

Paignton Neighbourhood Development Plan

Skeleton - Draft 2#

(Forum 27 March 2013)

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(as Prince's Foundation recommendation)

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(as Prince's Foundation recommendation)

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

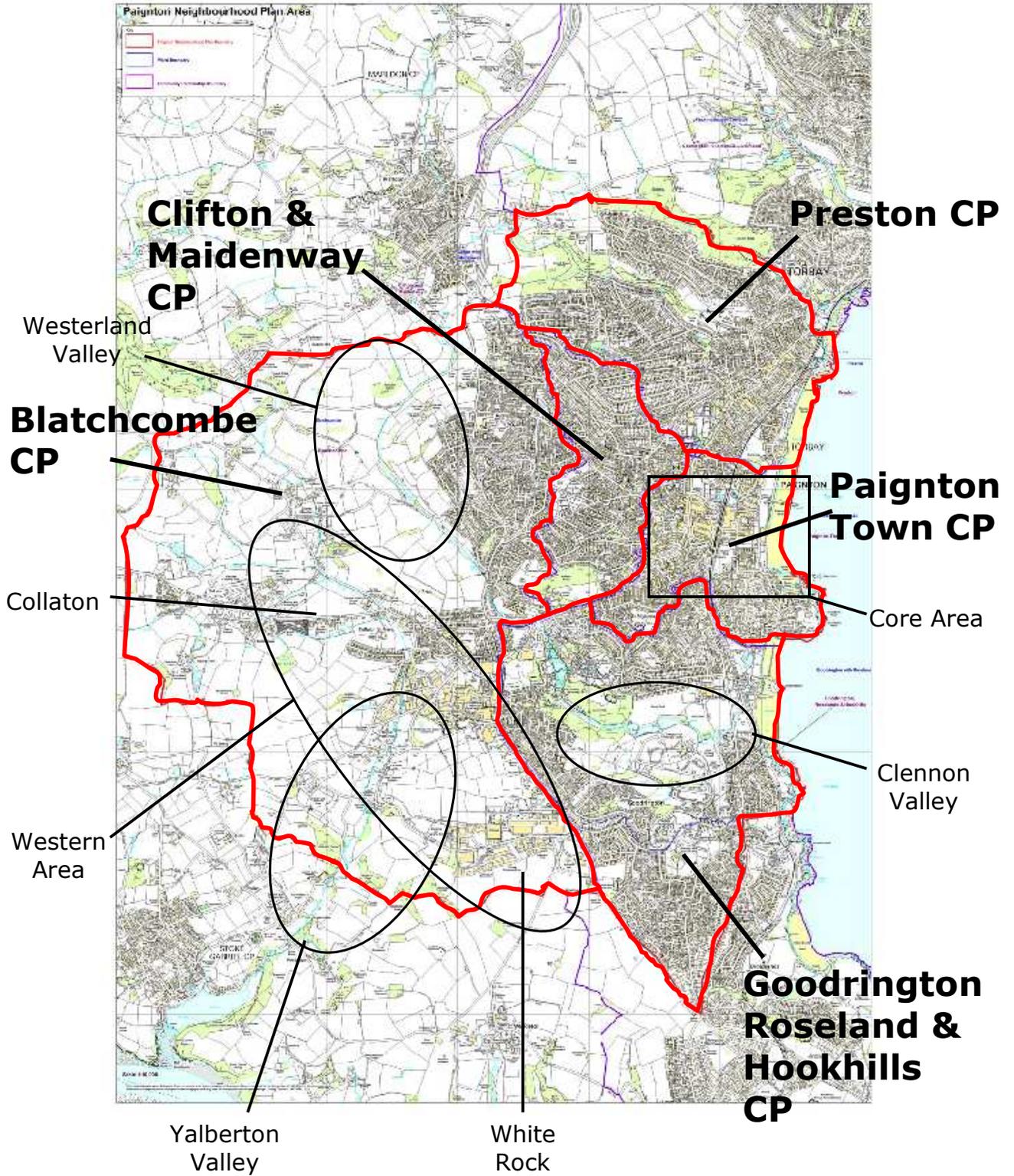
7. COMMUNITY PARTNERSHIP AREAS

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.

Locations



(as Prince's Foundation recommendation - updated by Stage 1 & 2 results)

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

4. VISION

There is a general 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" is a strong start, and needs further definition 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 to ensure its vitality, vibrancy and a place where people will choose to live. What could it be like in 20 years? What is likely to change anyway over that timescale and what needs intervention? The same questions should be addressed in all Community Partnership areas.

Four key themes emerged from the Stage 1 SWOTS. These received community support in the Stage 2 Key Area results as proposed Aims for the Plan:

Aims	Yes	No	Not answered
For the town centre and seafront area:			
• Make more of the tourism and retail offer	90%	5%	5%
• Improve points of arrival and connectivity	87%	3%	8%
For the western area:			
• Protect the local identity	87%	3%	10%
• Ensure there is balanced development	85%	5%	10%

Details of the Stage 1 results and additional Aims received as written comments in Stage 2 are available to view and incorporate from the website.

www.paigntonneighbourhoodplan.org.uk

5. OBJECTIVES & ACTIONS (FOR THE KEY AREAS)

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 the Stage 2 results arranged by location, rather than by topic, and show the percentage of "Yes" response received in the order of magnitude. They should be used to prompt drafting as the work goes forward.

Town centre & seafront

Improving Torbay Road as a tourist asset

- Encourage sympathetic improvement of the walkway canopies (94%)
- Greater use of the Steam Railway attraction as a tourist gateway (91%)
- Encourage the Picture House back into life as a tourist attraction (81%)
- Explore the options for pedestrianisation (69%)
- Encourage more use of the wide pavements for outdoor cafes (60%)
- Other suggestions received as written comments in Stage 2 that are achievable

Enhancing Victoria Street as a prime shopping street

- Keep existing street trees and public seating capacity (96%)
- Encourage more use of vacant floors at upper levels (90%)
- Encourage removal of weeds and unsympathetic building repairs (85%)
- Improve crossings / uneven surface problems (82%)
- More open air markets and similar attractions in the street (81%)
- More use of the street surface for outdoor café seating areas (62%)
- Other suggestions received as written comments in Stage 2 that are achievable

Improving the transport 'Gateway'

In the short term:

- Provision of Public Toilets (92%)
- Improved signage for visitors to necessary transport connections (88%)
- Improved surface connections for users with disabilities (88%)
- Small scale changes that collectively improve pedestrian connection (86%)

In the longer term:

- Evaluate the possibility of providing a Transport Hub if possible onto one site – to bring different forms of transport closer together (66%)

Improving Hyde Road, Crossways & Torquay Road

- Explore more radical options to help improve Crossways (91%)
(only 55% felt the shopping centre should continue to provide space for growth of new retail opportunities; only 53% felt that, if one is needed, Crossways shopping centre should be the priority town centre location for a supermarket)
- Retain the primary and secondary role of Hyde Road (84%)

Victoria Square & the Principal Hotel Accommodation Area

- Encourage 'themed markets' on Victoria Square (78%)
- Retain the designated area for tourist accommodation (76%)
- Retain the existing number of multi-storey car park spaces (72%)
- Support equivalent replacement of any off-street car parking lost (70%)

Protecting Victoria Park

- Keep as public open space and protected (96%)
- Support any enhancement of the Park only if it is not to the detriment of
 - use for open space recreation (95%)
 - its open space character (94%)
 - means of pedestrian connection (93%)

Enhancing Winner Street & Palace Avenue

- Support maximum use of the Palace Theatre as a key facility (96%)
- Protect Palace Gardens from inappropriate development (96%)
- Encourage sympathetic improvements to shop and building fronts (94%)
- Encourage 'specialty shops' in Winner Street for tourists and residents (93%)
- Remove street eyesores that detracts from the visual appearance (83%)
- Improve footpath connectivity with the transport hub and seafront (83%)
- Promote new forms of transport connections such as 'bus links' with Winner Street that would add tourist footfall to the area (77%)
- Support more use of the highway area for themed events (62%)
- Support use of Palace Gardens for 'themed' markets and events (59%)

- Other suggestions received as written comments in Stage 2 that are achievable

Protecting / enhancing the Seafront and Harbour

- Protect Paignton Green as open space for future generations (96%)
- Safeguard the harbour's 'quaintness' (90%)
- Upgrade the shelters to improve the tourism offer (86%)
- Attract tourists to the Harbour area as a key objective of the Plan (82%)
- Enhance existing off-street parking for greater tourist use (71%)
- Support a heritage 'Theme' for the harbour (70%)
- Encourage more use of the harbour for water sport (70%)
- Support a facelift of the Apollo complex (64%)
- Modernise the harbour with a mix of business and residential units (55%)

Area proposals

- Support retention of residential areas within the town centre as part of ensuring the area remains in use throughout the whole day (94%)
- Promoting transport connectivity between all the forms of transport (90%)
- Encourage energy conservation and measures that help adapt to, and fund, the impact of flood risk and climate change (90%)
- Incorporate a Design Guide to improve the townscape, protection of heritage assets, and treatment of unattractive features (77%)
- Support the Business Improvement District (BID) and provision of independent traders as an attraction to tourists (76%)

Other proposals

- Other suggestions received as written comments in Stage 2 that are achievable

Western Area

Area wide policies & proposals

- Give priority to employment led growth, not housing led growth (91%)
- Keep the number of additional jobs and homes in 'balance' always (86%)
- Allocate further land for jobs only in sustainable locations (81%)
- Increase the amount of Affordable housing to meet local need (71%)
- Plan for a drop in the resident population (62%)
- Provide more local shops only if the population increases (62%)
- Other suggestions received as written comments in Stage 2 that are achievable

Safeguarding open countryside

- Restricting development in our open countryside is still justified (87%)
- Building for local need is more important than loss of countryside (17%)
- Parts of our countryside are no longer worth keeping (8%)
- Other suggestions received as written comments in Stage 2 that are achievable

Great Parks

- Assess the scope for a country park in the Westerland Valley (76%) (only 49% felt that enhanced community facilities are required to serve the Great Parks area. This needs to be compared with results from the Enquiry by Design consultation carried out in Great Parks 4-6 March 2013 and Other suggestions received as written comments in Stage 2 that are achievable

White Rock & nearby areas

- Priority should be given to new technology developments (eg hi-tech engineering, research, energy conservation) (69%) (only 20% felt that more employment land should be given over to build new homes)
- Other suggestions received as written comments in Stage 2 that are achievable

Western Corridor (Kings Ash Road / Brixham Road)

- Further development should only take place if there are developer contributions that meet the road improvement costs (65%)
- Other suggestions received as written comments in Stage 2 that are achievable

Yalberton Valley

- The whole Valley has 'Country Park' potential for tourists and locals. (72%)
- Other suggestions received as written comments in Stage 2 that are achievable

Collaton Village

- The local identity of Collaton St.Mary must not be lost (84%)
- Facilities currently considered to be lacking are:-
 - local jobs (60%)
 - local shops (59%)
 - medical facilities (56%)
 - youth facilities (55%)
 - bus frequency (52%)(only 44% felt other community facilities were lacking. Only 23% that local school facilities were lacking)
- Other suggestions received as written comments in Stage 2 that are achievable

Other proposals

- Other suggestions received as written comments in Stage 2 that are achievable

7. COMMUNITY PARTNERSHIP AREAS

The Stage 1 SWOT results and Stage 2 Key Areas outcome provide information for the Community Partnerships to use alongside any other information source identified to be appropriate. The scope of assessment should include the following, and any proposals for approval expressed in a way that clarifies how they would be achieved through specific actions.

- Population Characteristics
- Economic Circumstances
- Land Use
- Property Condition
- Moving around
- Environmental conditions
- Condition of Community Assets
- Climate Change.

Any supplementary community engagement carried out by a Community Partnership must record who was consulted, when they were consulted, how the consultation was undertaken, and the results made available to the Forum in a form that is able to demonstrate for comparison the same information about the respondents as achieved in Stage 2.