

# Paignton neighbourhood plan

## What is this Plan?

Local residents, workers, businesses, councillors, and other volunteers are putting together a Neighbourhood Plan for Paignton by working together as a Forum. The SWOTs received are available to view at [www.paigntonneighbourhoodplan.org.uk](http://www.paigntonneighbourhoodplan.org.uk). When finalised, the Neighbourhood Plan will become part of the statutory development plan for Paignton used by the Council when making decisions on planning applications in the area over the next 20 years.

Earlier this year community views were sought on Paignton's Strengths, Weaknesses, Opportunities and Threats. The SWOTs received are shown on the left hand side. They have been used to help shape the information shown on this chart which is about reaching agreement on what the proposed Aims of the Plan should be for the Town Centre and Seafront. It is a key area that will need particular attention when the Plan proposals for the whole of Paignton are prepared for community agreement later this year.

## What are the proposed Aims of the Plan?

Paignton is a busy seaside town of more than 43,000 residents with attractions at the centre of Torbay on the world class coastline of the English Riviera. Our plan is to make sustainable use of this unique situation and the assets we have to improve our prosperity, quality of life, and care of the environment.

## How will this be achieved?

Following views so far received from our community, the overall aims for the Town Centre and Seafront area would be to:

- Make more of the tourism and retail offer, and
- Improve the points of arrival and connectivity

Our local economy benefits from tourism through jobs and income for our community. The town centre and seafront area has opportunities for sustainable improvements that will enhance our prosperity, quality of life, and care of the environment.

Key proposals of the Plan directed at these aims are shown right.

## Where to give your views

After reading this chart, please complete the accompanying questionnaire and return it to the collection box provided, or send it to the Freepost address given. If you wish to reply on-line, find out more, or join the Forum, please visit our website at [www.paigntonneighbourhoodplan.org.uk](http://www.paigntonneighbourhoodplan.org.uk) or telephone (01803) 469185 or (01803) 523434.

## This is what is proposed...

### Hyde Road, Crossways, and Torquay Road

As a point of arrival by road, the area provides a thriving scene of business frontages. The main exception being a high level of vacant space at Crossways shopping centre which our community has indicated could provide scope for change. The centre has an overhead multi-storey car park and incorporates an important pedestrian link between Torquay Road, Hyde Road, and beyond.

Ideally, the centre will continue to provide space for growth of new retail opportunities that will add vitality and attraction to the experience of tourists and residents. If this no longer becomes possible, the Neighbourhood Plan could help give support to alternative opportunities that enable the centre to adapt or be redeveloped to breathe the new life into the area. The proposals for the combined area could:

- Retain the primary and secondary shopping role of Hyde Road and Torquay Road at ground level while encouraging use of vacant floors at upper level for residential occupation, tourist accommodation, or business use to help provide space needed for growth
  - Welcome Crossways shopping centre as the priority location for further town centre food supermarket provision if the need arises
- Over the next 20 years, growth in population and available spending power for further retail provision in Paignton will be an important consideration and potentially a challenge. Ensuring there is a balance in meeting development needs will be a key Aim of the Neighbourhood Plan Options for helping to improve Crossways could include more radical proposals if they are viable and supported. For example, could the Neighbourhood Plan.
- Help encourage total redevelopment of the centre together with other land where achievable. This could be for the provision of a dedicated supermarket, or for a mixed use, or for a single use such as residential. Potential constraints include the walk way through, the adjacent telecommunications centre, and loss of off street car parking

More views on each of these aspects is being sought in the accompanying questionnaire to help identify how best the Neighbourhood Plan could assist Crossways add more to the vitality and vibrancy of the town centre.

### Victoria Street

Already pedestrianised, and our prime shopping street, further deliverable improvements could include:

- Support more use of the street surface for café seating, open air markets and themed events, festivals and similar attractions, whilst ensuring no loss of the existing street trees and seating capacity.
- Maximise the appeal by encouraging use of vacant floors at upper level for residential occupation, tourist accommodation, or business use to help provide space needed for growth
- Making the street more attractive to tourists as well as resident shoppers by encouraging removal of weeds from upper floor building fronts and repair of damaged architectural features.
- Improving locations where access or surface problems remain that hinder shoppers, including those with physical or sensory disabilities, from using the street and highway crossing points.

### Winner Street & Palace Avenue

These two areas form attractive examples of Paignton's historical and architectural heritage with potential for appeal to further tourism through positive action that would:

- Promote maximum use of the Palace Theatre and key focal point that it provides
- Encourage 'specialty' shops to remain and grow in Winner Street of direct appeal to tourists and residents
- Support use of Palace Gardens for 'themed' markets of appeal to tourists and residents while at the same time ensuring it is a protected area from built development that does not enhance the appearance or purpose of the gardens
- Support more use of the highway area for street markets and themed events
- Remove street clutter that detracts from the visual appearance
- Define and improve overall footpath connectivity directly with the transport hub and seafront
- Encourage sympathetic improvements to shop fronts and upper floor elevations
- Control building conversions from uses that would be in conflict with the above aims
- Promote new forms of transport connections such as 'bus links' with Winner Street that would add tourist footfall to the area.

### Victoria Park

The public park is well used and an attractive key route through the town centre area to the seafront. It is not supported by the Forum as an option for supermarket development and will be shown in the Plan as a protected area because:

- Loss of space from the public park would conflict directly with the new National Planning Policy Framework (NPPF)
- The need for further supermarket provision has not been made
- A supermarket in this location would be too far divorced from the town centre retail offer and not add vitality and viability to the existing provision
- Other priority locations for such provision, if required, exist at Crossways or Victoria Square.

Protection of the park will include support for any enhancement that is not to the detriment of the park in terms of its open space appearance, or use for open space recreation, or means of pedestrian connection that it provides.

### Torbay Road

This key route has vibrancy and attractions of critical importance to our tourism offer. Opportunities identified for enhancement could include:

- Encouraging the proposals to bring the Picture House back into life as a National Trust attraction that will add more tourists into our town centre as well as securing major improvement of the environment
- Welcome greater use of the Steam Railway attraction that adds to the uniqueness of our town centre as a tourist gateway
- Encourage more use of the wide pavements for outdoor cafés, and use the licence income to provide more seats and street trees that further enhance the area's overall appeal
- Encourage the improvement and replacement of walkway canopies where they are unsympathetic in style to the architectural heritage along the street
- Explore benefits that pedestrianisation might bring if funds and alternative circulation solutions can be found in the longer term.

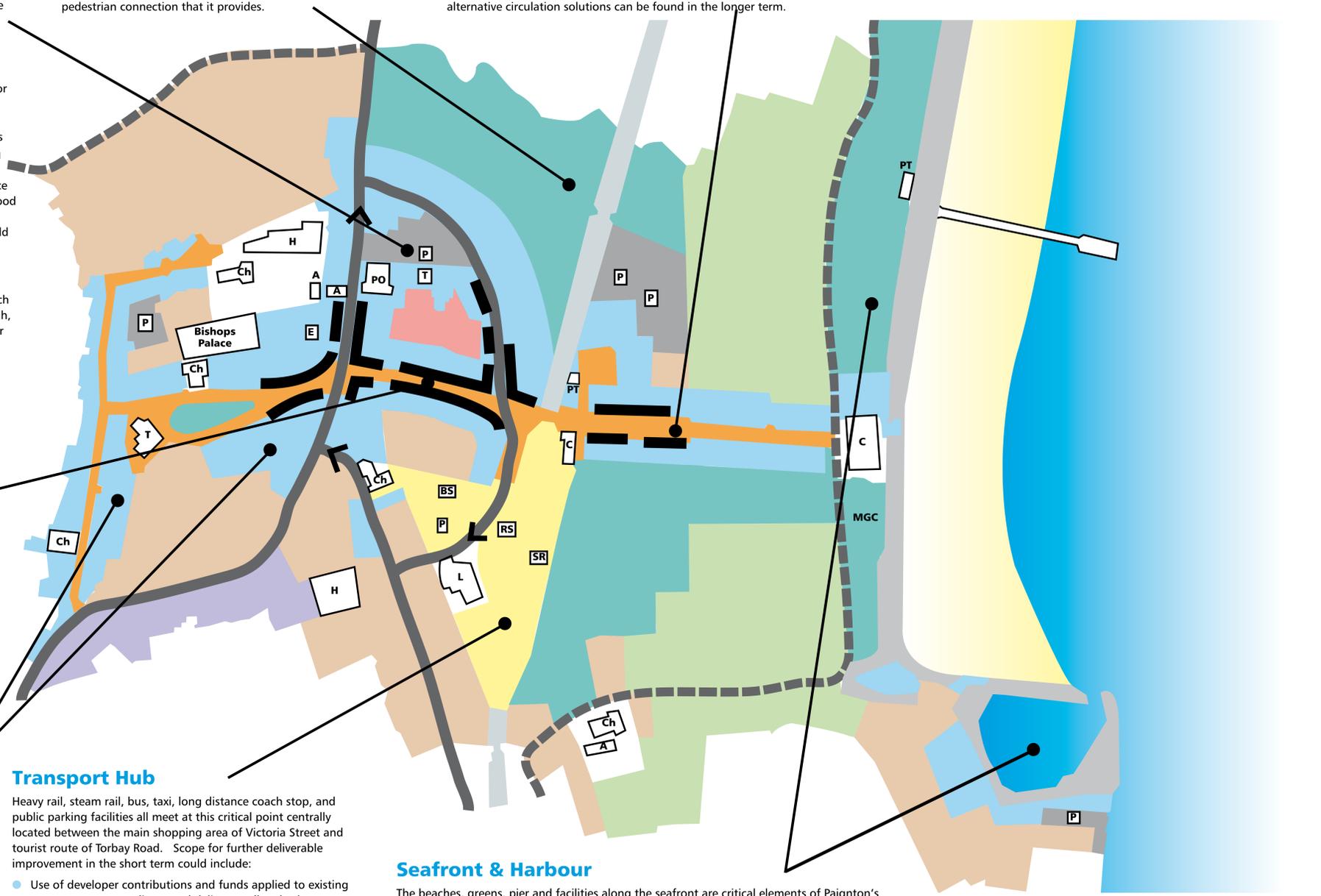
### Victoria Square & Principal Hotel Accommodation Area (PHAA)

Tourist accommodation providers in the area wish to develop extra 'themed' holidays and retain the primarily use of this area, not its re-use for general housing or conversions into Housing in Multiple Occupation (HMO's). In support of this, proposals would include:

- Retaining the PHAA designation to prevent the loss of tourist accommodation
- Encouraging 'themed markets' on Victoria Square
- Encouraging retention and any repair of existing multi-storey car park capacity
- Supporting equivalent space replacement of multi-storey car park capacity if any of the present facilities are beyond economic repair.

If replacement of multi-storey car park capacity is necessary, it has the potential to provide options for alternative or additional use:

- As surface parking of value to tourists, visiting coaches, and the local community
- Space for significant enlargement of supermarket provision.



## Town Centre & Seafront Key:

- Retail/Business/Residential over
- Primary Shopping Frontage
- Mainly Offices/Residential
- Mainly Commercial/Health Facilities/Residential
- Residential
- Public open space protection areas and private open space / play facilities
- Principal Holiday Accommodation Area
- Transport 'Gateway'
- Main Pedestrian Route/Area
- Principal Road Network
- District Distributor Road Network

- Ch - Church
- A - Assembly Hall
- H - Hospital
- T - Theatre
- C - Cinema
- PT - Public Toilets
- L - Library & Information Centre
- E - Education facility
- PO - Post Office
- T - Telephone Exchange
- BS - Bus Station
- RS - Railway Station
- SR - Steam Railway
- MGC - Mini Golf

### Seafront & Harbour

The beaches, greens, pier and facilities along the seafront are critical elements of Paignton's tourism offer. In addition, the greens have a long standing use by residents for sports and pastimes throughout the year. The Harbour is not as well used by tourists as at Torquay or Brixham. Attracting more tourists to the Harbour area will be a key objective of the Plan. The threat of climate change and existing flood risk also need to be considered. Deliverable improvements could include in the plan:

- Protecting the Greens in accordance with the National Planning Policy Framework
- Upgrading the shelters to improve the tourism offer
- Supporting a facelift of the Apollo complex
- Safeguarding the harbour's 'quaintness'
- Supporting a heritage 'Theme' for the harbour with more sitting out areas to attract tourists
- Encouraging more use of the harbour in support of water sports by tourists
- Retaining and enhancing existing harbour off street parking facilities for greater use by tourists
- Using developer contributions from opportunities elsewhere in the Plan area to fund flood prevention measures for the longer term.

### Transport Hub

Heavy rail, steam rail, bus, taxi, long distance coach stop, and public parking facilities all meet at this critical point centrally located between the main shopping area of Victoria Street and tourist route of Torbay Road. Scope for further deliverable improvement in the short term could include:

- Use of developer contributions and funds applied to existing streetscape to co-ordinate and deliver small scale changes that collectively improve access by pedestrians and impaired mobility needs between these transport points of arrival
  - Use of space and funding opportunities for public toilet facilities currently lacking at this key point of arrival
  - Improved signage for visitors of tourist attractions and necessary transport connections
  - Improved surface connections for wheel chair users to make it easier to move between the different transport connection points
- Not all space in the vicinity of Great Western Road is of a shape that fosters ease of use. For further improvement in the longer term:
- Evaluate the scope, benefits and disbenefits to tourists, our local community, and transport providers, of moving parts or all of the transport connections, and if it is possible onto one site.

### Area Proposals

Other policies and proposals would be included to support improvement across different parts of the area or overall:

- Supporting the Business Improvement District (BID) and provision of independent traders as an attraction to tourists as well as residents
- Incorporating a Design Guide to encourage improvement of the existing townscape, safeguard of heritage assets, and treatment of unattractive features
- Supporting retention of residential areas within the town centre as an integrated part of ensuring the area remains in multi functional use throughout the day
- Promoting transport connectivity overall and between different forms of transport
- Encouraging energy conservation and measures that seek to adapt to the impact of flood risk and climate change.