to the people of Torbay. The manor house has become a crafts centre while the village has been uniquely preserved and has a quintessentially Devon thatched village environment with constrained historic development (the pub being the last significant development in the late 1920's). Being close to a Torquay means its popularity arose in Victorian times and remains a seasonally busy day time visitor attraction with a largely residential population. There has been a long standing balance between the needs of residents and commercial activities that has resulted in the support for day time commercial use while preserving the peaceful evening and night time environment for resident's quality of life.

Visitors largely come to see the historic preserved village and use the recreational area of the Country Park that includes a crafts studios and manor house.

Historically the visitor numbers have substantially decreased since their peak in the 1950's; the retail offering struggles to adapt to the changing market and its

viability is low due to oversupply of similar product types. Some shrinkage would be beneficial to improve the long term viability of remaining outlets, improve the ambiance of the village centre and cater for a more demanding market.

PLANNING POLICY H20

Cockington Village and Country Park

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

Economy and Jobs

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

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

The Local Plan has a very ambitious goal of net job increase during the Plan period. There is no current data to support that net job creation target is being met.

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

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

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

This transition may reduce the net tourism jobs created within the first 10 years of the Plan and, with a potentially shrinking public sector, special emphasis in this

Plan is on creating non-tourism jobs that will be required to provide the new jobs in Torquay as identified within the Torbay Local Plan.

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

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

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

Supporting existing and new businesses

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

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

The following policy designates the key Employment Sites for Torquay. Other sites may be considered as significant employment sites within the context of this Plan. The Town Centre area is defined to protect a key retail/leisure area that will form

the foundation of a revitalised 'town centre' experience. The intention is that the front facing street level units will be protected for employment but residential will be allowed above and behind subject to Policy TC4 in the Local Plan.

PLANNING POLICY J1 Designated Employment Sites and minimum employment space.

The following sites are designated Employment Sites within this Plan:

TNPE01 Torbay Hospital

TNPE02 Woodlands Industrial Estate/Lawes Bridge Retail Area

TNPE03 Moles Lane / Reservoir Site (new employment space)

TNPE04 Edginswell

TNPE05 Kerswell Gardens

TNPE06 Lymington Road Area and Chatto Road Industrial Estate

TNPE07 Lummaton Quarry

TNPE08 Torquay town centre street level (Fleet Walk)

TNPE09 Broomhill Industrial Estate/Riviera Way Retail Area (extension in to Nightingale Park – new)

TNPE10 Barton Hill/Barton Way/Hele Road commercial and industrial area

TNPE11 Newton Road commercial area

TNPE12 Browns Bridge/Willows/Wren Park Retail Area

When deciding Planning applications for mixed use, the total provision of employment space within the Future Growth Area or other designated employment sites must exceed 37200 square metres of employment space during the Plan period unless changed in an adopted Development Plan.

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

PLANNING POLICY J2: Gateway Employment Sites

The Employment Sites number TNPE03, 4 and 5 at Kerswell Gardens, Edginswell Business Park and at the Moles Lane/Reservoir site designated in Policy J1 shall only be used for purpose built permanent employment space or ancillary uses

directly supporting that employment space as appropriate for an employment site and shall exclude retail uses.

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

PLANNING POLICY J3: Retention of existing purpose built B Class employment sites

There shall be no change of use or redevelopment to another use from B classes to other classes on any of the existing trading estates or significant purpose built permanent employment sites other than those sites identified for other uses within this Plan or those permitted development rights that may exist. Any new employment B class sites shall have a Planning condition restriction on them that there can be no change of use outside that class.

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

PLANNING POLICY J4: Home Based Enterprises

All new residential and employment units must have fibre optic superfast broadband connected or provision made for retrospective fitting where this is not possible at the time of development.

Unsustainable businesses

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

PLANNING POLICY J5 Change of use for unsustainable businesses

There shall be a presumption in favour of change of use for business premises where the current use is judged to be unviable provided

1. It's viability is measured by reasonable marketing for 1 year and

- 2. It has a history of unsustainable profitability and**
- 3. It is compliant with other policies within 'Jobs and the Economy' and**
- 4. It is compliant with the policies contained within 'Tourism' and**
- 5. It is not within a designated Employment Site and**
- 6. It does not undermine the overall viability as a Town Centre or District Centre or Local Centre or Neighbourhood Centre as defined in T2 of the Local Plan.**

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

PLANNING POLICY J6 Support for certain existing Employment Sites

There shall be a presumption in favour of Planning permission for the expansion of the Broomhill Way Industrial Estate onto the area of the former refuse tip known as Nightingale Park subject to Local Green Space designation policy for that site.

Planning permission shall be refused for the change of use of existing car dealership businesses and other employment space on Newton Road to residential use.

Protection of the historic environment

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

PLANNING POLICY J7 Commercial street scenes

Redevelopment of retail or office units or residential units derived from those units and located in Conservation Areas must at least: retain historic facades and restore original features if converted to other uses and be sympathetic to the existing street scene.

Design to minimise the risk and fear of crime

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

PLANNING POLICY J9 Prevention of crime through design

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

Tourism

‘Torquay – a destination in transition’

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

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

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

Community Aspirations using the term ‘Council’ is deemed to mean Torbay Council, its Officers, the Torbay Development Agency, contractors and any Business Investment District.

Increase in the quality and sustainability of the accommodation sector

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

COMMUNITY ASPIRATION

- **The Council should conduct or commission a thorough and on-going bed audit and research key accommodation data to support the investment in rebalancing of the quantity and quality of bed spaces in each**

accommodation sector. This research shall include a professionally assessed market evaluation and predicted future (20 year) trends. The Council will publish all data and provide advice and guidance to Tourism businesses on the implications of the data.

- **The transition of tourism should be managed through the delivery of the Local and Neighbourhood Plans within the framework of the Planning process whereby the bed audit and market evaluation will provide evidence for decision making.**
- **Businesses should be allowed to change use where there are areas of over-supply or low quality or low spend value by a presumption in favour of a change of use to other high quality accommodation or homes, or**
- **New developments should be allowed in those areas that support the vision for our resort and are on Brownfield sites.**
- **Visitor infrastructure investment priorities by the Council should be concentrated in the Core Tourism Investment Areas (CTIA’s).**
- **The Council should support and promote the investment in and development of quality, accessible and green tourism businesses.**
- **There should be no Houses in Multiple Occupation (HMO’s) or other hostel accommodation allowed in established tourism areas.**
- **The Council should persuade or use their power to serve Section 215 Notices on landlords and owners of properties to improve maintenance and visual appearance in established tourism areas.**
- **The planning process should protect the green open spaces within Torquay’s environment by restricting new holiday accommodation and tourism sites to the extensive availability of existing or Brownfield sites.**
- **Council policies should encourage tourism businesses to improve quality, trade all year round and provide quality jobs.**
- **The Council should support the creation of an international hotel school to underpin the change to a high quality Tourism Sector.**
- **The Council should support good quality sustainable conference facilities to underpin all year round tourism.**
- **Key tourism and retail areas outside the Core Tourism Investment Areas (CTIA’s) and town centre should be well signposted.**

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

Two CTIA's are created within the Local Plan:

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

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

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

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

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

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

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

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

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

- 3.1 The current use consists 10 rooms or less of serviced holiday accommodation or it can be demonstrated that the current business has been marketed for its current use on realistic terms for 12 months without sale or 50% or more of the units within a holiday accommodation property are already of residential status or**
- 3.2 The change of use from serviced accommodation of more than 10 rooms or any un-serviced accommodation provides: not less than 50% residential units of two or more bedrooms and is within easy walking distance of a green space or the beach, or when 50% or more of the units are already of residential status, each additional unit will have self-contained accommodation with not less than one separate bedroom.**

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

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

PLANNING POLICY T4: Change of Use in Conservation Areas and Listed Buildings

Change of use for properties from tourism accommodation to residential units within a conservation area will be able to retain previous extensions that would not comply with current policies if that property is upgraded or modified to provide an external appearance including but not limited to

windows, wall treatment and roof design sympathetic to the original building and the surrounding area and complies with the appropriate Conservation Area Assessment.

There will be a presumption in favour of change of use of a Listed building that currently provides Tourism accommodation outside a CTIA if it provides residential units and the assets of historic importance are protected and it complies with the other policies within this Plan.

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

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

COMMUNITY ASPIRATION: Improvements to derelict and rundown sites within tourism areas.

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

Torquay Seafront and harbour area

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

COMMUNITY ASPIRATION

- The harbour area should have café, bars and restaurants creating a safe, al fresco experience in the summer months with good quality public space all year round.
- The beach and harbour-side environment should be a key investment area for refurbishment and maintenance to provide a high quality visitor experience while retaining its heritage, scale and resort ambience.
- Provide e-information platform for visitors to access all information on Torquay at key points as technology improves.
- Invest to improve maintenance of roads, pavements and the street scene from public and private sector investments.
- Move fairground activities from Torre Abbey and transform the area to become a green space for summer festivals, music and other events.
- Develop national standard, good quality conference facilities to support all year round tourism and quality hotels:
 - Promote the redevelopment of the Riviera International Conference Centre site to incorporate a top quality integrated conference hotel and fit for purpose sustainable conference centre
 - Promote hotel accommodation in the local area to support delegate requirements.

Babbacombe

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

COMMUNITY ASPIRATION

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

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

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

PLANNING POLICY T5: Change of use constraints on Babbacombe Downs CTIA
There shall be a presumption in favour of change of use from tourism accommodation on Babbacombe Downs to residential units if that change provides a mix of quality retail and/or cafes/restaurants at street level and complies with Policy T1. Any new development must be of a design and bulk sensitive to the heritage characteristics of the area.

PLANNING POLICY T6 Oddicombe Beach
Any development of new facilities on the Oddicombe Beach area must be tourism related and fall within the footprint of existing buildings or car parks and be of a design to complement the historic nature and natural environment of the area.

Integrate water based sports and activities into the tourism offer.

COMMUNITY ASPIRATION for the Council to:

Support the development of improved harbour and beach side facilities to support a quality tourism offer and develop regional and national standard sports facilities and water sports provision as an integral part of the broader Tourism offer and support the recently approved Cultural Strategy.

Positive actions to include:

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

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

COMMUNITY ASPIRATION for the Council to:

- Promote a range of quality all year round festivals based on coast and countryside, culture and cuisine linking to the objectives of the adopted Cultural Strategy and those submitted by Torbay Action for Art.
- Promote Heritage, Literary, Geology and Arts Trails.
- Promote walking and tour guides and bring to visitors' attention the 'hidden jewels' of Torbay.
- Identify a suitable site for a Torbay open air theatre.
- Support a Torbay Culture/Arts Centre on a suitable site.
- Support investment in all year round, quality indoor attractions and a major national attraction comparable with the Eden Project.
- Help businesses create packaged themed breaks and a resort tourist pass.
- Create a dedicated Agatha Christie centre housed in an iconic building such as the Pavilion where her life and works are also celebrated with history and live performances.

- Develop a festival/music/large event location on Torre Abbey green space in place of the fair.
- Support the development of a quality retail offering through town centre regeneration as an integral part of tourism offer by initiatives that bring together the tourism and retail sectors.

COMMUNITY ASPIRATION

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

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

COMMUNITY ASPIRATION

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

- Train station, coach drop off/collection facilities, bus stop to link with main routes (and land train), taxi rank and cycle hire with link to wider cycle/foot path routes.
- Sheddon Hill car park as coach park.

- Ensure all routes are accessible.
- Encourage development of existing railway buildings in to related uses.
- Route in to hub via Rathmore/Falkland Road from Avenue Road with a roundabout at the junction with Torbay Road (this will require the reversal of the current one way routes)
- Improve direct rail links working with the Torbay Development Agency (TDA) and the Heart of the West Local Enterprise Partnership (HOSWLEP) to ensure continued investment.
- Incorporate controlled crossings for safe pedestrian access to transport hub.
- Consider a mass transportation system linking key areas within Torquay and the rest of Torbay.
- Encourage the linking of harbours along the South West coast with a coastal ferry service.

Environment

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

Protection of environmentally important species and habitats

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

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

Our Plan supports the Local Plan Policy NC1 by only allowing improvements to existing buildings on any SSSI.

PLANNING POLICY E1 Protection of SSSI

Any SSSI within Torquay shall be protected from any new development other than the improvement of and within the footprint of any existing buildings or surface structures and must also comply with the Local Plan policy NC1 (section 'Nationally important sites and species').

The Plan identifies sufficient new housing development sites and new employment sites to meet the growth policies within the Local Plan.

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

PLANNING POLICY E2: Protection of the Countryside and Undeveloped Coastal Areas

Any Greenfield site within Torquay designated within the Torbay Local Plan as Countryside or Undeveloped Coastal Area shall have a presumption against planning approval for the following categories unless other policies in the Plan allow such development:

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

Any proposed development on a site in the above designated areas must have no greater impact on the openness of the area than the existing development.

Promoting Brownfield sites

Landscapes perceived as beautiful, tranquil and 'natural' improve mental wellbeing by reducing stress and evoking positive emotions, and help improve

physical fitness by providing inviting and inspiring environments to exercise. Access to the countryside and green spaces, such as via the public rights of way network, is important for these benefits to be fully realised.

Growth in visitor numbers and the resident population will exert further pressure on Torquay's landscape; this needs to be managed carefully to maintain the high quality and distinctive character of the landscape to secure future economic prosperity, health and wellbeing.

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

There may be expectations to develop additional tourism sites in rural areas for lower value accommodation streams such as camping sites. This move could seriously undermine the environmentally sensitive and very limited open green areas in Torquay and prejudice an asset that underpins the strategy for Tourism.

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

Designated Local Green Spaces

Torquay has many open green spaces because of its location on the coast and because the large developments in the 19th and early 20th century placed special emphasis on provision of public access parks.

Each Community Partnership has audited their green spaces and identified their list of Local Greenspaces in compliance with NPPF 8/76

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

The sites are listed in Appendix 2 which forms an integral part of this Plan and identified within the attached Maps 1 to 19.

Many other green area sites were rejected because they did not meet the strict criteria for designation so those designated have special significance to the local community be it historic asset, recreational, sport or food production use or wildlife refuge. It is of note that almost all homes within Torquay are in a largely urban area and local communities highly value those public access green spaces within walking distance of their homes. The preservation of these assets has been a high priority identified in public consultations.

The number of sites is considered unexceptional to the large urban area that the Plan covers, representing c. 1 green space for every 200 homes (with many supporting the Tourism industry). This is not disproportionate to that expected in contemporary urban planning.

It is recognised that some sites suffer from a lack of maintenance caused by a reduction in Torbay Council funding; this must not be taken as a lack of worth to the community rather indicative of a change to how these areas are managed in the future.

Local Green Space justifications are contained within the supporting evidence document: Basic Conditions Statement.

To ensure the Plan does not prevent enhancements for the benefit of the community it serves, the following policy E4 defines allowable development of existing buildings and facilities and special conditions for one particular site where a specific proposal for a new property by Torbay Council exist. Other known Torbay Council proposals are allowed by the policy wording.

None of the Local Green Spaces are necessary to meet housing numbers within the period of our Plan and are in accordance with the following policies within the Local Plan: SS8,9,10,11;HE1;SS11;NC1;SC2;SC4;C1,2,4,5.

PLANNING POLICY E4: Local Green Spaces

The designated Local Green Spaces are listed in Appendix 2 and shall not be developed other than: improvements to community access, or facilities that support their use for public recreation or sports, or development of any existing structures allowing reasonable small extensions in a style that reflects the setting and the local area. There shall be no development of Local Green Spaces for new car parking.

The following development is deemed an ‘exceptional’ development under this policy: TLGSC8 Hollicombe Park- a new structure consisting café, beach facilities & toilets may be developed but must be of a design that does not disturb the underlying contaminated land, unless the site is properly remediated.

Green Infrastructure

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

PLANNING POLICY E5: Green Infrastructure Delivery Plan

Any new development must be in compliance with The Torbay Green Infrastructure Delivery Plan (2010) where appropriate to the scale of the development and the location of the site.

The diversity of landscapes in Torquay is striking, whether it is the rugged coastlines of rocky cliffs and sweeping bays, secluded valleys such as Cockington and Maidencombe, rolling hills of traditionally managed farmland, or its rich historic character. Torquay contains a number of valuable landscapes which have been designated in recognition of their international, national and local significance, in particular the approval of the whole area as a UNESCO Global Geopark, one of only 120 in the world. The Geopark provides a tool for promoting the area’s geology and natural resources through education, and supporting the sustainable economic development of the area, especially through tourism.

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

Parks, woodlands and green spaces

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

COMMUNITY ASPIRATION

- **Improve the appearance of green space.**
- **Improve accessibility, especially for the disabled.**
- **Challenge people's perceptions of green spaces so they are seen as areas to value, visit and use more often.**
- **Improve facilities that support recreation.**
- **Increase numbers of sustainable events/entertainments where this does not adversely affect the quality of life of the surrounding community.**
- **Develop opportunities for using green spaces for learning.**
- **Promote and protecting the heritage assets of Torquay's green spaces.**
- **Promote green spaces as drivers for economic activity while protecting them.**
- **Develop opportunities for using green spaces for appropriate sporting activities thus contributing to peoples' health and wellbeing.**
- **Recognise, protect and enhance the biodiversity value of green space.**
- **Encourage children to play and be active**

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

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

Maintaining the health of the environment provides a wealth of benefits which strengthen the economy and aid regeneration by offering more jobs, reduced need for healthcare, pride of place, improved tourism offer, better adaptation for

climate change and increased property values. Outdoor education is an important part of a child's development and Green Infrastructure provides access to open air classrooms and opportunities to explore nature first hand.

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

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

PLANNING POLICY E6: Development on Established Woodland

There shall be a presumption against any development on established woodland unless it is related to the sustainable management of that woodland or improved public access.

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

COMMUNITY ASPIRATION: New Trees in Urban Areas

To increase the planting of new trees in urban areas, any new tree planted within the curtilage of a domestic property should have a presumption in favour of pruning and felling at any time.

COMMUNITY ASPIRATION: Trees with a Negative Impact

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

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

PLANNING POLICY E7: Green Corridors

All Greenfield developments must provide suitable and appropriate green corridors and green links to watercourses within that development if there is existing on land bordering the site: agricultural land or woodland or hedgerows or watercourses; these green assets must be appropriately linked to facilitate the natural movement of wildlife, proportionate to the scale of the development.

Protected Species and biodiversity

All protected species under National and European Law must be protected from development that adversely has a negative impact on them. It is also important to ensure biodiversity is not lost

The Habitats Regulations Assessment for our Plan identifies Torquay as outside of the South Hams SAC sustenance zone for Greater Horseshoe bats; however there are two flyway ends; one at Sladnor Park and the other at Edginswell Future

Growth Area. It is unlikely development in the built up area of Torquay would have effect on the integrity of the SAC through an effect on the defined sustenance zone itself.

There is a possibility of disturbance of flyways at Edginswell Future Growth Area and at Sladnor Park. Greater horseshoe bats are particularly light sensitive and tend to avoid areas that are subject to artificial illumination. Increased lighting used for new developments, recreation and crime prevention in areas used by the bats would have a significant impact.

A landscape buffer would be required along the western edge of the Future Growth Area between any future built development and the A 380. This buffer would retain and create connective corridors. Also suitable buffer zones and protection of sustenance and roosts at Sladnor Park would help protect the colony.

The area around Maidencombe is already recognised as a protected area for the European protected Cirl Buntings and therefore special measures must be in place to protect their nesting and sustenance zones.

Provision of such protection would be consistent with and support the Local Plan Policy NC1 while NPPF 27/119 States that the presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

PLANNING POLICY E8: Protected species habitats and biodiversity - general

Any Planning application for a development of new homes, or a new commercial property or business premises of any class, on an unallocated site that could have an impact on a protected species or habitat must provide an appropriate habitats appraisal that demonstrates no negative impact on any

protected species or habitat at all stages of the development; and mitigating arrangements to protect and enhance those species and habitats,
All such developments must incorporate features to benefit biodiversity for that site.

PLANNING POLICY E9 European Protected species

Any proposal for development within the Future Growth Area or the Maidencombe area (including Sladnor Park where a Greater Horseshoe bat roost is located) must have a full Habitats Regulations Assessment.

Any assessment must include an independent bat assessment and provide mitigating arrangements so that their flight paths, sustenance zones and roosts are protected and enhanced and light levels from the development are below 0.5 lux. Those arrangements must be conditioned as part of any Planning permission and must also cover the construction phases of any development. Measures for the Future Growth Area must include a protected landscape buffer zone along the western edge of the A380.

Measures for the Maidencombe area must protect existing roosts, flyways and sustenance zones; and enhance the opportunities for the bat population to become a viable maternity and hibernation roost.

Any proposal for development at Maidencombe that could affect Cirl Buntings nesting or sustenance zones must have an independent assessment of the potential impact on the Cirl Bunting population and shall protect and enhance any nesting and sustenance zones.

Marine Planning

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Beyond activities based at sea or on the coast, marine plans also apply where an authorised land-based activity may have an impact on these areas. Marine plans will inform and guide decision makers on development in marine and coastal areas.

PLANNING POLICY E10 Marine Management Planning

Any Planning application affecting a coastal location must make reference to the MMO's licensing requirements and must account for any relevant Marine Plans or the Marine Policy Statement to ensure that necessary regulations are adhered to.

Marine Management Planning

Marine Licensing

Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence.

Health and Wellbeing

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

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

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

Walking, cycling and public transport environment

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

COMMUNITY ASPIRATION: Principles

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

COMMUNITY ASPIRATION: Controlled Crossings and Speed Limits

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

PLANNING POLICY HW1: Travel Plans

The development of new or expanded schools must be conditioned to include a Travel Plan for staff, parents and children to demonstrate and facilitate safe and effective road usage for all users; and must be agreed with Torbay Council and the local ward Councillors; and must be shown to be regularly monitored and amended to maximise the safety of all road users.

COMMUNITY ASPIRATION: Catchment Areas

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

COMMUNITY ASPIRATION

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

- Encouraging walking and cycling by ensuring all light controlled junctions and major intersections are appropriate for safe pedestrian and cycle use.

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

Open spaces, recreation and play

COMMUNITY ASPIRATION

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

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

Growing food by and for the community

The policy ensures opportunities are provided for households to own or have access to space to grow food, for example roof or communal gardens and allotments. There is a high demand for allotments and this Plan allows for the creation of a new community food production area - defined as plots for to grow food or a community farm. It also protects high quality agricultural land from development.

PLANNING POLICY HW2: Community Food Production and high quality agricultural land

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

The 'Old Piggeries' site Local Green Space Ref: TLGSC12 adjacent to Cockington Country Park shall only be used for agriculture or as a community food production area.

High quality agricultural land must not be developed for non-agricultural use.

New Developments - community facilities and outside spaces

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

PLANNING POLICY HW3: Community Hub Facilities

All developments of more than 20 residential units must provide community hub facilities, or there must be existing community hub facilities within an easy walk from 50% of the units.

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

COMMUNITY ASPIRATION: Closure of Public Rights of Way

No public right of way will be closed without the express consent of the local Community Partnership.

Access to outside space and transportation

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

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

PLANNING POLICY HW4: Outside Space Provision

All new houses shall have not less than 20 sqm of outside space (excluding space for cars or parking) and must have garden areas with not less than 10 sqm of space suitable for growing plants or the equivalent allocated communal growing space within an easy walk.

Flats or apartments must have either a balcony of not less than 10 sqm and as appropriate to the size of the home or a communal green area of not less than 10 sqm per unit within the curtilage of the property unless it is within an easy walk of a public access green space or the coastline.

PLANNING POLICY HW5: Access to sustainable transport

All new employment space or new residential developments of more than 20 units must have a sustainable public transport route within an easy walk of the site

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

PLANNING POLICY HW6: Cycle Storage and Changing Facilities

All new employment space shall have secure cycle storage and shower facilities for staff where reasonably possible.

Sport and Leisure

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

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

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

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

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

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

Sports and Leisure Facilities

Swimming

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

COMMUNITY ASPIRATION

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

Alpine Skiing

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

PLANNING POLICY SL1 Alpine Ski Facility

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

Athletics

COMMUNITY ASPIRATION

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

PLANNING POLICY SL2: Sport and Leisure –Nightingale Park

Not less than 50% of Nightingale Park shall be for new sports, leisure and recreational hub to provide quality facilities for amateur sport as well as

recreational activity. Any development on this site must take in to account the environmental value of parts of the Park and must only be for the provision of public access, changing facilities, landscaping and ancillary uses.

Football, cricket and rugby

COMMUNITY ASPIRATION

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

Angling

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

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

COMMUNITY ASPIRATION

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

Cycling and skateboarding

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

COMMUNITY ASPIRATION

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

Golf

Torquay has one golf course which also has public access.

COMMUNITY ASPIRATION

At least one good quality sustainable public access golf course should be maintained within Torbay.

Horse riding

COMMUNITY ASPIRATION

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

Tennis

COMMUNITY ASPIRATION

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

Bowls

COMMUNITY ASPIRATION

Sustainable clubs should be supported and their facilities protected

Water sports

A wide range of quality water sports are supported.

COMMUNITY ASPIRATION

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

Protection of existing sports grounds and leisure facilities

Torquay Sports Cluster incorporating Cricketfield Road, Torquay Academy, Windmill Hill, The Acorn Centre and Barton Downs shall be prioritised as areas to develop a sustainable cluster for sports facilities.

Upton Park is a key park that serves the Torre, Upton and town centre areas and the existing plans to invest in the park as a Town Park with improved court facilities such as tennis and netball are supported.

Torquay Valley of Sport incorporates the area that includes the Bowling Green, Rugby/Cricket Club/Torquay Recreational Ground, Torre Valley South and Torre Valley North.

PLANNING POLICY SL3: Sport and Leisure

The following key areas shall be preserved for sport. Planning permission shall only be granted for the improvement and enhancement of facilities, pitches, courts and grounds but subject to Policy SL4.

Torquay Valley of Sport

Torquay Sports Cluster

Upton Park to Lymington Road Coach Station

PLANNING POLICY SL4: Sport and Leisure – Sports grounds and facilities

Planning permission shall not be granted for a development that would result in the loss of any playing or recreation field unless replacement facilities are provided of equal or improved quality and location. Planning permission shall only be granted for improved facilities on these types of sites.

Transport

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

Transport and education needs for major new developments

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

PLANNING POLICY TR1 Access to primary schools
Planning permission shall be refused for residential developments of more than 20 units unless it can be shown that there are sufficient Primary School places, or a new Primary School will be built as part of the conditions to that development, to meet reasonable predicted demand from the types of homes built and within an easy walk of 80% of that development once completed.

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

PLANNING POLICY TR2: Sustainable Communities
Planning permission shall not be granted for residential development over 20 units on a Greenfield site if 80% of the development is more than an easy walk from a purpose built employment site or community hub facilities.

Traffic in and around Torquay

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

COMMUNITY ASPIRATION

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

Town centre and harbour area

COMMUNITY ASPIRATION

- **Coach Terminus to be relocated to Torquay Rail Station with parking at Sheddon Hill car park.**
- **Union Street through to GPO island to become a multi-user pedestrian area. Market Street, Pimlico, Lower Union Street and Temperance Street to be included.**
- **Fleet Street - pedestrian access across Cary Parade and Palk St to be improved. Further public consultation will be required if Fleet Street becomes bus free.**
- **Harbour area to become semi-pedestrian - will support the development of the area in line with the Tourism Strategy.**
- **Strand bus stops/taxi ranks to be moved to other areas such as the current bus stops adjacent to Princess Gardens.**
- **Key tourist and retail crossing routes should optimise the flow for pedestrians and road users through choice of appropriate crossing arrangements**

Signage

Signage and wayfinding is critical to helping move people around the town.

COMMUNITY ASPIRATION

- Signage must be clear for entry into and exit from Torquay Town Centre.
- Change priority at the junction of Union Street and Castle Circus to allow priority for vehicles entering the town.
- Sign post established tourism accommodation areas and shopping areas

Harbour Area

The Harbour area and the Strand should be developed as Torquay's main tourist area and also a recreational area for residents.

Currently this area is used as a terminus and stopping place for up to 15 buses and includes a taxi rank. To improve the area bus stops should be relocated to an alternative location. Torbay Road/Princess gardens already have bus stops and shelters as part of the current bus routes to harbour area. Proposed changes would allow buses to turn around at the Pavilion Island on Cary Parade.

COMMUNITY ASPIRATION

- The Strand/Harbour side to be pedestrian friendly with the exclusion of bus stops and taxi/car parking from the area; development of this area could then be based on a cafe culture style and used as a recreational space
- Fleet Street to be pedestrianised with buses excluded
- The main bus terminus to be moved to other areas such as Babbacombe Road, Torbay Road/Princess Gardens, Lower Union Street or Pimlico
- Taxi ranks to be moved to other areas such as Torbay Road/adjacent to Carey Green (existing), Lower Union Street or Pimlico.

Traffic route for buses in/out of 'town centre'

The following aspiration identifies an alternative route for buses.

COMMUNITY ASPIRATION

- Cars and Buses to/from Babbacombe/Vane Hill could still be able to travel through Cary Parade to the Strand to access stopping places along Babbacombe Road and Torbay Road.
- Buses from Paignton and Brixham to Newton Abbot could travel along Torbay Road as far as Pavilion island then return down Torbay Road (possible terminus) to Sheddon Hill, Abbey Road, (possible loop around Town Hall), Torhill Road, Newton Road
- Buses travelling South could go via Union Street, Pimlico, Abbey Road, Sheddon Hill to Torbay Road (north via a new roundabout in place of traffic lights) and turn at the Pavilion roundabout.

Community bus routes

COMMUNITY ASPIRATION

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

Highway and transport considerations for gateway area at Edginswell

A potentially significant issue for the Gateway is the fact that the A380 Riviera Way and Newton Road acts as the main connection to the Willows, Edginswell Business Park, Broomhill Way, Wren Park, Woodlands, Torre Station area and the Asda Store. This therefore means a vehicle journey is required to move from one to another creating increased traffic on the main route into Torquay. Site principles should include pedestrian, cycle, and vehicular connections to adjoining sites.

There is concern that with the new Link Road there will be greater traffic congestion on Riviera Way and Newton Road from the South Devon Highway junction right through to Torre Station.

COMMUNITY ASPIRATION

- **Maximise the traffic flow through the traffic light controlled junctions on Newton Road.**
- **Improve lane markings to maximise traffic flow through junctions**
- **Use intelligent light controls to maximise flow at junctions**

COMMUNITY ASPIRATION Edginswell Rail Station

The proposed new rail station at Edginswell is supported but without general parking as this is deemed unnecessary in this location due to close proximity to the Hospital, retail areas and Future Growth Area.

COMMUNITY ASPIRATION Park and Ride

There is support for a Park and Ride facility serving Torquay and Paignton and is considered to be essential. A helipad has also been identified as a potential future project by the Mayor. Gallows Gate site is not allocated but may be supported subject to planning restrictions.

PLANNING POLICY TR3 Potential Park and Ride or Helipad facility

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

COMMUNITY ASPIRATION Air Quality Improvement

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

Air quality

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

Art and Culture

COMMUNITY ASPIRATION statement for Arts and Culture

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

These policies aim to promote and support economic, environmental and social development by attracting tourists and business, by enhancing the design of the buildings and spaces and by encouraging pride in the town.

The outcomes, support, material and narrative of public art can vary considerably. However, the consistent quality of public art is that it is site specific and relates to the town and the bay. It may include new buildings, architectural features and spaces, landscaping, materials, sculpture, landmarks, images, events and decoration. It may be small or large scale, permanent or temporary, internal or external.

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

The new Torbay Local Plan (2012 – 2030) includes *Aspiration 4: Create more sustainable communities and better places*. One of the objectives states: 'To create more enjoyable, creative built and natural environment using heritage

assets, **public art** and revitalisation of the public spaces to attract events, exhibitions and festivals which **celebrate and enhance the culture of Torbay.**'

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

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

COMMUNITY ASPIRATION: Arts activity

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

COMMUNITY ASPIRATION: Dedicated places

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

COMMUNITY ASPIRATION: Offering support, guidance and incentives

Support, guide and fund local initiatives, including art markets, pop ups, art trails, performance, street theatre and visual displays. Incentives will be offered to businesses to become patrons and mentors for local artists through an 'Art for Rent Scheme'. Space will be provided in business premises for the placement of art in order to support the gallery and artist.

COMMUNITY ASPIRATION: Heritage and Cultural Assets

Promote Torquay's heritage by encouraging the positive use of buildings and spaces, and by recognising places valued by the community.

Community Partnership Statements

Introduction

This Neighbourhood Plan contains a clear vision, objectives and a series of policies that focus on Torquay, the successful delivery of which during the plan period, will achieve the collective community's vision for the town.

This Plan also recognises that Torquay is made up of a number of distinct communities which have come together to create nine strong Community Partnerships.

The following statements have been produced by each local Community Partnership and support the overall development of Torquay while reflecting the local needs within each Community Partnership area.

Each statement sets out a description of the area, Community Aspirations and suggests opportunities for action. The statements also provide additional Planning Policies for the purposes of managing development specifically within those areas. Those Policies are in addition to those Torquay wide Policies set out previously in this Plan.

Community Infrastructure Levy

Once this plan comes into force, 25% of developer financial contributions (Community Infrastructure Levy) from developments within Torquay must be spent by the Council in line with the wishes of the local community (as mandated by Central Government).

The Community Partnership Statements identify a number of projects in each area. It is our expectation that CIL funding will be spent on projects identified, agreed and prioritised by the Community Partnerships.

COMMUNITY ASPIRATION: Community Infrastructure Levy (CIL)

The neighbourhood portion of the CIL should only be spent on projects and priorities identified by and in agreement with the Community Partnerships. Although the current community projects and priorities are identified within this Plan, they are subject to change over the Plan period.

Universal Projects for all Community Partnership areas

Universal projects to be supported through the CIL funding have been identified for all Community Partnership areas to assure the safety of parents and children within our communities when travelling to/from school/other recreational areas and to improve play equipment for children.

COMMUNITY ASPIRATION Safe routes to schools

All schools shall be provided with enforceable 20 mph zones around the site, controlled crossings on roads within 100m of school for key routes on busy roads to school and enforceable safe drop off /pick up zones for parents with cars.

COMMUNITY ASPIRATION Other safe routes

Improve footpaths and road environments to give safe pedestrian and cycle routes to beaches, recreational areas and public places.

COMMUNITY ASPIRATION Children's play equipment

Support a range of children's play equipment in appropriate green spaces across the area.

Barton & Watcombe Community Partnership

Objective – To develop opportunities to tackle child poverty and isolation amongst older people in the Community

About the area

Historically the area is best known for Watcombe Pottery, established in 1869 and producing fine pottery until its closure in 1962.

At the northern edge of the area lies Brunel Manor, built by the great Victorian engineer to be his retirement home. Sadly, this was not to be since he died before it was completed, but it remains a fine example of Brunel's architectural flamboyance.

A local Community centre lies near the top of Barton Hill Road, and smaller neighbourhood centres at Fore Street, Barton and Moor Lane, Watcombe. Community facilities (one primary and two special schools, open spaces) are scattered across the area – there is no single clear focal point

The Barton and Watcombe area includes substantial areas of relative deprivation, largely made up of former council housing, alongside more affluent suburban areas. The latter parts mask some of the deeply embedded social needs of the area as a whole. The local community hopes that this plan will help to secure greater recognition of the issues that challenge our community and help to release funding to tackle them.



Community Aspirations

COMMUNITY ASPIRATION All parks and public access green spaces should be protected from development

COMMUNITY ASPIRATION – Continue to improve play facilities in the area

COMMUNITY ASPIRATION – Improve highways to ensure safe traffic flows, improved parking and the consideration of a 20mph limit in residential areas

COMMUNITY ASPIRATION – Use empty buildings to drive employment opportunities

COMMUNITY ASPIRATION - Improve local employment opportunities such as Brunel Industrial Estate, Woodlands Trading Estate and Lummaton Quarry

COMMUNITY ASPIRATION – Prioritise bringing empty homes back into use

COMMUNITY ASPIRATION – Raise the standards of housing in both the private and social sectors

COMMUNITY ASPIRATION – All future development must promote community safety, and particularly reduces antisocial behaviour, the fear of crime and conflict within the built environment in the area

COMMUNITY ASPIRATION – Pursue Community Investment Area

- Section 215 notices to be used to tackle untidy land/buildings which are negatively affecting the amenity of the area
- Ensure there is support in the community for those most vulnerable eg via a Street Warden scheme
- Support initiatives to reduce Child Poverty in the area
- Support initiatives to reduce isolation amongst older people in the area
- Support initiatives to reduce worklessness in the area
- Work in partnership with local employers to create training opportunities for local young people

Projects

- Sustain the Acorn Sports and Community Centre and ensure its continued support to the community
- Support to the Medway Centre
- Enhance the Wood End Project site
- Improve community use of Brunel Woods
- Improve Steps Cross playing field for Peninsular League standard football with dual use for local schools
- Develop bus links to St Marychurch to access public and retail services

Cockington, Chelston and Livermead Community Partnership

Objective – To preserve what is great about our area by protecting our countryside and green spaces while making improvements to our communities' quality of life through community cohesion and the built environment

Description of the area

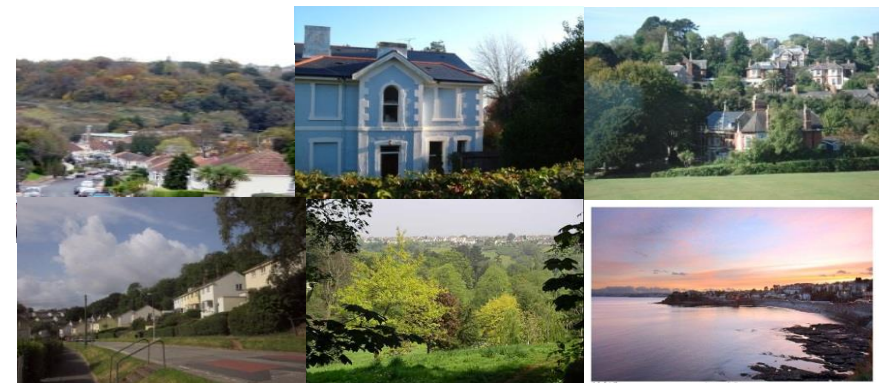
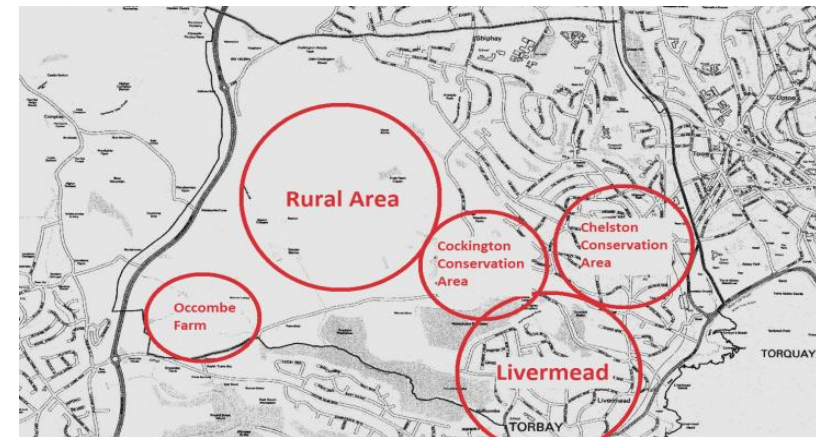
The area is made up of two distinct parts. Cockington and Stantor Barton retain their ancient manor house, estate village, farms and woodland and is designated 'countryside'; while the other area is largely completely developed for housing. Much of Chelston is made up of Victorian villas, houses and terraces; more modern mid-20th century housing predominates in Livermead; while upper Chelston has a significant area of social or former social housing. Most of Victorian Chelston and Cockington Village are Conservation Areas.

Community facilities are located in the local centres at Old Mill Road and Walnut Road, Chelston and the smaller neighbourhood centres at Queensway and Sherwell Valley Road, Chelston and Roundhill Road, Livermead. Two secondary and four primary schools also lie within the area, along with a significant number and variety of green spaces for recreation and sport, several visitor attractions (Cockington Country Park and Ocombe Country Park) and accessible beaches at Hollicombe, Livermead and Corbyn Head.

Community Aspirations

Community Support

We wish to have resilient communities that are well informed, engaged and enjoy an improving quality of life.



COMMUNITY ASPIRATION

- Create and develop two sustainable Community Hubs in Lower Chelston/Old Mill Road area and Queensway to provide a range of community support services and activities prioritising, but not limited to, the vulnerable, young and older residents.
- Maintain effective communications and organisations to ensure the Community is kept informed and given the opportunity to influence decision making on matters affecting them.
- Support the retention of all pubs and post offices in our area by designating them Assets of Community Value
- Conservation Management Plans shall be strictly enforced

Planning and Development

We wish to maintain a diverse mix of housing with a focus on family homes by promoting small scale infill, change of use and brownfield development.

COMMUNITY ASPIRATION

The community supports the maintenance of a sustainable mix of shopping and service facilities at existing local and neighbourhood centres.

We support the provision of good quality employment and commercial development to meet the needs of growing businesses and those looking to relocate to Torquay.

The protection of our Environment

COMMUNITY ASPIRATION We wish to see all our green spaces used by and cherished by our community protected from green field development.

Visitor attraction areas the Country Parks at Ocombe and Cockington (including the Village) and the Stantor Barton Countryside area (excluding any proposal for

Gallows Gate park as a park and ride facility) are important rural recreational, food production areas and should be protected from any greenfield housing or commercial developments.

The field off Broadley Drive had been a suggested development site within the Torbay Local Plan. The site has special importance to local residents and has been rejected as a development site within this Plan because it is a highly visible site from the Countryside and the skyline from the coast and forms an important green link between established woodland wildlife areas of Scadson Woods/Ocombe and Cockington Country Park.

The former gas works operational site now a community park has been capped with clean soil but still contains high levels of toxins that could pose a serious risk to health if disturbed.

The community supports efforts to reduce traffic in Torquay through suitable park and ride facilities. Such a facility has been proposed for Gallows Gate area.

Cockington Village and the rural countryside areas

Cockington consisting Cockington Village, Cockington Court and Cockington Country Park is a day time attraction for visitors and we wish to prevent changes that promote evening and night-time operations as this would destroy its unique character and further harm the residents' quality of life.

COMMUNITY ASPIRATION

Cockington Country Park should be accredited with Natural England as a formal Country Park and be protected from:

- changes or commercial activity that would detract rather than enhance Cockington's unique rural characteristics,
- changes that would be detrimental to the quality of life of village residents and residents of properties on the boundaries of the area,
- changes that would significantly increase vehicle traffic through rural lanes and residential areas.

- evening or night-time entertainment or amenities for businesses should be refused.

COMMUNITY ASPIRATION

Quality tourism provision based on cuisine, arts/crafts, history and countryside are positively supported

COMMUNITY ASPIRATION

Measures should be introduced for cyclists, pedestrians and horses to access the public lanes around Cockington in safety by minimising traffic volume, traffic speed and eliminating on- road parking

Projects

- Make changes to Cockington Village centre cross roads area to improve the ambience and safety for visitors and reduce traffic issues.
- Implement 20mph speed restrictions and traffic calming measures on all roads within the village envelope, stop access by large HGV's and retain the prohibition of coaches
- Improve drainage and flood resilience to minimise flood risks for homes and businesses in Cockington Village and lower Chelston
- Create a Cockington 'gateway' when entering the village from the coast to enhance the sense of 'arrival' for visitors and an exit on departure.
- Provide each community green space with children's play equipment, benches and support to maximise the quality of life of the surrounding community
- Provide safe pedestrian and cycle access to Cockington from the seafront (main access route), Nutbush Lane and Seaway Lane areas.
- Develop community support services hubs at Queensway and Chelston.

- Ensure adequate public transport links for each community are maintained
- Improve traffic flows and safety of pedestrians and cyclists in the area and beyond by implementing the following:
 - at Torquay station – establishing a new public transport gateway for Torquay with commercial development and improved connections between all public transport services, footpaths and cycle routes.
 - at Shiphay/Newton Road and Torre Abbey/Avenue Road – improve junctions to maximise traffic flow and enhance pedestrian and cyclist safety

Ellacombe Community Partnership

Objective – To strengthen the identity of Ellacombe as a vibrant Community

About the area

Ellacombe takes its name from Ellacombe House which once stood at the top of Market Street. The area grew up in the 19th century, predominantly to provide housing for working people. The land was owned by Sir Lawrence Palk, who in 1867 bequeathed Ellacombe Park for public recreation and land for the Parish Church and the Primary School.

The area lies close to the town centre and is relatively tightly built-up. It relies on the town centre for many facilities. The parish church and primary school remain focal points in the community, there are a scatter of open spaces and corner shops, and a small neighbourhood centre at Hoxton Road.



Community Aspirations

COMMUNITY ASPIRATION - As the area is so built up, protect and enhance all existing parks and green open areas

COMMUNITY ASPIRATION - Preserve the heritage and character of the area

COMMUNITY ASPIRATION - Protect public houses from change of use by registering them as Assets of Community Value

COMMUNITY ASPIRATION - Retain the Ellacombe Church site for community use

COMMUNITY ASPIRATION - Retain the structure of current houses and resist further conversions into flats to minimise over-crowding in the area

COMMUNITY ASPIRATION - Create training and employment opportunities within Ellacombe through the conversion of existing small brown field sites

COMMUNITY ASPIRATION - Mixed use development that enhances the retail and service quality and offer of Market Street, as a district shopping area for Ellacombe, are supported

COMMUNITY ASPIRATION - Retain and improve the public transport routes to other parts of Torbay

Projects

- Develop the former Bowling Pavilion at the top of Ellacombe Park, Princes Road, as a Community Centre/Hub, as a focal point for the area
- Continue to enhance Warberry Copse
- Continue to improve the children's play facilities in the area
- Enhancing the Market Forum so it becomes a vibrant indoor Market for the benefit of the community
- Further improve traffic calming outside Ellacombe Academy if necessary
- Encourage superfast broadband providers to invest in Ellacombe

Hele and Lower Barton Community Partnership (Hele's Angels)

Objective – To take Community action against child poverty and social isolation and enhance educational and employment opportunities for a sustainable future

About the area

There is a strong sense of community in this area, even in the face of significant challenges and deprivation. The area proudly displays a Village sign and, whilst the built area does not look like a traditional village, the community is proud of its village roots.

Since Hele began to grow this has always been an area consisting predominantly of social housing. It is well served by local facilities, but they need to be better maintained and extended. The existing local facilities are; Churches / surgeries / shops / schools / faith centres / shops / community centres, those that are in the area at the moment are aging and fragile need investment so that they are sustainable.

Hele Road is an artificial boundary between two parts of the communities, historically it existed as the heart of the community and boasted a parade of shops and pubs. The lack of parking and the speed of the traffic on this road does not help the area; many use Hele Road as a thoroughfare; to improve the village this needs to be reversed. There is a need to identify a proper traffic plan to nurture the recreation of a 'village heart' again.

The employment areas are valued and there appears enthusiasm to support and improve and maintain them. The majority of the employment provision is on the outskirts of the area (Old Woods Trading

Estate) and this is considered invaluable to the local people. However, it is accepted that this area could be vastly improved and upgrade

Community Aspirations

COMMUNITY ASPIRATION Protect and enhance all parks and green open areas

COMMUNITY ASPIRATION – Continue to improve play facilities in the area

COMMUNITY ASPIRATION – Improve highways particularly to reduce traffic flows on the Hele Road and discouraging HGVs and coaches from the area, make roads safer adjacent to Torquay Academy and other schools, and increase parking opportunities near to shops and other facilities.

COMMUNITY ASPIRATION – Encourage shops to relocate back to the Hele Road to recreate a small district shopping area

COMMUNITY ASPIRATION - Use empty buildings to drive employment opportunities

COMMUNITY ASPIRATION – Improve local employment opportunities such as Woodlands Trading Estate, Broomhill Way, Herald Express site etc.

COMMUNITY ASPIRATION - Prioritise bringing empty homes back into use

COMMUNITY ASPIRATION – Improve the standards of housing in both the private and social sectors

COMMUNITY ASPIRATION – Ensure future development of the area promotes community safety, and particularly reduces antisocial behaviour, the fear of crime and conflict within the built environment

Projects

- Sustain the Windmill Centre and ensure its continued support to the community
- Sustain the Local Hele's Angels initiative to it may continue its support to the local community
- Support and expand on the Hele's Angels Garden and Greens initiative encouraging local people to grow their own vegetables, and improve the local green spaces.
- Section 215 notices to be used to tackle untidy land/buildings which are negatively affecting the amenity of the area
- Ensure there is support in the community for those most vulnerable e.g. via a Street Warden scheme
- Support initiatives to reduce Child Poverty in the area
- Support initiatives to reduce isolation amongst older people in the area
- Support initiatives to improve opportunities for employment in the area
- Work in partnership with local employers to create training opportunities for local young people

Shiphay and the Willows Community Partnership

Objective – To support the sustainable growth of quality homes and jobs delivered to the highest level of urban and landscape design in conjunction with the wishes of the local community.

About the area

This part of Torquay includes the Gateway area, dealt with elsewhere in the plan. This chapter focuses on those elements not covered by or subject to the key Gateway policies.

The area includes the ancient village of Edginswell, the 20th Century housing estates of Shiphay and the extensive recent developments at The Willows.

Lying at the entrance to Torquay, the area is well served by road and is at the end of the new South Devon Highway.

In addition, there are plans for a rail halt to service the commercial and service areas of Edginswell Business Park, Willows Retail Park and Torbay Hospital.

The area also includes a local centre at Shiphay and two primary schools.



The Willows area is a newer residential development that lacks a centre, but benefits from being adjacent to the retail park.

Community Aspirations

COMMUNITY ASPIRATION

- All new major development in this area will take the fullest opportunity to support sustainable, high quality design which achieves benefits for the wider community.
- Major development will require masterplans to be submitted as part of planning applications which show how development will come forward in a holistic manner and avoid piecemeal development which is disjointed from adjacent sites. These documents should be informed by community engagement.
- The Edginswell Future Growth Area will be developed in accordance with the Torquay Gateway (Edginswell) Masterplan SPD.
- New local community facilities such as those relating to education and health are critical to support future growth in the wider area. An assessment of health facility and education facility needs should be undertaken for all major development.

We support the provision of good quality employment and commercial development to meet the needs of growing businesses and those looking to relocate to Torquay.

COMMUNITY ASPIRATION

Hele Roundabout/Barton Hill Road/Barton Hill Way and Woodland Industrial Estate has scope for redevelopment and improvement through a Local Development Order with the objective of it becoming a modern employment centre.

COMMUNITY ASPIRATION

Provision for housing is supported in this area, particularly family and smaller homes, and some live/work accommodation.

COMMUNITY ASPIRATION Services and Facilities

- The former tip area adjacent to Browns Bridge Road named as Nightingale Park should continue to be protected for sports and leisure as identified in Torbay's Playing Pitch Strategy and the adopted Torbay Local Plan. Detailed plans should be developed in accordance with the consultation report published in June 2016 "NIGHTINGALE PARK ESTABLISHING COMMUNITY PREFERENCES".
- It is proposed that a 'sports and leisure masterplan' should be developed to properly plan and maximise the area's potential for sport, leisure which could include woodland walkways and a circuitous route around the park. Wild meadowland could also be included.
- New development within the area covered by the Gateway Masterplan must be supported by adequate community facilities which should include a new primary school and community health facilities.

COMMUNITY ASPIRATION Traffic and Movement

- New developments should include good pedestrian, cycle and road connections to adjoining sites.
- The A380 Riviera Way and Newton Road is the principal route into Torquay and experiences congestion, especially around the traffic light junctions at Scotts Bridge and Shiphay Lane. The opening of the South Devon Link Road and new developments in Torquay will exacerbate this. Measures are required to address the issue within the next 5 years.
- A new rail halt is proposed in the vicinity of the Edginswell business park. Appropriate, limited car parking should be provided with appropriate pricing to alleviate existing parking problems in residential areas.
- Improved pedestrian access should be established between Nicholson Way and Riviera Way.
- Good, safe cycle routes should be provided within the area and on towards the town centre and sea front.

COMMUNITY ASPIRATION Environment

- Welsury Covert and Jubilee Plantation should be protected and retained as wooded areas with the completion of a woodland park.
- It is proposed that the areas' parks and green spaces should be designated as Green Space, these to include: Kitson Park, Shiphay Park, Lindisfarne Park, Nightingale Park and the green at Cadewell Park Road.
- The allotments at Barton Hill Way will be protected.

Education

The area boasts two Ofsted rated 'good' local primary schools, together with excellent pre-schools. However, recent population growth, combined with the failure to deliver a school at the Willows in previous years, has led to a shortage of primary school places in the area.

Many parents in the Gateway area are unable to find school places for their children within walking distance. An important future goal should be the provision of a school place for every child within a safe 10 minute walk; with the multiple benefits of easing the burden on working parents, encouraging healthy living and protecting the environment. It is with this goal in mind that a new school is intended to be included in the new 'Masterplanned' area.

Just outside the boundary of the Gateway, there is the recently developed Torquay Academy and Torquay Boys and Girls grammar Schools. In 2013, the Devon Studio School was opened in the former hospital annexe in Newton Road. This caters for up to 300 pupils studying various 'education for employment' courses, particularly in health care.

This section of the Neighbourhood Plan has not considered the exact increase in school places that will be required depending on housing growth in the Gateway Area. However, it is clear that a significant increase in school places will be necessary in the near future.

COMMUNITY ASPIRATION EDUCATION

Where there is a demonstrated lack of provision, a new Primary School shall be built and funded as part of the Council's Community Infrastructure or S106 Levy and shall be ready for use at a suitable location that serves both Shiphay and the Willows areas and shall be dependent on the provision of a safe link between the two areas before the occupation of not more than 50 homes.

St MARYCHURCH & DISTRICT COMMUNITY PARTNERSHIP

Part A – St Marychurch, Babbacombe & Plainmoor

Objective – To enhance the unique nature and history of each area by protection and preservation of valuable architecture and existing greenspace

St Marychurch, Babbacombe, Plainmoor and Maidencombe make up the community Ward and are all very special and unique places in their own right. The Neighbourhood Plan for the Community Partnership is focused on **Protection and Preservation**, as once land is given up for development it is lost forever, and for the local residents -**preservation** is more important and of far greater significance than development for present and future generations.

ABOUT THE AREA

St Marychurch is one of the oldest settlements in South Devon with records dating from around 1050 AD. Its name is derived from the church of St Mary the Virgin which was founded in Anglo-Saxon times with its high tower and Saxon font dating from around 1110 AD.



The old town hall

The early 19th century architecture of villas and terraced buildings fall within a conservation area and contain a number of listed buildings and many others of significant interest, such as is the former Town Hall built in 1883. The former town stretches from Plainmoor to Maidencombe and is known for its scenery, shopping

precinct and neighbouring churches. The conservation area largely defines the historic development of what is now a significant suburb of Torquay.



St Marychurch parish church

Tourism

Babbacombe Downs with its fine views across Lyme Bay is an area of natural beauty appreciated year round by both residents and visitors alike. This area supports a substantial number of local businesses of large and small hotels that cater to visitors all year round.



Oddicombe Beach from Babbacombe Downs

Retail business

The main shopping area in Fore Street also consists of a small precinct market area. Other major shopping areas include Babbacombe Road, Reddenhill Road and St Marychurch Road in Plainmoor.

These shopping areas, based in the midst of our hotel and B&B district, also serve a large residential area with a wide range of independent traders and businesses.



St Marychurch Precinct



Reddenhill Road Plainmoor



Old St Marychurch & Babbacombe

COMMUNITY ASPIRATIONS

ENVIRONMENT

COMMUNITY ASPIRATION

Protect from greenfield development all green open spaces and the coastline from Walls Hill to Maidencombe, and to include Babbacombe Downs and the beach areas, Tessier Gardens, King George V playing fields and Cary Park.

COMMUNITY ASPIRATION

- Increase the maintenance of all areas, including coastal paths and pathways for public use and safety ensuring they are fit for purpose.

- Refurbish Petitor Downs and the Great Rock area to bring them back into public use.

COMMUNITY ASPIRATION

Secure a long term commitment from the Local Authorities to preserve all protection plans (including covenants) and ensure SSSIs are respected.

- Obtain Covenant protection from Torbay Council for Babbacombe Downs from future development/building
- Protection and preservation of coastal paths, identify and record public rights of way; green lanes, alleyways and established paths in and around the area and increase maintenance for public use and safety.
- Protect and identify public rights of way throughout the ward and increase maintenance for public use and safety.

HOUSING

As the area attracts a large number of senior residents there is a need to have sufficient places to cater for supported independent living and also, as demand increases, more places that cater for those who are no longer able to be independent. We need to ensure that there are sufficient Nursing/Care home facilities by a combination of new development, adaption of existing buildings and re-furbishing existing homes.

COMMUNITY ASPIRATION

Ensure that any development considers the need of all residents, existing and new, and that

- The re-develop existing suitable properties in appropriate style and scale for housing as long as they are not likely to have an adverse impact on neighbours the immediate environment or the area as a whole.
- By identifying and secure appropriate sites for good quality and affordable housing to meet the projected demographic needs for this Ward and not allowing development of housing on any greenfield site.
- By ensuring that any significant development of new homes in the area (5 or more in one application) is allowed only if a reasonable proportion of new (medium and long term) jobs are made available.
- The development of properties for senior residents to enable independent living for as long as possible. Because the area has a large number of senior residents there is a need to have properties to develop that cater for those

who can manage on their own (i.e. warden controlled) and also develop properties that cater for those who can't

- The possible development of the Football Ground (subject to the Club having a better alternative accommodation), for community use, with the possibility of land for school playing fields and that appropriate building with sufficient amenity and infrastructure only is considered, that the plans should include the development of swimming, sports and play facilities – sheet 9
- The possible development of the Golf Course or part there of (*subject to the Club having a better alternative accommodation*). The housing in this area should benefit a cross section of residents and be a mixture of sizes, e.g. 1, 2, 3 & 4 beds and include affordable starter homes, shared ownership property and retirement apartments. If the development is large enough perhaps it could incorporate a 'village' design. However, particular attention needs to be made to the local infrastructure and the impact on surrounding communities in terms of erosion, flooding and rain run-off. To this end any established trees should not be removed – map sheet 6.

COMMUNITY USAGE

COMMUNITY ASPIRATION

To protect the amenity that is provided by

- Plainmoor Swimming Pool and play park, and have those areas improved for community use. Ensuring that any development of the football ground is tied to the improvement of this and other amenities in the immediate area. Plainmoor swimming pool is the only public swimming pool in Torquay
- The retention of key bus routes serving the area, and to ensure access to and from the main retail areas of the ward, town, harbour, hospital and outlying districts.
- The refurbishment of shopping and retail areas, and the standardization of street furniture and street signs.
- Maintaining/refurbishing existing public conveniences at Babbacombe Downs and Hampton Avenue, and keep them open all year. Re-open those that have been closed on Reddenhill Road for the use of children and residents using the play area on Cary Park

COMMUNITY ASPIRATION

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

- To maintain standards of cleanliness and litter removal
- Local schools to provide opportunities for adult education
- Play and Youth facilities
- Leisure and facilities/opportunities
- Beaches, Planting, Signage
- Litter and Cleanliness

RETAIL AREAS

There are three significant local retail areas. The area has four major tourist attractions, three excellent beaches, significant areas of green spaces and good local amenities, all adding to the value of the area as a tourist destination. The economy of this area is generated mainly through three sectors – Retail and Financial Services, Care Services and Tourism – map sheet 9.

COMMUNITY ASPIRATION

To ensure the continued success of the business and retail areas by

- Investing in improving the standard of retail areas and the properties therein and standardization of street furniture and street signs to continue the unique theme of Black and Silver as on finger posts.
- Removing unnecessary 'street clutter' in the form of excess street furniture and signage – where possible 'doubling up' signs to avoid proliferation.
- Making sure that we maintain plenty of free and unrestricted on-street parking and secure, easily accessible and affordable off -road parking for visitors, local residents and businesses. This should include identifying spaces that need no longer be restricted. Coach access and parking is available, and improving the 'arrival and departure' experience of drivers and passengers.
- Tying any significant development with a financial contribution to improvement or maintenance of local amenities.

St MARYCHURCH & DISTRICT COMMUNITY PARTNERSHIP Part B – Maidencombe

BRIEF HISTORY

Maidencombe makes up the Community Ward and is a very special and unique place in its own right. Situated at the northern most part of the Ward, it consists of approximately 408 acres of predominantly agricultural land. The entire coastal strip has been designated a **Countryside Zone and Coastal Preservation Area** and an **Area of Great Landscape Value**.

The historic hamlet of 'Medenecombe' is recorded in the Domesday survey of 1086 as a tiny manor with a population of about twenty. Nestling in a hollow surrounded by dramatic coastal scenery, it was originally orchard groves which over time evolved into a small number of farmsteads.

In 2015 registration for Village Green status was awarded.

CHARACTER OF AREA

The steep access lanes into the combe serve to emphasise the remoteness of the area set amidst the outstanding natural beauty of a dramatic coastline.

The field systems of Maidencombe have survived since medieval times and early boundary walls are in evidence today.

The chief threat to Maidencombe is the continual pressure to change farming practices or even to develop the farmland, which, if allowed could dilute attempts to nurture a dynamic and successful 'Geopark' and set in motion the further urbanization of Torbay to the detriment of tourist numbers to the area.

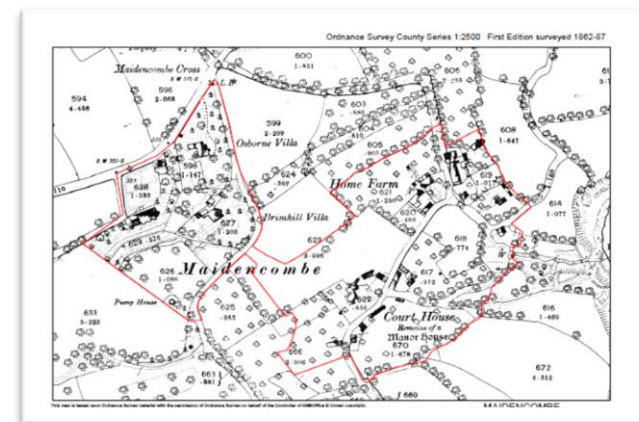
GEO PARK:

The Torbay Coast and Countryside Trust has emphasised the importance of Maidencombe as a vital component of the Bay's global Geopark status to attract

visitors and residents alike to the area. To this end, a proposed cycleway would facilitate pollution-free access.



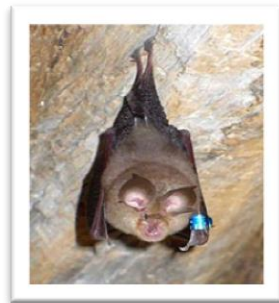
Old Maidencombe



The Maidencombe medieval field systems



Cirl Bunting



Lesser Horseshoe Bat

Maidencombe's particular areas for protection

Maidencombe has a particularly flower rich bio-diversity which depends on the survival of its extensive farmland environment and the traditional practices employed in its permanent pasture management and upkeep of hedgerows, hedgerow trees, cider orchard and lower-rich meadows.

Fragile Nature:

A Senior Archaeology and Historic Environment Officer for Torbay Council, has voiced concerns over the possibility of destroying the fine balance that exists in thecombe with any further development.

The presence within the boundaries of Maidencombe of extremely rare UK species, such as the Cirl Bunting and a roosting/breeding colony of Lesser and Greater Horseshoe Bats demonstrates the current, albeit delicate, well-being of the environment.

Thecombe and the village itself present a very difficult scenario. Any future development would need massive new infrastructure improvements (e.g. mains sewage and substantial rainwater attenuation); this may be achievable perhaps, but at the brutal cost of destroying the fragile balance of thecombe

The area surrounding the Village Envelope of Maidencombe, is largely identified in the Torbay Local Plan as Countryside Area (Local Plan Policy C1) and/or Undeveloped Coast (Local Plan Policy C2). The landscape is sensitive to

developmental change and proposals for new developments must be managed in accordance with these policies with particular reference to development only being acceptable where it does not harm (either on its own or in combination with other development) the special landscape character in this area, particularly with reference to integrity of landscape character, sense of remoteness of the Combe/village and scenic beauty.

The Landscape Character Assessment of Torbay (2010) comments on the unique quality of the landscape in this area and makes the following analysis regarding the capacity to accommodate change within character type 8 – Coastal Slopes and Combes (8a and 8b):

8a - "The area forms an integral part of the coastal landscape and new built development or other significant changes are likely to have substantial adverse effects"

8b - "The land forms an important setting for the village and Conservation Area and any changes should only be limited in nature, and strictly controlled to ensure that the secluded character of the area and setting of the village is not harmed. Infilling should be resisted."

COMMUNITY ASPIRATIONS

ENVIRONMENT

COMMUNITY ASPIRATION

Protect green open spaces and coastline

- There is a need to increase the maintenance of all areas, pathways, for public use and safety ensuring they are fit for purpose.
- Refurbish Great Rock area to bring it back into public use

COMMUNITY ASPIRATION

Secure a long term commitment from the Local Authorities to preserve existing protection plans (including covenants) and ensure SSSIs are respected and to

- Designate Maidencombe Community Orchard as a Local Green Space

- Protect and identify public rights of way throughout Maidencombe and increase maintenance for public use and safety.
- Protect and preserve the coastal paths, and identify and record public rights of way; green lanes, alleyways and established paths in and around the area and increase maintenance for public use and safety.
- Ensure full protection for endangered species of bats and birds

COMMUNITY USAGE

COMMUNITY ASPIRATION

Public transport

- Retain key bus routes serving the area to ensure access to and from the main retail areas of the Ward, Town, Harbour, Hospital and outlying districts.

COMMUNITY ASPIRATION

Improvement to local amenities

- There must be an on-going commitment to improvement in the following local amenities; possibly through partnership working with developers:
 - Play and Youth facilities
 - Leisure and facilities/opportunities
 - Beaches,
 - Planting,
 - Signage,
 - Litter and Cleanliness

HOUSING

COMMUNITY ASPIRATION Developments

VILLAGE ENVELOPE

AREA 1

Within Area 1, opportunities have been identified for a single dwelling on each of sites A and B

AREA 3A AND 3B

Within these two areas, development proposals should be managed in accordance the development design criteria outline in Policy H19

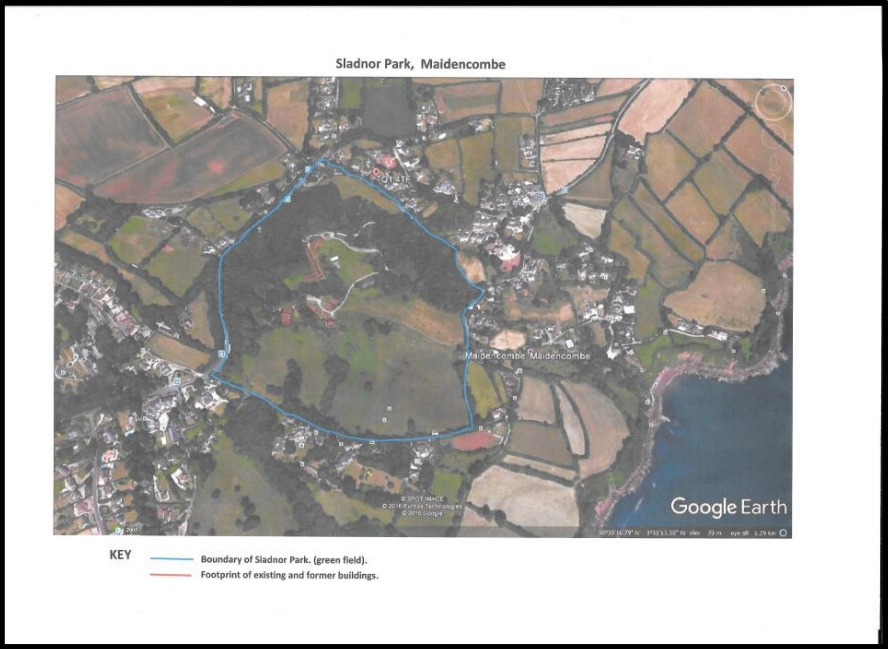
AREA 2 - CONSERVATION AREA

Area 2 reflects the part of the Maidencombe Conservation Area which overlaps with the Village Envelope. This area has particularly special historic significance and development. Any development proposal must positively sustain and enhance the special qualities of this area. Because of the special historic and landscape significance proposals should be managed in accordance with *Policy SS10 Conservation and the historic environment*, contained in the Torbay Local Plan 2012-2030.

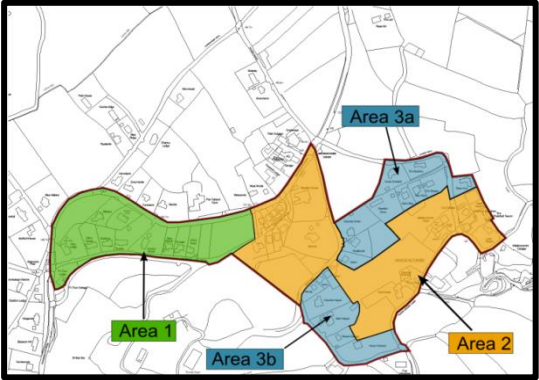
SLADNOR PARK

Sladnor Park (defined by the blue boundary line on the aerial photograph) has an extremely high environmental sensitivity and any major redevelopment of the site would have a serious adverse impact on key protected species (an existing Greater Horseshoe and Lesser Horseshoe bat nesting and roosting cave, badgers, deer and Cirl Buntings). The topography of wooded areas currently constrains rain water runoff and helps prevent soil erosion, coastal erosion and local flood issues. While it is acknowledged that there are existing structures (as outlined in red) on part of the site the scope of any new development must be within the policy umbrella for the whole of the Maidencombe area and constrained to that part of the site that would have least impact visually and environmentally. The typical design of properties in the Maidencombe area comprises one or two storey detached houses of individual and historic designs.

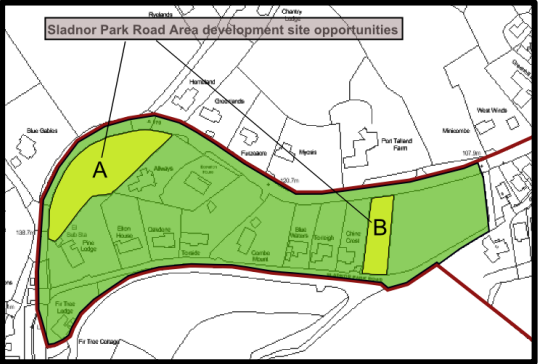
Aerial View of Maidencombe and Sladnor Park



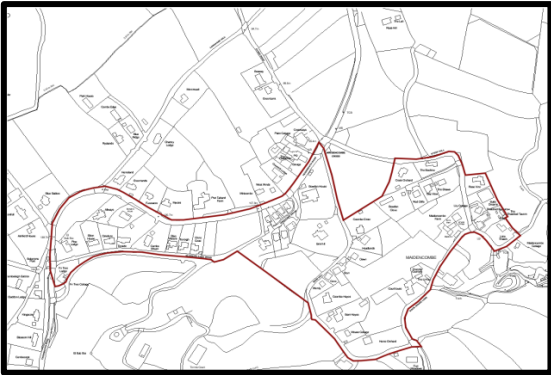
Development Areas within the Village Envelope



Development sites within Area 1 of the Village Envelope



The defined Village Envelope



Torre & Upton Community Partnership

Objective – To grow the Community sustainably and sensitively with good quality buildings raising the standards and expectations for both residents and businesses and provide valuable employment opportunities.



About the area

Torre and Upton Community Partnership area adjoins the centre of Torquay and is part of the ward of Tormohun. Tormohun dates from Saxon times and the medieval parish church still lies at its heart in Torre. Upton contains the civic centre of Torbay with the Edwardian town hall, library and Art Deco offices. A conservation area covers the historic heart of each area and several of the 40 listed buildings in the area are significant to the town's history.

The housing predominantly dates from the 1840s onwards, with a combination of large villas and variously sized terraces. A large modern development has been completed at the former South Devon College site. The density of development in the area is quite high, and there is a strong Victorian street scene.

The main retail area is Higher Union Street which runs between Brunswick Square and the top of the town centre shops. Lucius Street and Belgrave Road also serve as local centres. There are a small number of industrial units around Torre Station.

As in other areas adjoining the town centre, there are higher than average levels of need, deprivation and HMO properties. Several centres and facilities for those in need of accommodation, employment or other support lie at the top of the town centre near to this area and the drug and alcohol treatment centre lies within it

Community Aspirations

There are already more than the normal proportion of HMO's in the area.

COMMUNITY ASPIRATION Where existing buildings or sites are underused, vacant or awaiting development, temporary uses will be supported, in particular those which benefit the community. Council officers will be expected to take enforcement against landowners or both residential and commercial buildings/sites that are not properly maintained.

but also, with the traffic reversal, enhance the area for all those entering Torquay.

Projects

- The Civic Hub shown in the Masterplan for Torquay Town Centre is fully supported by the residents and businesses in Torre and Upton. The library could be extended upwards and updated to incorporate the Connections Office and other public information services. This would release the listed Electric House for other uses. The closure of the Magistrates Court gives the opportunity for a more creative development for the Town Hall car park area. This is expected to have a positive knock on effect for the smaller, individually owned businesses in Higher Union Street. Should the council vacate the Town Hall for purpose built offices, we would support a change of use for the building with a hotel/conference centre being the preferred option.
- Upton Park will be enhanced for the benefit of residents of all ages, providing facilities for recreation and relaxation. This will include the re-arrangement of the sports areas and linking with the coach park. By bringing this forward, we will have a more appropriate setting for the civic buildings.
- The B&Q site in Laburnum Row presents the opportunity for a good quality development providing a mixture of residential and commercial. This latter could be retail and/or office space. This part of Torre deserves proper investment, and the residents and visitors to the area will value standards being raised.
- We wish to see the development at Torre Marine completed, and the serious issues of rising water and run off into adjacent streets dealt with, so that the park that was part of the original plans, can be put in place. This would not only create a pleasant open green space for the residents,

Torquay Town Centre Community Partnership and Town Centre Focus Group

Objective – To maintain and improve the Town Centre as a dynamic, vibrant urban environment by working closely with residents, businesses and visitors to our Community

Brief Description of the area

Torquay Town Centre contains both quiet residential suburbs and a significant proportion of the major hotel accommodation in the resort, as well as being largest retail centre of Torbay. A large proportion of the area consists of open space. This includes coastline, parks, and recreation grounds, at the walled gardens of Torre Abbey, the rock-faced Royal Terrace Gardens and the private gardens and terraces of numerous hotels. Many of the major buildings are set against a backdrop of mature trees.

Key Community Aims

Key Community Aims:

- Improve the Town Centre retail, service and leisure experience to improve footfall and provide employment opportunities by:-
- Becoming the premier leisure destination both night and day
- Creating a more diverse late night offer. Whilst we recognise the value of our late night economy we would like to see a broader offer than is currently available. This could be achieved by encouraging and providing a range of activities for all age groups such as late night shopping and regular food /music activities to encourage residents/visitors to stay on in town.

- Encouraging leisure and sport into our Town Centre and to provide a variety of undercover attractions for tourists and residents.
- Encouraging more people to live and work within the Town Centre
- Providing more eating and outside sitting areas.
- Providing adequate well maintained, accessible and convenient parking facilities
- Creating better connectivity and providing more pedestrianisation.
- Encouraging sympathetic development providing the size and kind of providing the size and kind of premises which modern day High Street names consider attractive, whilst at the same time creating suitable premises for small independent retailers and other uses such as gyms and cinemas.
- Make more of and protect the Town's heritage assets by:-
- Protecting the green and open public spaces from Cary Green, the Pavilions, Promenade to the end of the Princess Gardens and the 'Sunken Gardens', In addition the Royal Terrace Gardens (Rock Walk) which are all covered under one listing with English Heritage. Torre Abbey and its Meadows should continue to be protected by covenant from future developments. Included earlier in document.
- Maintaining Victorian facades where possible to keep the character of the Town.
- Make provision for cyclists in and around the Town which would complement cyclist tourism
- Make access to public spaces easier for the disabled. Protect and maintain our beaches – Torre Abbey Sands and Beacon Cove.
- Protect the marine environment and develop a sustainable Maritime Economy

COMMUNITY ASPIRATION

Key Development Sites

Retailing is in the throes of a revolution which has seen high streets up and down the country lose market share year on year. The results are there for all to see, empty shops, derelict buildings, shoppers getting into their cars to go out of town, or not going out at all but shopping online.

“High Streets and town centres that are fit for the 21st Century need to be multifunctional social centres, not simply competitors for stretched consumers. They must offer irresistible opportunities and experiences that do not exist elsewhere, are rooted in the interests and needs of local people, and will meet the demands of a rapidly changing world.” Action for Market Towns, Twenty First Century Town Centres (2011).

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

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

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

Castle Circus and Union Street

Potential site for redevelopment to create a focal point of the Town and could include a supermarket/superstore, multi storey car park, plus residential development to increase footfall and act as a catalyst for regeneration of the wider area, encouraging other businesses offering a fresh bakery, butchers, fishmongers, greengrocers as an alternative to this proposed development to be re-established in this area. Redevelopment would be subject to taking into account the listed building status of some of these buildings. We would also want to encourage better pedestrian facilities with possibly wider pavements and better links to the Union Street development.

Melville Hill Community Group - Marvellous Melville - Melville Hill should be recognised as a place of historic charm, with a mix of both private and quality rented housing that is affordable. New developments should include up market, and contemporary schemes that introduce a wine bar and café culture enhancing the neighbouring business and tourist district. The area should become suitable for people of all ages with Community facilities. There must be no further agreements for Houses of Multiple Occupation or the sub division of existing properties to form single person dwellings





Fleet Street and Swan Street - Create a water feature to replicate the Fleet. Create a glass canopy to enhance the street scene achieve connectivity with the Harbour providing outdoor eateries/ cafe culture/leisure and bijoux shops – The Fleet Walk shopping experience. Whilst the Victorian warehouse buildings of Swan Street offer potential for residential and retail which would retain the exteriors of the existing buildings.



The Strand, Torwood Street and the Harbour side – Strong aspiration for improvement of this key stretch of Torquay Harbour which could include redevelopment of The Strand buildings, including Debenhams and the Amusement Arcade. Combination of luxury apartments, improved retail, hotel, small restaurants would be welcomed whilst protecting outlook from the Terrace. Make Torquay Inner Harbour accessible to local people by giving it official community asset status.

Upgrade the area of public space on the harbour side of the Strand to allow for a range of different activities, and a higher quality environment with better provision of seating and better management of spaces including attractive signage to guide people to the waterfront. The Old Opera House has been suggested as an alternative site for an Art Centre or for performing arts. Could alternative uses be found for some of the Night Clubs here in order to dilute the heavy concentration of these in this key part of the Town Centre? The Terrace car park is a potential development site with its spectacular views but there would be the need to retain adequate car parking for the harbour area.

The cinema also needs upgrading and possibly relocating. However, if the cinema is relocated we need to be mindful that this will create a large empty building in an area of the Town already facing many challenges and would suggest the possibility of a much needed community centre being established here. Relocate Job Centre and Magistrates Court to out of Town centre location, thus making room for landmark retail store and unique indoor attraction to help revitalise this end of Town. The Town Hall has been identified as a potential Art Centre. Key will be the preservation of the architecture of this building.

A new Library is required: a modern facility is fundamental to giving the town the correct image; a similar development to Paignton Library would be welcomed, as not just a modern library but a centre offering community facilities such as meeting rooms, and education facilities.



Temperance Street - This is an opportunity to have this area developed as a major shopping area for the town, to take in former works site, and multi storey

car park. Suitable uses could be anchor store, quality office space, leisure facilities such as cinema, indoor sports facilities embracing modernisation of multi - storey car park on Lower Union Lane and could extend to Temperance Street car park, also including some residential.

Union Parade and Pimlico - These areas to be developed predominantly for retail, commerce and town centre shopping. Opportunity for a major demolition/redevelopment programme as The Hogs Head and surrounding buildings have little architectural merit and we would welcome a landmark building here to encourage further exploration of the Town; possibly a multi-use community space incorporating a new library, council offices and possibly a gym. Support the creation of an indoor attraction for example promoting the Town's connections with people like Agatha Christie or Isambard Kingdom Brunel. Place canopies over large stretches of the pavement and open spaces in the Town, possibly an atrium over the pedestrianised area of Union Street, to make Torquay the place to shop no matter what the weather.

Market Street and Indoor Market - Create premises as a form of innovation centres to support fledgling retailers to establish their first business. This could in turn be reinforced by significant Town centre residential development and cafe culture. Encourage more residential homes to be created in this area with at least two bedrooms to encourage families to bring life back into the Town out of trading hours.



Pavilion/ Torquay Marina Car Park: The Marina Car Park has the potential for a quality development as this has the best views of the harbour which are currently

not exploited. However, the height of any development needs to be considered so that this in itself is not detrimental, and thus become a contentious issue to local residents. In addition the groups have serious concerns about incorporating development of the Pavilion into the large hotel scheme on the Marina car park and would support further investigation for the re siting of the Pavilion to another location which may then enable a lower rise less intrusive development on the Marina car park. A possible option would be to relocate the Pavilion on to a constructed island (with bridges) in the inner harbour, around which boats could still move/moor. The point of the development would be to: Protect the Pavilion and make it the centre of a revitalised harbour area; provide a waterside dining/entertainment environment unique in the UK that would encourage a more mature and upmarket night time economy and provide the type of retail experience during the daytime best described as "Totnes by the sea." If the Pavilion were moved this would allow a larger footprint for the developer of the hotel/spa to build a wider but lower development that could include a children's play area or be the site for an open air public performance space. Other proposals for Pavilion site include: the Pavilion to become a Community Asset and Marina Car Park to become landscaped recreation area for residents and visitors

Princess Theatre/Princess Pier: Potential to redevelop/extend the theatre to enable it to attract West End Shows whilst not expanding out into the Gardens which should be protected.

Rock Walk: To provide access to those with disabilities a cable car/ funicular railway from the bottom to the top of Rock Walk would be welcomed in addition to it creating a revenue generating opportunity. It would support a high level walkway from Rock walk to a feature development on Princess Pier incorporating a ferry terminal.

RICC/Balloon Site/Marina Car Park: There is a chronic shortage of play and recreational facilities within 200 metres of the sea front and we have identified these sites for such a facility

Area along SW Coast path just beyond Imperial Hotel (Peak Tor): To capitalise on our fantastic coastline, explore the possibility of an open air theatre here to rival the Minnack in Cornwall

Wellwood and Torwood Community Partnership

Objective - To Protect and Enhance the existing Green Spaces and Coastline, preserving the special quality of the natural environment and character of conservation areas.

About the area

The Wellwood and Torwood Ward covers two rocky headlands at Torquay's south-east perimeter, bordered by sea. It is an area of 414 hectares, of which almost a quarter is green space. Over 40,000 years ago early man found shelter in the deep caves at Kent's Cavern in the Ilsham Valley and these now form a gateway to the UNESCO Geopark. The area's wealth of geosites, fine Victorian architecture, extensive open spaces, woodland and pine-clad rocky coastline provide the essence of the "English Riviera".

In the early 1800's, as Torquay began to develop as a holiday destination, prosperous families began to build detached villas on the wooded slopes overlooking the harbour. This is seen most clearly in the design and layout of the Warberries and the adjoining Lincombes. The scale of building in an extensive landscaped setting, and its confident execution over nearly 170 acres, became the hallmark for the mid 19th century vogue resort. Its spacious open nature survives today and is protected by the Lincombes and Warberry Conservation Areas.

The area's character is largely defined by the amount of public open space and woodland, and a number of major hotels, including three with four stars. At the heart lies Wellwood Green with its shops, primary school and church. Adjoining the harbour, Torwood Street is home to Torquay Museum and a variety of bars and food outlets.





Community Aspirations

Environment

Protect, maintain character and enhance:

- All public green areas, improving waste and toilet facilities
- Conservation Areas, and current density of development
- Coastal Path, Geopark and all associated areas
- Supporting Community initiatives to upgrade amenities

Promote diversity and prosperity of local businesses in Wellwood and Lisburn Square

Retain Post Office and Pub in Wellwood by designating them Assets of Community Value

Support any future proposals for redevelopment of the Palace Hotel and grounds, while retaining a hotel

Encourage Torquay Museum to develop as a Community Centre

Support proposals for Kent's Cavern to enhance tourism and education, in line with it's importance within the English Riviera Geopark, and improve the access strategy to limit impact on the surrounding area

Support opportunities for redevelopment in Torwood Street area and Terrace Car Park, retaining sufficient parking for local businesses

Traffic and Movement

Prioritise pedestrian access and slow traffic in key areas, addressing much needed improvements in traffic management.

Property densities

Maintain the existing property density to ensure that the open nature of the area is not destroyed

Projects

Traffic and Movement

- 1) Address traffic management through Wellwood (Ilsham Road) improving character and environment
- 2) Provide a safe pedestrian footway along Ilsham Road from the junction with Ilisham Marine Drive to the Ilsham Valley
- 3) Provide a safe pedestrian footway and cut back overhanging trees on Parkhill Road by the Imperial Hotel
- 4) Provide a natural footpath along the side of Stoodley Knowle meadow, to relieve parking impact on Ilsham Road and improve access to coastal path

Environment

- 1) Re-open Redgate Beach and Footpath to Walls Hill
- 2) Support creation of Wildflower Meadow at Stoodley Knowle
- 3) Improve Coastal Path signage and information

APPENDIX 1

Allocated Housing Sites

Table 1: Housing provision broken down by type of site		Total
Commitments and other deliverable sites in Local Plan		1156
TNP allocated sites drawn from Local Plan pool of identified sites		1111
Additional TNP allocated sites		122
Future growth area in Local Plan		550
Windfalls (sites less than 6 homes)		1040
TOTAL		3979

Table 2: Large housing sites broken down by CP area		
Code	Community Partnership	Housing numbers
BART	Barton & Watcombe	15
CHEL	Cockington, Chelston & Livermead	338
ELLA	Ellacombe	151
HELE	Hele, Watcombe & Lower Barton	0
SHIP	Shiphay and the Willows	1213
STMD	St Marychurch and District	167
TOWN	Torquay Town Centre	455
TORR	Torre & Upton	280
WELL	Wellswood & Torwood	320
Plus small windfalls across entire Torquay area		1040
TOTAL		3979

Table 3: List of housing sites in Local Plan and Torquay Neighbourhood Plan			
Site Ref	Address	Yield	CP Area
CDST3H1:001	Scotts Bridge	18	SHIP
H1:003CDST4	Hatchcombe Lane	50	SHIP
CDST37H1:010	Hollicombe Gas Works	185	CHEL
CDST2813025	Bishops Court Hotel	42	WELL
CDST2713032	Walton Lodge	11	WELL
CDST5H1:004	Beechfield Avenue extension	105	SHIP
CDST23T752	Adj 84 Grange Road	9	ELLA
CDSDT113044	Suite Dreams, Steep Hill	10	STMD
CDST19T842	Queensway	16	CHEL
CDST1113012	Westhill Garage, Chatto Rd	15	STMD
CDST3613027	Lincombe Hall Hotel	12	WELL
CDST34T793	Torbay Court, Chelston Rd	10	CHEL
CDST2T869	English House Hotel	9	STMD
CDST2113016	Country House 62 Ellacombe Rd – 1	8	ELLA
CDST2213016	Country House 62 Ellacombe Rd – 2	6	ELLA
CDST813014	Shrewsbury Ave & Coombe Ln	6	STMD
13064	Torre Marine	75	TORR
CDST35T833	Pavilions/Marina Car Park	45	TOWN
CDST33HC093	Royal Garage Site	14	WELL
CDST31T807	Conway Court Hotel	14	TOWN
CDST24T859	Tor Manor, 11 Tor Church Rd	10	TORRE
CDST29T879	Spa View, Stitchill Rd	8	WELL
CDST20T928	Papillon, 18 Vansittart Rd	8	TORRE
CDST26T861	16 Market Street	13	ELLA
CDST1613041	The Pines, 78 St Marychurch Rd	12	STMD
CDST3013030	Melville Place	10	TOWN

CDST3213058	42 Warren Road	7	TOWN
CDST2513002	111 Abbey Road	8	TOWN
CDST6T747	Scotts Meadow	90	SHIP
CDST17P/2012/1155	Torre Station	8	CHEL
CDST15T860	Fairlawns, 27 St Michaels Rd	14	TORR
13223	Gdns Palace Hotel	35	WELL
CDST10T760	South Devon Hotel	26	STMD
CDST1213042	178 St Marychurch Rd	7	STMD
CDST1413038	Zephyrs Hotel	7	STMD
CDST713047	331 Teignmouth Rd	22	STMD
CDST1313055	1 Warbro Rd	11	STMD
CDST913040	R/O Snooty Fox	20	STMD
H1:010	Hollicombe	65	CHEL
CDST6T747	Scotts Meadow	65	SHIP
T761CDST18	Torbay Palace Hotel	115	WELL
13020TNPH11	Quintaville	10	ELLA
13024TNPH49	La Rosaire	7	CHEL
TNPH16T721	Transport Yard	8	ELLA
TNPH47T802	Ingoldsby	7	CHEL
T818TNPH4	Starpitten Lane	15	BART
TNPH18T841	Sherwell Valley Garage	20	CHEL
T852TNPH8	Site 1 Higher Cadewell Ln	18	SHIP
T853TNPH7	Site 2 Higher Cadewell Ln	12	SHIP
T864TNPH25	Ansteys Lea Hotel	9	WELL
T877TNPH46	Hermosa	6	WELL
T881TNPH42	Lansdowne Hotel	8	WELL
TNPH3513001	39 Abbey Road	12	TOWN
TNPH3013003	Roebuck House	20	TOWN
TNPH2313011	Barclay Court Hotel	8	ELLA
TNPH4113045	40-44 Swan St	10	TOWN

13053TNPH32	22-28 Union Street	13	TOWN
13100TNPH39	8-9 Braddons Hill Rd W	8	TOWN
TNPH1513160	Richwood Hotel	8	TORR
13176TNPH38	Brampton Court Hotel	10	TOWN
13221TNPH27	Lower Union Lane, Temperance Street Regeneration Office Block	30	TOWN
R232TNPH40	Melville St Joinery Works	6	TOWN
T726TNPH29	Braddons St Disused Playground	9	TOWN
T753TNPH17	300-302 Union St	6	TORR
T754TNPH19	Tor House & Gospel Hall	25	TORR
T766TNPH43	Fleet Walk	25	TOWN
T794TNPH22	Laburnum St	8	TORRE
T795TNPH26	Municipal Chambers	12	TOWN
TM003	Adj Union St	15	TOWN
T801TNPH33	3-9 Pimlico	10	TOWN
T834TNPH44	Golden Palms	12	TOWN
T872TNPH20	Zion Church	8	TORR
T884TNPH36	Shedden Hall Hotel	14	TOWN
T876TNPH13	16/18 Lower Thurlow Rd	6	TORR
TNPH12T856a	Torre Station	9	CHEL
T748TNPH5	Land off Plantation Way	10	SHIP
13060TNPH9	Foxlands, York Rd	12	STMD
T749TNPH3	North of Nuthatch Drive	100	SHIP
R149TNPH37	Former Laundry site, Rock Road	30	TOWN
T887TNPH24	Market Street	59	ELLA
TNPH3313229	Pimlico	50	TOWN
M1	Additional at Temperance Street	65	TOWN
M2TNPH21	Town Hall Car Park regeneration	50	TORR
M3	Lower Union Lane	20	TOWN
M4TNPH45	Terrace Car Park	60	WELL

T738TNPH2	Torquay Holiday Park	150	SHIP
13232TNPH1	Holiday Park, Kingskerswell Rd	45	SHIP
T814TNPH10	TGGS Shiphay Manor	20	CHEL
T893TNPH50	Lee Hotel, Torbay Road	6	CHEL
13237TNPH24	Opposite Market Street	30	ELLA
T817FGA	Edginswell Future Growth Area	550	SHIP
NP1	Old Cockington School	20	CHEL
NP2	Dainton Storage Yard (Torre Station)	30	CHEL
NP3	Dairy Crest site (Parkfield Road)	40	TORR
NP4	Bancourt Hotel	12	TORR
NP5	Kwik Fit site*	10	TORR
NP6	Chilcote Close Car Park	10	STMD

*this site may require deletion subject to confirming freeholder agreement

APPENDIX 2

Designated Local Greenspaces

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

Map Ref	Local Green Space Name	Community Partnership
TLGSB1	Barton Downs	Barton & Watcombe
TLGSB2	Brunel Woods	Barton & Watcombe
TLGSB3	Firlands Green	Barton & Watcombe
TLGSB4	Great Hill	Barton & Watcombe
TLGSB5	Steps Cross Playing Field	Barton & Watcombe
TLGSB6	Woodend Project	Barton & Watcombe
TLGSC1	Armada Park	Cockington, Chelston & Livermead
TLGSC2	Ashfield Gardens	Cockington, Chelston & Livermead
TLGSC3	Cockington Country Park	Cockington, Chelston & Livermead
TLGSC4	Corbyns Head	Cockington, Chelston & Livermead
TLGSC5	Crownhill Park	Cockington, Chelston & Livermead
TLGSC6	Goshen Triangle	Cockington, Chelston & Livermead
TLGSC7	Highlands/Sherwell Valley Allotments	Cockington, Chelston & Livermead
TLGSC8	Hollicombe Park	Cockington, Chelston & Livermead

TLGSC9	John Coad Park (Innerbrook/Sandford Green Space)	Cockington, Chelston & Livermead
TLGSC10	Kings Gardens	Cockington, Chelston & Livermead
TLGSC11	Ocombe Farm	Cockington, Chelston & Livermead
TLGSC12	Piggeries Green Space	Cockington, Chelston & Livermead
TLGSC13	Preston Primary School Play Park	Cockington, Chelston & Livermead
TLGSC14	Rocket Park	Cockington, Chelston & Livermead
TLGSC15	Sherwell Park	Cockington, Chelston & Livermead
TLGSC16	Sherwell Valley/Grenville Green Space (Markham Plantation)	Cockington, Chelston & Livermead
TLGSC17	St Matthews Field	Cockington, Chelston & Livermead
TLGSC18	Torre Valley North & South Sports Fields	Cockington, Chelston & Livermead
TLGSC19	Rugby/Cricket Club & Bowling Club	Cockington, Chelston & Livermead
TLGSC20	Two Parks	Cockington, Chelston & Livermead
TLGSC21	Victoria Park	Cockington, Chelston & Livermead
TLGSC22	Hollicombe Brake	Cockington, Chelston & Livermead
TLGSC23	Scadson Valley Green Space	Cockington, Chelston & Livermead
TLGSE1	Belmont Park	Ellacombe
TLGSE2	Brewery Park	Ellacombe

TLGSE3	Castle Road Park	Ellacombe
TLGSE4	Ellacombe Park	Ellacombe
TLGSE5	Quinta/Windsor Road Allotments	Ellacombe
TLGSE6	Stentiford Hill Park	Ellacombe
TLGSE7	Warberry Copse	Ellacombe
TLGSH1	Cricket Field Playing Field	Hele, Watcombe & Lower Barton
TLGSH2	Daison Wood	Hele, Watcombe & Lower Barton
TLGSH3	Truro Bank	Hele, Watcombe & Lower Barton
TLGSH4	Windmill Hill Playing Fields	Hele, Watcombe & Lower Barton
TLGSM1	Babbacombe Downs	St Marychurch & District
TLGSM2	Brunel Manor Gardens & Grounds	St Marychurch & District
TLGSM3	Cary Park	St Marychurch & District
TLGSM4	Easterfield Playing Fields	St Marychurch & District
TLGSM5	Glen Sannox Memorial Gardens	St Marychurch & District
TLGSM6	Hartop Road Allotments	St Marychurch & District
TLGSM7	Haytor Park	St Marychurch & District
TLGSM8	The Fields	St Marychurch & District
TLGSM9	Maidencombe Community Orchard	St Marychurch & District
TLGSM10	Maidencombe Village Green	St Marychurch & District
TLGSM11	Millenium Copse	St Marychurch & District

TLGSM12	Petitor Downs	St Marychurch & District
TLGSM13	Quinta Road Allotments	St Marychurch & District
TLGSM14	Quinta Road School Playing Fields	St Marychurch & District
TLGSM15	Plainmoor Recreation Ground	St Marychurch & District
TLGSM16	Tessier Gardens	St Marychurch & District
TLGSM17	The Grove	St Marychurch & District
TLGSM18	The Fields	St Marychurch & District
TLGSM19	The Rose Garden	St Marychurch & District
TLGSM20	Valley of the Rocks	St Marychurch & District
TLGSM21	Walls Hill	St Marychurch & District
TLGSM22	Walls Hill Slopes	St Marychurch & District
TLGSM23	William's Field	St Marychurch & District
TLGSS1	Cadewell Park Green	Shiphay & Willows
TLGSS2	Darwin Park	Shiphay & Willows
TLGSS3	Ellacombe Plantation	Shiphay & Willows
TLGSS4	Exe Hill Green Space & Playground	Shiphay & Willows
TLGSS5	Furzebrake Plantation	Shiphay & Willows
TLGSS6	Green Space at Newton Road	Shiphay & Willows
TLGSS7	Huntacott Way Green Space & Playground	Shiphay & Willows
TLGSS8	Kitson Park	Shiphay & Willows
TLGSS9	Lindisfarne Park	Shiphay & Willows
TLGSS10	Lloyd Avenue Village Green	Shiphay & Willows

TLGSS11	Nightingale Park	Shiphay & Willows
TLGSS12	Monserrat Rise, Barton/Willows	Shiphay & Willows
TLGSS13	Riviera Way Woodland	Shiphay & Willows
TLGSS14	Shiphay Park	Shiphay & Willows
TLGSS15	South Parks Allotments	Shiphay & Willows
TLGSS16	Beechfield Allotments	Shiphay & Willows
TLGST1	Cary Green	Torquay Town Centre
TLGST2	Promenade; Princess Gardens & the Sunken Gardens	Torquay Town Centre
TLGST3	Royal Terrace Gardens (Rock Walk)	Torquay Town Centre
TLGST4	Abbey Park and Meadows	Torquay Town Centre
TLGST5	Old Maids Perch	Torquay Town Centre
TLGSTU1	Brunswick Square	Torre & Upton
TLGSTU2	Chapel Woods	Torre & Upton
TLGSTU3	Memorial Gardens	Torre & Upton
TLGSTU4	Parkfield Road Gardens	Torre & Upton
TLGSTU5	Stantaway Hill & Allotments	Torre & Upton
TLGSTU6	Torre Churchyard	Torre & Upton
TLGSTU7	Upton Park	Torre & Upton
TLGSW1	Daddyhole Plain	Wellswood & Torwood
TLGSW2	Ilsham Valley	Wellswood & Torwood
TLGSW3	Lincombe Woods	Wellswood & Torwood
TLGSW4	Manor Gardens	Wellswood & Torwood
TLGSW5	St Johns Wood	Wellswood & Torwood
TLGSW6	Stoodley Knowle Meadow	Wellswood & Torwood
TLGSW7	Thatcher Pines & Thatcher Point	Wellswood & Torwood
TLGSW8	Torwood Gardens	Wellswood & Torwood
TLGSW9	Wellswood Green	Wellswood & Torwood

APPENDIX 3

Maps 1 to 19 form part of the Plan and are separate documents