

Paignton Neighbourhood Development Plan

Skeleton (Draft 1#)

(As Prince's Foundation recommendation June 2012)

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1. INTRODUCTION

What the Plan is, how it is structured, who has led on its preparation, what areas are included, what time period it covers, how it will be used and by whom.

2. COMMUNITY INVOLVEMENT STATEMENT

Who has been involved through the process, what it has involved (e.g. workshops, SWOT exercises, questionnaires, exhibitions, etc), and details of the referendum / examination.

3. STATEMENT OF COMPLIANCE

Standard statement of full compliance with the Torbay Local Plan, NPPF, EU Regulations and adjoining Neighbourhood Plan areas. This section includes a statement on what the Torbay Local Plan is and how it relates to this Neighbourhood Plan.

4. VISION

This section should include a single statement or set of points that describe the future aspirations for the Neighbourhood Plan area as a whole.

5. OBJECTIVES AND ACTIONS (CORE AREAS)

Objectives should be grouped under headings, e.g. housing, movement, environment, character/heritage, economy/jobs, and special areas. The objectives would then be followed by place specific actions against each objective – for example individual projects sites are listed including numbers of houses or jobs that will be delivered.

6. PROPOSAL PLANS (CORE AREAS)

Key plan of the whole area, showing boundaries of action areas and principles of development detailed plan for town centre

7. COMMUNITY PARTNERSHIP AREAS

Highlight any specific objectives, projects and actions outside of the Core Areas. Depending on the amount of content, this could be done as one section, on one page, or by giving a page to each of the Community Partnership Areas.

8. DELIVERY

This section would highlight who will be responsible for delivering the identified projects, how they may be funded and the phasing of those projects. It should also set out monitoring procedures following the delivery of the plan.

In addition to the plans and diagrams for the core areas and community partnership areas, written content could include the following.

VISION

There was consensus that the town has outstanding natural assets (bay, sea, coast, beaches, climate etc) although the quality of Paignton as a town and holiday destination had diminished. The idea of Paignton as “a seaside town on the English Riviera” seems a strong start, and needs some further exploration and building of local support. How, for example, is it differentiated from Brixham and Torquay? The town centre, in particular, needs a carefully considered vision. What could it be like in 20 years? What is likely to change anyway over that timescale and what needs intervention?

OBJECTIVES & ACTIONS FOR THE CORE AREA

While objectives can be quite broad, actions set out in the Neighbourhood Plan should be place-specific, written in such a way that they are achievable and you know when they have been completed. The actions below are currently broad policies and need defining. We have asked questions around some of these actions to prompt the Forum as they go forward.

Creating jobs for local people

- More and better quality jobs for local community
- Strengthening the tourism offer
- Support a diverse economy, not reliant on tourist sector (health and electronics)
- Allow struggling retail in Hyde Road and Torquay Road to change use

Extending transport options

- Improve access to/from town centre (should be shown on plan)
- Manage traffic growth in Gateway area so that it does not lead to congestion
- Improve rail services and existing station facilities

Protection and improvement of natural environment

- Beach enhancement
- Protect the coastal zone
- Flood protection through implementing Green Infrastructure framework in Clennon Valley

Providing community facilities

- Improve quality of public realm in town centre
- Improve management of key parks and open spaces (forum to decide which parks)
- Regenerate the Picture-house (National Trust initiative, in hand)
- Make Torbay Road a more attractive place to promenade along and sit to eat/drink. Pedestrianise all or part of Torbay Road.
- Re-skin Apollo Cinema
- Look at options for a 'Paignton's Pier of the Future'

Making Paignton a destination

- Map areas where conversion of holiday accommodation will be allowed
- Increase integration of 'local' streets and 'tourist' streets – how ?

Improving key areas

- Crossways – residential is probably the only economically strong option
- Create a transport hub around the library including a purpose built rail/bus interchange and other features (e.g. Shop Mobility centre, toilets, information/legibility facilities)

- Improve Victoria Square
- Improve Harbour/Fairy Cove using the previous TDA /Council plan as basis for change?
- Strengthen retail spine & reduce severance between distinct elements:
- Tourist areas/Torbay Road
- Tourist areas/ Victoria Road (pedestrianised)
- Improve Palace Avenue
- Provide guidance and work with shopkeepers to manage the appearance of shops

Adaptation to climate change

- Flood defence and improvements to drainage and green infrastructure

Western growth area

Building balanced communities

- Strengthen existing local centres & create new ones where appropriate using the principles of walkable neighbourhoods.
- Focus on brownfield sites first and then sites in close proximity to the local centres (The reality of this approach is unlikely to deliver infrastructure, schools, open space etc. a mix of the two is more likely to happen and a requirement to provide (certainty on) enough land for development will be paramount)
- Generate or maintain village character in western growth area
- Demand High eco-credentials
- Designate Desired levels of affordable housing and appropriate models
- Designate Desired mix in house sizes

Protection and Improvement of natural environment

- Create a new country park on western edge;
- Improve pedestrian access between residential neighbourhoods to countryside and proposed country parks through green links;
- Encourage community ownership, access and links small parks;
- Protect and enhance Yalberton Valley as a country park;
- Preserve flood plain and green corridor if any development around Collaton St Mary;
- Identify the key landscape & ecological constraints and features and protect where possible (This needs to be understood in the context of housing growth and the fact that 'balanced' decisions need to be made in order to create a coherent settlement pattern).
- Protect the ridge line and promote landscaping to mitigate impacts of development
- Promote reductions in light and noise pollution

Next Steps

Develop Actions

The Neighbourhood Forum will need to consider each of the objectives above and seek to clarify how they might be achieved through specific actions.

Growth options

Discuss broad growth options with wider forum, Torbay Council and community.

Map emerging Town Centre proposals

The Neighbourhood Forum need to work alongside Torbay Council to understand what proposals and projects are coming forward as a starting point to developing a town centre plan

Public engagement

Using their consultation strategy, begin to involve the wider community in decision making about the options available and priorities for the Neighbourhood Plan.