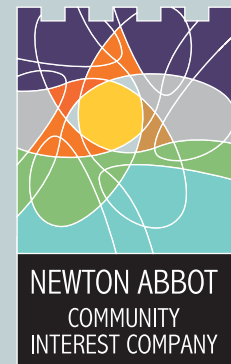




# NEWTON ABBOT OUR TOWN OUR FUTURE

**NEWTON ABBOT & DISTRICT  
STRATEGIC COMMUNITY PLAN**  
FULL PLAN | 2008 PLUS



# CONTENTS

Executive Summary	4
Introduction to the Plan	6
1. Vibrant New Town Centre	11
2. Developing Young People	21
3. Thriving Business & Job Opportunities	28
4. Sustainable Environment	34
5. Living Heritage & Culture	39
6. Strong Community	44
Creating the Plan	47
Delivering the Plan	53
Appendix 1 Overview of Projects	58
Appendix 2 Quality of Life	62
Appendix 3 Population Housing & Welfare	66
Appendix 4 Business & Jobs	71

NEWTON ABBOT AND DISTRICT STRATEGIC COMMUNITY PLAN 2008

NEWTON ABBOT

OGWELL

KINGSTEIGNTON

KINGSKERSWELL

ABBOTSKERSWELL

IPPLEPEN





## A VISION FOR NEWTON ABBOT: TO 2028

**“A CARING COMMUNITY WHOSE MEMBERS ARE INVOLVED IN BUILDING AN EXCITING FUTURE, BASED ON TRADITION, SUSTAINABILITY, ENTERPRISE AND OPENNESS TO CHANGE.”**

## EXECUTIVE SUMMARY

Many people feel very passionate and protective about Newton Abbot and want to maintain its heritage and tradition, but also recognise that it can and must be improved.

A Steering Group of volunteers, local residents and representatives of organisations with connections to the town and surrounding area have been supporting the people of Newton Abbot in considering how the town should be improved over the next 20 years. The Steering Group has been funded by the Market and Coastal Towns Association to employ a coordinator who has helped the members of the Steering Group, and Theme Groups set up to investigate particular aspects, to consult widely so as to gain the community's views of how Newton Abbot can be improved.

The draft Community Strategic Plan that the Steering Group has produced is a document that sets out the Community's needs, hopes and aspirations for the future and an action plan for achieving those aims.

The Plan is for 'Newton Abbot and District'. It is focused on Newton Abbot but takes into account the fact that the neighbouring villages depend on the town for many of their services – specifically the villages of Abbotskerswell, Ipplepen, Kingskerswell, Kingsteignton and Ogwell. Members of these communities contributed to the consultations and representatives sat on the Steering Group.

The Plan sets out a Vision for the town that contains the basic principles that underlie the Plan. It places particular emphasis on the sort of community that Newton Abbot should be.

The Plan then sets out a number of Objectives that members of the community have said would contribute materially towards making Newton Abbot a better place to live and work in. These are grouped under the headings '*Vibrant Town Centre*', '*Developing Young People*', '*Thriving Business and Job Opportunities*', '*Sustainable Environment*', '*Living Heritage and Culture*' and '*Strong Community*'.

It should be noted that there are no Objectives for some issues that are very important to the Community, such as new housing and major road proposals, that are subject to extensive consultation and planning by the District Council, and national issues that cannot be influenced by a community plan, such as education policy. These issues were felt to be outside the scope of the Community Plan.

The Plan then sets out a number of Projects that members of the community have identified as contributing materially to the fulfilment of the Objectives. Many are quite small, but some will be major – and could help to kick start the fulfilment of the Vision and Objectives, by demonstrating that Newton Abbot is on the way up. These Projects should not be viewed in isolation, but as having a cumulative and holistic effect.

The Projects are listed on pages 11-42 under the heading of the relevant Objectives together with explanations of the background and reasoning behind the choice of each Project.

The Community Forum, with members drawn from a wide range of community interests, has been established to oversee the implementation of the Community Plan, and a Development Group, guided by and reporting to the Forum, has been made responsible for securing the implementation of the Plan Projects. The Forum will keep the Plan under review and, where appropriate will update it after suitable consultation with the community. A charitable body named 'Newton Abbot Community Trust' will be formed to give legal substance to the Community Forum. Most of the Projects will require funding. Some can only be implemented by the Town, District or County Council or other agencies, others could be implemented through an existing trust or association, whilst it may be necessary for the task force to set up a new trust to implement others. It is essential that these Projects are included in other relevant bodies' plans and that there is sustained momentum to deliver this Plan. The intention is that the Community Plan will act as a blueprint that the community as a whole identifies with and becomes involved in fulfilling.

### What people value about Newton Abbot:

- A Town Centre with good independent local shops and its market town traditions.
- Its central location and beautiful natural environment including parks and nature reserves.
- The heritage, traditions and historical buildings.
- Friendly welcoming people.
- Newton Abbot as a gateway, centrally located with good accessibility & good transport networks.
- Good quality sports, leisure and community activities.



## INTRODUCTION TO THE PLAN

Newton Abbot is a town with about 25,000 inhabitants located between Exeter and Torbay at the head of the Teign estuary. The population of the immediate area, including the five parishes associated with the Community Plan, is 48,000 which after Exeter, Torbay and Plymouth constitutes the fourth largest concentration of population in Devon.

Until the arrival of the railway in 1846 Newton Abbot was essentially a market town, serving the surrounding farming community, with significant woollen and leather industries and a tradition of Newfoundland cod fishing. The arrival of the railway and the subsequent establishment in the town of the main Great Western Railway workshops for the South West led to dramatic growth of the town, which became the administrative centre of the area and attracted a variety of other commercial and industrial activities, including electric power generation and gas production. In addition, the ball clay extraction industry, which spawned several potteries and brick and tile works in the area, grew significantly.

The town has excellent road and rail links to other urban centres in Devon and to much of the rest of England. Whilst in recent decades the Town's favourable location and good transport links have attracted service, distribution and out of town retail businesses, the decline of the farming industry, the closure of the railway workshops and the demise of most of its industrial activities, apart from ball clay production, have deprived the town of much of its distinctive historical role.

Nevertheless, the pressure to accommodate people attracted to the area's favourable living conditions has resulted – and is expected to continue to result - in a considerable expansion of the population of the town and the surrounding district. However the town has not been very successful, competing with Exeter, Torbay and Plymouth, in developing its infrastructure and good quality jobs, with the consequence that there is much commuting to Exeter and Torbay. The town has lost its arts college to South Devon College in Paignton and, recently, its agricultural university campus to Plymouth University's main site.

The expected change to unitary local government, and the possible demise of the Teignbridge District Council, seriously threatens the town's traditional role as the administrative centre for the area.

Nationally, the town is now probably best known for its racecourse. The area boasts the last remaining maltings in Britain, a successful high tech engineering company, Centrax, and a popular out of town shopping complex, Trago Mills. Currently the area's ceramic tile company, BCT, is expanding to become one of the largest production units in Europe. The internationally important ball clay production continues to thrive, although the principal company's headquarters, including its laboratories, have recently been relocated to Cheshire.

The town is attractive for its mostly excellent parks and for its location between Dartmoor and the coast, and is generally regarded as a pleasant place to live.

Although the town centre is also pleasant – and will become more so when the current pedestrianisation is complete - the range of shops has declined markedly and is the subject of much criticism. On the other hand the indoor Pannier Market and regular farmers' markets are popular and there are many edge of town retail outlets and the new town centre ASDA superstore.

There is a strong sense that Newton Abbot is first and foremost a market town. The town is defined by its markets, which are important in its history and for its ongoing vitality. However usage of the livestock market has declined and the town needs to address new opportunities, particularly in marketing locally produced food (including meats) in a sustainable food chain, and the produce of small scale rural businesses.

Newton Abbot is a town in which enterprise and business can and should flourish. There are areas in the centre of the town that could sustain substantial redevelopment without compromising the remaining

character of the town. Two areas in the town have high levels of deprivation and are the focus of much of the work in the town of the statutory agencies and voluntary organisations. More details of this important factor and some of the work of these agencies and organisations are contained in the Appendix 3. Those who can afford it – including many professional people – often choose to live in the smaller towns and villages nearby, where there are pockets of consumers with higher disposable incomes. Many young people feel that the town does not have enough to offer in terms of social facilities, training and good jobs. The town has a limited range of entertainment and other facilities, including a leisure centre, small cinema, community centre and museum - the ten pin bowling and nearby indoor bowls centres have recently closed. On the Coombeshead College campus there is a new theatre and indoor sports hall, which are used by the community, as well as TV and radio stations. In general terms, Newton Abbot is regarded as a comfortable but rather dull place to live. Young people tend to have low levels of aspiration and

motivation, which often manifests itself in low-level disruption in secondary schools and relatively low levels of achievement. As in other communities, increased alcohol consumption by some young people is causing anti social behaviour which tends to result in all young people being cast in an unfavourable light.

Education provision for the primary and 11 to 16 year age groups in the town is satisfactory, with some of the primary and secondary schools playing an increasingly significant role in the community. However, there is scope for substantially upgrading the provision of vocational and other post 16 training and education in the town.

The changes that have taken place in recent decades – including the tendency for people to live in the town but work elsewhere or work in the town and live elsewhere - have undoubtedly had a negative effect on local people's sense of community, and pride in their town. There is a sense that the town is in decline – especially when compared with the very



significant improvements that have been made in recent years in Exeter and Plymouth. It is arguable that the structure of local government – particularly the lack of power and authority in the Town Council and the limited powers of the District Council - is such that interests of the people of Newton Abbot are not promoted as effectively as they would wish – and as effectively as the larger cities.

There are many ways in which Newton Abbot can and must be improved over the next 20 years. The main beneficiaries will be the young people of the area. A town that is good for young people to grow up in, and in which they wish to continue to live, is an essential aim.

**The fundamental message of the Community Plan – contained in the Vision (on page 3) – is that over the next 20 years the individual members of the community of Newton Abbot will become involved in building an exciting future for the town. The responsibility is that of all members of the community. Newton Abbot needs the strength of an involved and united community in what will be a rapidly changing and increasingly challenging environment. Unless the members of the community respond to this challenge, and build the community that they want, the town will sink into mediocrity and social malaise.**

### Key Developments for Newton Abbot (recent and proposed)

- 1. Major Housing Developments** - are planned for the Newton Abbot area, which will greatly increase the population and the demand for services and entertainment and other facilities in Newton Abbot, and pose challenges for the community.
- 2. Kingskerswell Bypass** - a crucial scheme which will reduce congestion at the Penn Inn roundabout and improve public transport provision.
- 3. An ASDA foodstore** - on the western edge of the town centre which was completed in August 2006 and included a link road around the development. The area was the last of the redevelopment and literally a mix of industrial units, wasteland and housing.
- 4. The Bank Street/Wolborough Street Town Enhancement Scheme** - complements the ASDA development. This is a partnership between Devon County Council and



Teignbridge District Council. Over a three year period beginning in 2005/06 with an estimated total cost of £1.32m. The main aim is to link this more peripheral area to the town centre and will involve pedestrianisation, sympathetic streetscape, landscaping and the addition of bus lanes.

- 5. Pannier Market** - Teignbridge District Council has recently refurbished the Pannier Market in the centre of the town.
- 6. Newton Abbot livestock market** - the lease for this site is held by the auctioneers and is running out soon. The livestock market has been in decline in recent years. Teignbridge District Council is currently in negotiations with the auctioneers as to whether the lease will be renewed. Some see an opportunity to develop the land as part of a comprehensive redevelopment of the Town centre.
- 7. Libraries** – Devon County Council would like to modernise and extend Newton Abbot Library

to make it a focal point for the community. The result could be an imaginatively designed multi-use community resource, pending funding.

Our towns and cities have evolved to become places where most of us live, work or spend leisure time. They are the market places, meeting places, and cultural centres of our communities.

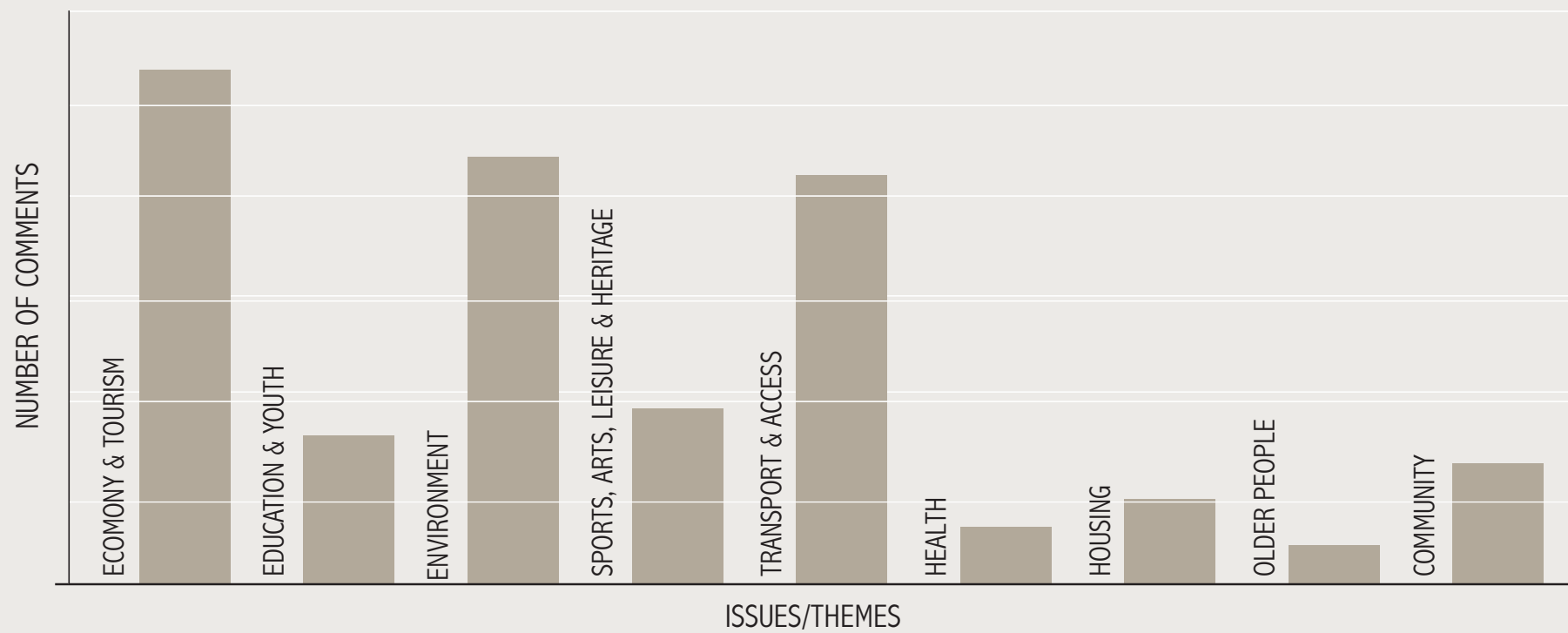
Newton Abbot Town Centre Partnership (TCP) works with the public and private sectors to address the commercial, social, environmental and management aspects of the town centres that can lead to a successful future. The partnership seeks to create a cooperation between different interests, harnessing limited resources and gaining commitment to fresh innovative ideas to improve Newton Abbot.



## INTRODUCTION TO THE PLAN

### FEEDBACK:

Following three years of public engagement and consultation these are the issues that emerged.

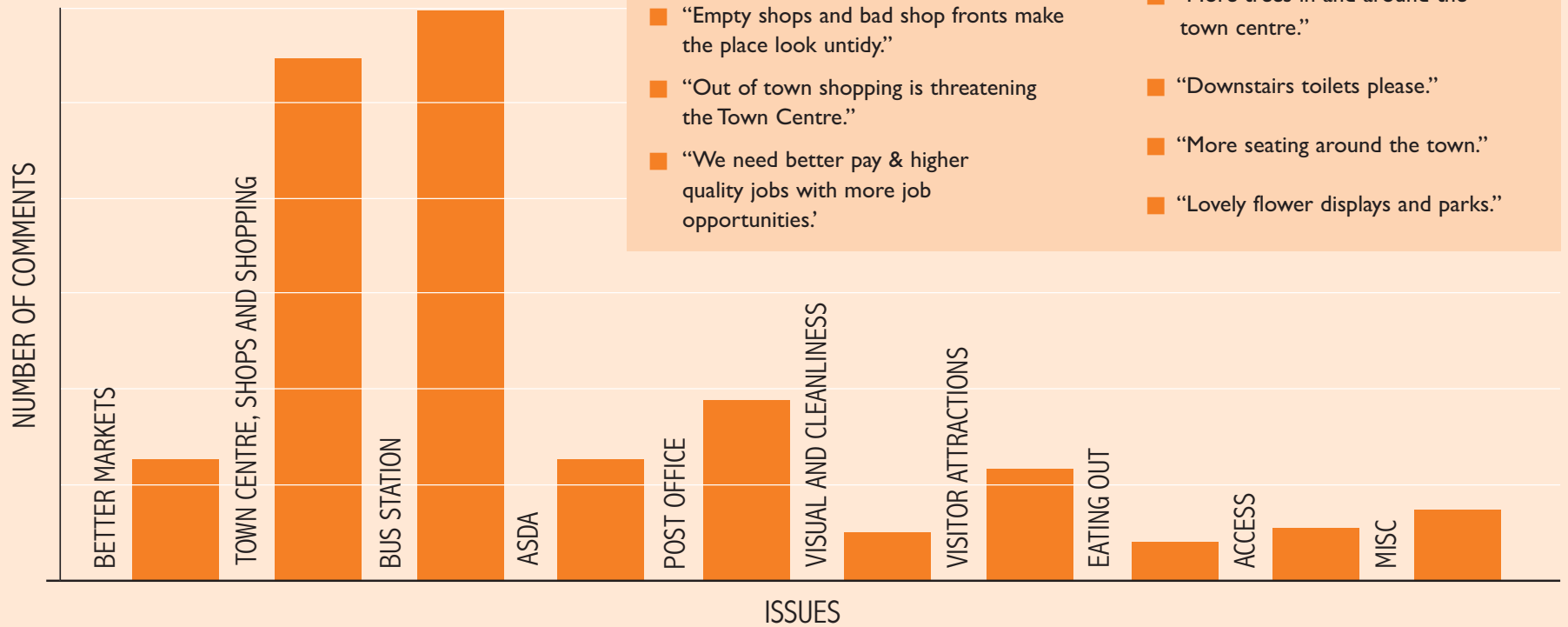


# 1. VIBRANT NEW TOWN CENTRE



# 1. VIBRANT NEW TOWN CENTRE

## FEEDBACK: Town Centre



### Comments:

- “We need a better range of shops. There are too many mobile phone, card & charity shops or amusement arcades.”
- “Queen Street – it needs to be smartened up – pedestrianise it – stop treating it like a second class citizen.”
- “Empty shops and bad shop fronts make the place look untidy.”
- “Out of town shopping is threatening the Town Centre.”
- “We need better pay & higher quality jobs with more job opportunities.”
- “We need more industrial units.”
- “Keep the livestock market – it’s the character of the town.”
- “Evening economy/café culture – use Quay & Riverside.”
- “We need more accommodation & an attraction.”
- “More trees in and around the town centre.”
- “Downstairs toilets please.”
- “More seating around the town.”
- “Lovely flower displays and parks.”



## Plan Objectives

**A town centre that is the vibrant heart of a growing community, and “the market place of South Devon” by developing the following:**

- **Attractive townscape, reflecting the town’s heritage**
- **Vibrant new Community Centre, extending from the Library**
- **Centrally located Town Hall**
- **Good range of shops**
- **Markets for the produce of South Devon’s farming, food and other entrepreneurial rural businesses**
- **Entertainment venues suitable for young people**
- **Safe and clean environment**
- **Good access by public transport and for cyclists, pedestrians and those with mobility needs.**

## Plan Projects

### 1. “Hub Bub”

Create a vibrant new Community/Civic Centre, extending from the existing Library and Adult Education Centre and utilising existing community centres to accommodate, for example, an Information and Drop In Centre, Town & GWR Museum, Exhibition Space, Lecture Room, Community Hall and Cafe

### 2. “Market Mania”

Promote Newton Abbot as “The Market Place of South Devon” for the produce of South Devon’s farming, food and other entrepreneurial rural businesses. Hold a variety of markets throughout the week, day and evening in the Town and link this to social and community events in the Town Centre.

### 3. “Save the Streets” East St Energy

- develop East St as the passageway to the town.  
**Queen of Streets** – pedestrianisation for the street, reduce motor traffic, promote themed shop frontage and as the place to eat and meet.

### 4. “Things are Looking Up”

- create Attractive “Gateways” to the Town Centre using imaginative artwork.

### 5. “World meets Newton Abbot”

Develop a town website and information screens promoting activities and events.

### 6. “Park It”

Promote the building of a Bus Terminus and improve bus links to the Railway Station.  
 Develop a Park & Ride facility.

### Background:

#### I. Community/Civic Centre - “Hub Bub”

The project to establish a vibrant new community or civic centre in the centre of Newton Abbot is a “flagship” project of the Community Plan. It is intended to provide important community facilities, be a focal point for the community and to have a considerable psychological impact on the image and self-confidence of the town.

As is noted elsewhere in this document, the sense of community and pride in the town has diminished as traditional activities have declined and as the population of the area has increased. Newton Abbot is widely regarded as a pleasant but dull place to live in, and amongst the younger generation there is little, if any, sense of excitement about what Newton Abbot has to offer them.

These feelings about the town and the lack of stimulation for young people undoubtedly contribute to their lower levels of aspiration and achievement.

There is a sense that Newton Abbot is becoming increasingly like a dormitory town, and there is a fear that this will become a greater reality with the substantial increase in population being planned for the immediate area, unless something is done.

An objective of the Plan, which runs parallel with that for establishing the new community/civic centre, is to attract a wider range of shops to the town. Another objective is to encourage the establishment - probably by private enterprise - of entertainment venues suitable for young people which are not founded on the supply of alcohol - such as ten pin bowling, cyber cafes, live music venues and a bigger cinema (see the Developing Young People section of this document). The difficulty with achieving these objectives is that many outsiders who are in a position to invest in the town do not perceive Newton Abbot as being able to draw in sufficient young people and shoppers to justify their investment. For entertainment and many types of shopping, Torquay and Exeter have the big attractions.

It is felt that a significant ‘community’ or ‘public benefit’ investment in a landmark community building in the town centre, with an architectural ‘wow’ factor, and in which many synergistic community services and facilities are provided, would signal that the community has got confidence in its future, would break this deadlock and kick start the sort of private investment in the town that members of the community say they want.

The Community Plan Steering Group have been aware of the beneficial impact that the Flavell and Watermark Centres have had in Dartmouth and Ivybridge respectively.

Until recently the main venue for cultural and community activities in Newton Abbot was the Courtenay Centre. It comprises a hall for small concerts and other performances and several meeting rooms used by local societies and other organisations. Built in the 1970’s it is in urgent need of updating to comply with current regulations, for which a grant

application has recently failed. Recently, a 300-seat theatre has been built for Coombeshead College to enhance its media arts specialism. It is an excellent venue for larger performances, and is linked to the College's media studios. It is equipped with retractable seating and will be made available for community use for at least 120 days per year. This is a significant step on the way to developing a more active cultural life in the town. It is intended that the proposed new community/civic centre will complement the Courtenay Centre and Coombeshead College theatre.

The town's cinema, the Alexandra, is leased by the District Council to a commercial operator, but its capacity is much smaller than could be commercially viable. Local drama groups have sometimes used it for performances.

The Passmore Edwards building has facades fronting Market Street and Highweek Street that render it one of the finest buildings in Newton Abbot. It is owned by Devon County Council and currently accommodates the library, adult education centre (which offers

courses mainly in languages and hobby activities) and the railway studies collection (the second largest railway archive in the country, which attracts a lot of railway enthusiasts). The building is in need of modernisation and has recently been the subject of a failed application by the County for a £3.1 million grant to modernise and extend its facilities. The County is understood to be keen on developing a more ambitious extension than that proposed in their failed grant bid.

The rear facades of the building have no architectural merit and overlook the livestock market, which is owned by the District Council. This is the direction in which an extension (with 'wow' factor) could be built to accommodate the community facilities suggested.

**The facilities suggested for the proposed community/civic centre include the following:**

- Town & GWR Museum (see Living Heritage and Culture section of this document for the implications of this provision)
- Information Centre (for visitors & residents, providing a unified source of information about Newton Abbot and its environs over the counter and on the web)
- Exhibition Space
- Starter Business/Office Units
- Community Hall
- Entertainment space, stage etc ,especially if linked to an outside arena or public open space
- Cinema (but consideration to be given to a separate commercially-funded facility)
- Café/cyber café

## 1. VIBRANT NEW TOWN CENTRE

- Drop In Centre
- Town Hall (see Community section of this document)

A feasibility study in relation to these suggestions will be required, but combining some or all of these facilities with the existing library, adult education and railway studies facilities would enable benefits to be realised from significant synergies, and would create an exciting cultural-social-educational-administrative hub in the centre of the town.

### 2. Markets - “Market Mania”

Newton Abbot is widely regarded by members of the local community as, first and foremost, a market town, and indeed in the past it was one of the premier markets in the South West. However, for a number of years the livestock market has been in decline, and the range of produce and merchandise offered for sale in the covered Pannier Market and weekly outdoor Market Walk market and Farmers’ market in the main street is limited, particularly in respect of fresh and locally produced foods.

In the livestock market, the weekly sales of prime stock are usually poorly attended, although the monthly sales of store stock are of national significance with buyers coming from all over the country to purchase cattle from the surrounding area, including the South Hams, and it is an important market for stock from Dartmoor.

The agricultural industry in South Devon has seen difficult times for well over a decade. BSE, followed by foot and mouth and TB, has taken its toll on farming.

The 2003 review of livestock markets in the South West for the South West Regional Development Agency recorded a picture of decline in the livestock industry. The report concluded that markets should be rationalised, providing a core set of markets to limit food miles, maintain transparent pricing for the industry and to provide a site for the batching of store, breeding and cull animals for sale. Following the closure of markets in Ashburton, Totnes and Kingsbridge, Newton Abbot market is one of the few remaining livestock markets in South Devon.

In recent years, the future of the livestock market has been debated but no conclusion has been reached between those who believe it should be redeveloped, possibly with the market moving out of town, and those who believe it has a valuable role to play and should be retained where it is. There has been no investment in the livestock market for several decades, apart from the construction of the multi storey car park over part of it. The Pannier Market has recently been refurbished, but is perhaps less attractive than indoor markets in other Devon towns. There has been much discussion about redeveloping Market Walk.

In response to the changes that have been taking place, the more progressive farmers have started to restructure and diversify; some are reducing their farming output.

Meanwhile, increased prosperity in developing countries, climate change, the growth in bio fuel production and water supply problems, coupled with substantially higher fuel and other costs, have begun



to cause huge international volatility in food prices and supply. Issues of affordable food supply and food security have become important both internationally and locally. The end of the low-cost food era could lead to significant changes in the way in which food is supplied.

There are indications that markets such as that in Newton Abbot could play important “showcase” and practical roles in the marketing and supply of locally produced (and possibly branded) foods (including meats), reducing food miles and re-establishing sustainable food supply chains. This role could support other, Devon-wide and more local initiatives, to promote added value in rural food production, to associate Devon with high quality produce and to enable the hospitality industry to add a distinctive regional flavour to its offer to visitors. In addition, there is work to be done to educate people – especially school children – in healthier eating and the advantages of eating good quality, locally-produced food, in which local markets should play a prominent role. Becoming the “Market

place of South Devon” will therefore be of significant economic benefit to Newton Abbot and the surrounding area.

The town’s markets, especially the weekly livestock market, are, in any case, a significant tourist attraction, particularly during the summer holidays when the weather is poor at the seaside, bringing coach loads of visitors to the town. Events such as continental markets are popular attractions too, and enhance the reputation of Newton Abbot as an interesting place to visit.

Individual entrepreneurs in South Devon and elsewhere have seen some of the opportunities indicated above and have established farm shops in rural locations. A much more significant operation could be envisaged for Newton Abbot, including establishing a cooperative type of organisation involving farmers and other producers. At the other end of the scale, with the increased interest in allotment gardening there is potential for allotment associations to use the farmers’ markets to sell surplus produce.

However, for these ideas to be realised, there needs to be debate and commitment from all stakeholders to the concept of Newton Abbot continuing to be “the market place of South Devon”. It is felt that a more committed, well-managed and coordinated effort is long overdue. All stakeholders need to work together. Capital investment in association with redevelopment in the town centre would be required, resources would be put into the promotion of the markets, and products from the local area, in conjunction with other Devon-wide initiatives, the organisation of events and development of the town centre

### 3. Townscape and Shopping

The graph (on page 12) illustrates that the Town Centre, shops and shopping is a priority issue for the people of Newton Abbot. The perception of the Town is an area that is disadvantaged by a shoddy high street and a growth in amusement arcades. The gateways to the Town are unattractive. Whilst much of the Town close to Asda’s is being redeveloped other areas of the Town are being neglected, Queen Street being a good example. Arriving from the Train Station this is the

## 1. VIBRANT NEW TOWN CENTRE

public's initial view of the Town. The Street has some wonderful architecture but appears dirty and uncared for. Some local businesses feel neglected. This area is known for its food outlets but could provide opportunities for redevelopment and encourage the public to use this area other than just for takeaways which results in air quality management issues.

East Street is also highlighted as an area that requires considerable improvement. This street is one of the thoroughfares for pedestrians walking from the top part of the Town. The relocation of the hospital and the redevelopment of the dairy may provide a catalyst to redevelop this area.

Shopping in Newton Abbot is often compared unfavourably to Plymouth and Exeter both of which are cities. Its distinctiveness as a Market Town should be protected and promoted. Whilst consumers will visit large cities for shopping they also value small independent alternative places to shop. Newton Abbot offers a more tranquil place which provides

good accessibility for people with disabilities and parents with small children. A large percentage of the population of the surrounding villages and Towns come to Newton Abbot for services. It is also a Town that is used by the working population during lunch breaks. However, this liveliness is not sustained during the afternoon and evening when the Town is often empty. Many people in Newton Abbot commented that it's not a place they would visit in the evening because it has little to offer in terms of restaurants, culture and entertainment.

The Town is distinctive in that it has a river flowing through it and a quay. The signage to the River walk is inadequate. The quay which can be accessed via the Maltings would benefit from redevelopment and provide a place for tourists coming from the Estuary. The walk leading to the town quay should also provide a better experience for the public.

The local Chamber of Trade has decided to take the lead for Newton Abbot as a Business Improvement District (BID) initiative. This could provide

opportunities to collaborate with key stakeholders to improve the Town Centre and industrial estates by physical improvements and specialty markets. A BID initiative can include security, safety, street maintenance and marketing above the level of services already provided by the local authority.

### 4. Access

One of the biggest issues for the people of Newton Abbot is the provision of a decent place to catch a bus. This is a long standing issue that reflects poorly on an area that is the economic and commercial business centre of Teignbridge. Teignbridge District Council (TDC) and Devon County Council (DCC) have undertaken some initial work to scope the options for the siting of the bus terminus.

Newton Abbot is well connected by road to other parts of the South West but some parts of the area, particularly villages and are remote with poor connectivity. Because of these poor links Newton Abbot does become very congested at peak times.

Although Newton Abbot does have some cycle and walk ways these are inadequate for the size of the Town. Being flat there are opportunities to develop a network of cycle and walk routes that connect the Town to the country and local facilities like Decoy Park and Stover Canal.

Although Newton Abbot is flat more could be done to improve the access for pedestrians and public transport including the needs of people with disabilities.

The Devon Local Transport Plan sets out a transport strategy for Newton Abbot. Targets included in the plan are walking, cycling, congestion and travel to school and will include the Connect 2 cycle route proposals.

Kingskerswell Bypass - Devon County Council and Torbay Borough Council are promoting an improvement of the A380 between Penn Inn, Newton Abbot and Kerswell Gardens, Torquay by construction of the Kingskerswell Bypass. The

scheme was the subject of a Public Consultation Exhibition to explain the proposals, held in 2002. Planning permission has now been approved. On 6th June 2006 the government announced a 10 year plan for transport improvements in the South West. From this, the Kingskerswell Bypass now contains a list of schemes deliverable from 2009/10 to 2015/16. The start of works is set to begin in Spring 2010. The objective of constructing a bypass would be to ease the high levels of traffic using the A380 Newton Abbot road, by channelling those seeking access to Torbay, away from the village of Kingskerswell onto what in essence would be a ring-road.

**Public transport connections** are good but could be improved with better interchanges.

- Newton Abbot has a bus station, served by a number of operators. Many of the services are financially supported by Devon County Council.
- Regular daily bus and train services connecting the town with the local area.

- Main railway station at Newton Abbot.
- Exeter is the nearest airport. There is no public transport service to the airport.

**Travel to work** - 62% of people living in Newton Abbot travel to work by car – most with one driver and no passengers. There is equal flow of people in and out of the Town. Less than 20% use a bus/cycle or walk.

**Connectivity** - Nearly a quarter of households in Newton Abbot do not have access to a car. This is significantly higher than all other parishes, and is above county average. Access to services (hospital in 60 minutes, GP and shops within 30 minutes) by public transport is at 100% in Newton Abbot Parish.

#### **Other Facilities:**

- 6 long-stay and short-stay car parks, providing over 1500 parking spaces.
- Limited free on street parking is possible for half an hour in the centre of the town.

## 1. VIBRANT NEW TOWN CENTRE

- Disabled parking is provided at all the car parks and on street.
- There is provision for bicycles in the town centre, with motorbike provision at one supermarket car-park.
- There is no coach or lorry-park in the town.
- Loading bays are provided.

A key issue for the public is the dominance of car traffic and associated pollution, noise and lack of pedestrian space in the town centre.

Town Centres safeguard and support community cohesion and can produce innovative transport systems and a safe quality environment for pedestrians. Newton Abbot is an interchange for transport systems. The Town has a long history of heritage and tradition, which used to enhance and promote the Town Centre and provide a catalyst for urban regeneration and cultural diversity. This can provide opportunities for empowering communities in the management of its Town.





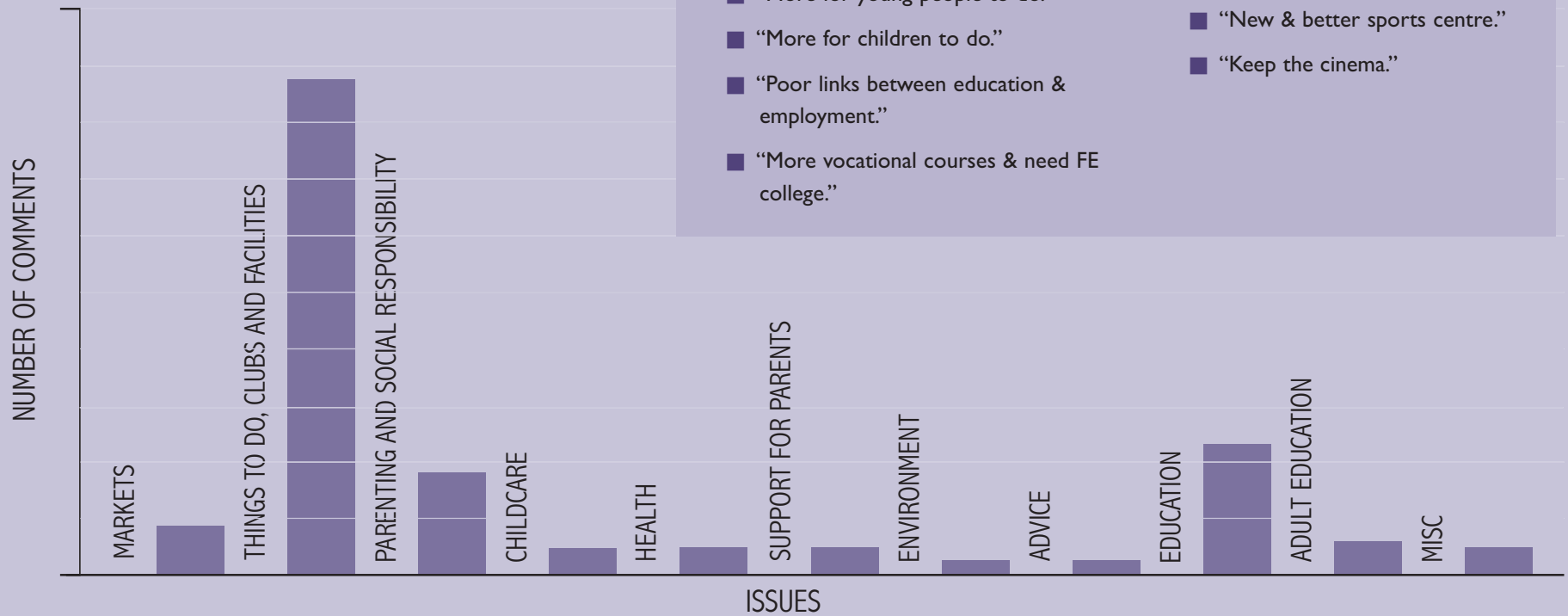
## 2. DEVELOPING YOUNG PEOPLE



## 2. DEVELOPING YOUNG PEOPLE

### FEEDBACK:

Education and Young peoples issues



## Plan Objectives

**A town that is a significant centre for education and training, with a supportive environment for the development of the many young people living in the area, with:**

- **A centrally located College meeting the need for local provision of high quality 14-19 vocational training and post-16 further education.**
- **Support for families.**
- **A high level of participation of young people in a wide range of activities that enhance their self-esteem and sense of belonging, typically supported by volunteers as organisers and role models.**

## Plan Projects

### 1. “Future Fantastic”

Promote the establishment of a centrally located 14-19 Vocational Training and Post 16 Studies Centre.

### 2. “Fantastic Futures”

Develop children’s centres and provide extra curricular activities and other initiatives to support families.

### 3. “Young at Heart” 1

Establish a Task Force mandated to increase the involvement of young people in a wide range of sports and other activities, working alongside existing agencies.

### 4. “Young at Heart” 2

Encourage Businesses that offer young people suitable and well-managed entertainment venues like cyber cafes.

### 5. “Sporty Spaces”

Establish open spaces and shelters for young people to meet and play.

## Background

Our young people are the future of our community. This plan, which is a plan for 20 years, must address the development of our young people as much as the physical development of our town – and indeed the physical development of the town must support the development of our young people.

Youth and education do not appear high on the local agenda – compared with pedestrianisation, bus stations, by-passes and housing. This may to some extent reflect the fact that legislation and the allocation of local government responsibilities has seemingly taken much responsibility for youth and education away from the local community. However, it must also reflect a reasonable level of satisfaction with the status quo.

Nevertheless, there seems to be, generally, a somewhat negative attitude amongst the adult population towards young people, with a typical response referring to their “bad” behaviour, perhaps reflecting the publicity given to such behaviour in the media. Conversely, Newton Abbot does not give

## 2. DEVELOPING YOUNG PEOPLE

young people the sense that it is a town for young people or one in which it is exciting to grow up or which is helpful for their development. Young people are too often low on the agenda.

The provision of primary and secondary education and other services to young people in Newton Abbot is generally satisfactory or good. Newton Abbot is a relatively safe place for young people to grow up in, the level of anti-social behaviour is not high and young people generally feel comfortable with life in the town. There is also a good range of sports and other activities for young people. The imminent construction of a state of the art skate park in the Decoy extreme sports area will fulfil an important gap and will complement the adjacent BMX and dirt jump activities. However the loss of open spaces and undeveloped land suitable for play puts pressure on older residents concerned about noise and nuisance close to their homes.

However, the view is often expressed by young people (and their parents!) that there is “nothing” for them to do in Newton Abbot. Many feel that the town lacks entertainment facilities in which they can socialise in suitable, alcohol-free, surroundings, such as ten-pin bowling, internet cafes, skating and live music. Torquay is a strong attraction for such entertainment. The discontinuance of the annual Air Fusion music festival in Newton Abbot has contributed to this sentiment.

It seems that the participation rate in those activities that are available is not high enough to include many children who would benefit most from involvement in them. Alcohol abuse by some young people is a growing problem, resulting in behavioural problems in some areas of the town, especially on Friday and Saturday evenings – which is a concern for many children as well as adults. Parents are increasingly unable or unwilling to exercise effective control over their teenage children, and are not helped by the lack of widespread community support for such control.

The schools, statutory agencies and voluntary organisations each play an important role in dealing with youth and education issues, with the schools probably playing the most important role.

The Newton Abbot Learning Community extends beyond the town to Kingskerswell, Abbotskerswell, Ipplepen, Denbury and Ogwell and comprises thirteen primary schools and two 11-18 comprehensive secondary schools, Coombeshead College and Knowles Hill School. Approximately 2,600 children are enrolled in the primary schools, 1,500 at Coombeshead 11-16, plus 250 post 16 and 1,100 at Knowles Hill, plus 200 post 16.

Coombeshead College has specialist status in media arts, which it gained in 2002, and is now equipped with television, radio and recording studios and a 300-seat theatre. It also has a recently built sports hall and new classrooms. In April 2008 Coombeshead changed from a Community School to a Foundation School with a Trust. The Trust partners are the BBC South West, Exeter University



School of Education, the British Council, Sustainability South West and the Phoenix Education Trust.

Knowles Hill (recently re-named Newton Abbot College) is a Foundation School with specialist school status in technology. It is located outside its catchment area and consideration is being given to rebuilding it within its catchment area on the other side of the town. If this is realised, it will open opportunities for a major enhancement of education provision in the town.

The selective grammar schools in Torbay attract an estimated 10% of the more academically able children from Newton Abbot, whilst about 500 children from Torbay attend Newton Abbot's secondary schools (in the case of Knowles Hill, making up almost one third of the total) – apparently to avoid the non-selective schools in Torbay. This has considerable ramifications for both communities and results in hundreds of children travelling daily between them. However, the solution

to this problem is dependant on changes to the policy of the Torbay Borough Council, and is outside the scope of this Community Plan.

Both Coombeshead and Knowles Hill have recently been inspected by Ofsted and have been adjudged to provide a satisfactory level of education, with some good aspects, and to be making significant improvements. However, in the 2007 GCSE's, just 44-47% of the students in both schools achieved 5A\*-C (compared with the Devon LA average of 46%) and 34-35% achieved 5A\*-C with English and maths (compared with the Devon LA average of 57%); more than half leave without achieving the academic standard that is considered necessary for getting a good job.

Each of the secondary schools has its '6th Form' post-16 study centre, housed, in each case, in a Victorian mansion on, or close to, its main campus. Collaboration in the provision of shared post-16 courses is increasing between the two schools, and with Teign School in Kingsteignton. Knowles Hill has

recently focused on developing its post 16 vocational training, linked to its technology school status.

However, competition in post-16 studies is strong, notably from the Torbay grammar schools, Exeter College and South Devon College in Paignton. The latter has benefited impressively from very substantial government investment in the new campus. There is anecdotal evidence that the excellent new facilities at South Devon College are helping to lift the aspirations and academic achievement of children in Torbay's non-selective schools, who want to achieve the GCSE grades needed to follow courses there. Although the number of children from Newton Abbot and the surrounding area attending South Devon College is increasing, the long journey times and cost of travel to South Devon College are significant disincentives to taking advantage of the College's offer, and many children prefer to pursue their post-16 studies and training closer to home.

## 2. DEVELOPING YOUNG PEOPLE

The retention rate of the Newton Abbot post-16 centres is good, but the Victorian buildings in which they are housed bear no comparison with the modern facilities in the competing post-16 centres. The governors of the Newton Abbot schools will have increasing difficulty in justifying expenditure on providing modern facilities in these buildings, which will become less and less fit for purpose. Further, consultations with secondary school children showed that there is a strong wish to have in Newton Abbot a “college”, rather than a “6th form”, culture and style of facility for their post-16 education and training.

The relatively low level of academic achievement in the town’s secondary schools is a concern. The most common explanation for this is low aspirations and motivation to learn. This probably results from, on the one hand, a feeling of comfort with life in South Devon and the availability of undemanding service jobs. On the other hand, a major factor is the lack of good jobs with training and of many excellent employers offering role models. The very limited

availability of apprenticeships is a particularly negative factor. The loss of many of the brighter children to the grammar and private schools does not help. The lack of motivation to learn, contributes to low-level classroom disruption, which further aggravates the motivation problem. Behavioural problems can often be related to family issues and difficulties with parenting, which all too often results in the problems of one generation being passed on to the next.

The two secondary schools are optimistic about the effect of the significant ongoing improvements that they are making. However, from the perspective of this 20-year Community Plan it seems clear that in addition to improvements within the secondary schools, there needs to be far more investment in post – 16 education and training in Newton Abbot, to a level of provision to which young people will relate in the future and aspire to pursue, especially courses linked to the media and technology specialisations of Coombeshead College and Knowles Hill School and achieving a standard of excellence in those fields. Suitably organised, such

provision should be capable of benefiting children in Kingsteignton and the neighbouring towns.

The eventual aim is for the status of education and training amongst young people in the Newton Abbot area to be lifted, for the town to have a ‘buzz’ with most of the young people in the area involved in education and training in the town, and for a consequential spin off for jobs and business in the area.

Agencies such as Connexions, the Youth Offending Team, the Youth Advice Centre, Young Devon and the Devon Youth Service appear to be effective in addressing the problems of young people in the Newton Abbot area, and to coordinate well. The Devon Youth Service run a range of activities at the Junction, in close collaboration with the secondary schools. The current establishment and development of Childrens Centres in Newton Abbot will improve the coordinated support for families with young children.

The community, as volunteers and voluntary organisations, plays an essential role with young people in organising sports, hobby and other youth activities. There is a wide range of such activities on offer in the Newton Abbot area, some to an excellent standard. The provision of such activities as BMX, the ATC, gymnastics and judo fall into that category. Generally, these activities are especially valuable for those who may be least motivated to become involved - typically through lack of family interest - where the self esteem that can be gained

from participating in them – particularly by those who are not succeeding academically – can be life-changing. Similarly, the involvement of adult role models can be very influential in the attitude and behaviour of many young people who are alienated by more formal contacts with adults.

It is widely felt that developments in recent decades – particularly the requirement that risk of harm to young people should be eliminated – have discouraged the skilled volunteer from any

involvement with young people, increasingly leaving the field to the “professionals”. However, it is doubtful whether the social issues that exist can be tackled without the personal involvement of many members of the community who are willing and capable of making a key contribution to the development of the many young people who can benefit. They need encouragement and support, which organisations such as the District Council and CVS do a lot to provide.



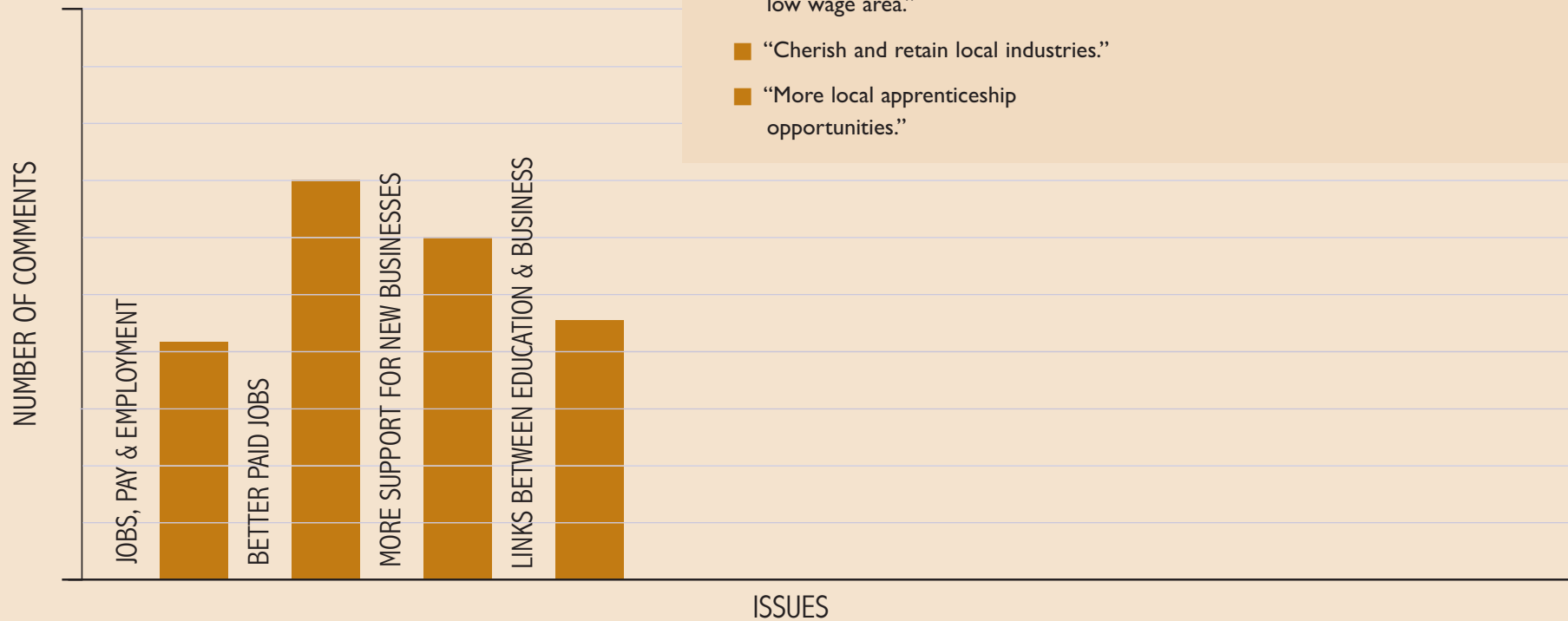
### 3. THRIVING BUSINESS & JOB OPPORTUNITIES



### 3. THRIVING BUSINESS & JOB OPPORTUNITIES

#### FEEDBACK:

Business and Job opportunities issues



### Plan Objectives

**A thriving, entrepreneurial business community, supported by the local authorities, that provides good and rewarding employment and training opportunities, and exploits:**

- **The area's geographical position as the natural trading and visitor 'hub' for South Devon**
- **The area's business-friendly environment**
- **Media and technology opportunities arising from the specialisms of Coombeshead College and Knowles Hill School**
- **Established infrastructure, such as the Seale Hayne campus**

### Plan Projects

#### 1. "World meets Newton Abbot"

Promote Newton Abbot as the place for Media-related businesses to set up

#### 2. "Hub of South Devon"

Promote Newton Abbot's Attractions for Business

### Background

One of the biggest concerns identified in the Plan consultations, particularly in relation to young people, is the lack of good, well paid jobs in and around Newton Abbot, especially jobs provided by employers who offer on the job training and apprenticeships. This concern is compounded by the prospect of a very substantial increase in new housing and population in the immediate area in the very near future, and the fear that there will not be an increase in job opportunities – especially 'good' job opportunities - commensurate with the increase in population.

Appendix 4 contains detailed information about the local economy and employment.

As is mentioned elsewhere in this document, Newton Abbot thrived in the past on its market, railway workshops and other significant industrial and commercial activities, but many of them have gone. Recently the town has suffered from the removal of the head office and laboratories of the ball clay



company, WBB Minerals, to Cheshire and the closure of the Seale Hayne campus of Plymouth University.

Today, only a handful of major employers are to be found. They include the high tech engineering firm, Centrax, the ceramic tile manufacturing company BCT, the publishing firm, David & Charles, the out of town shopping complex, Trago Mills, the town centre department store, Austins, the supermarkets (Tesco, Sainsbury and Asda), the District Council, the Local Education Authority and the Primary Care Trust (which is currently building a new hospital in the town).

Apart from these organisations, the greater part of the economic activity in and around Newton Abbot comprises out of town retail units and many small businesses in the industrial and trading estates, a large proportion of which are engaged in distribution and providing local services. Many of these businesses exhibit entrepreneurial flair, which is partly attributable to the success of the Teignbridge Enterprise agency in fostering start-ups.

Whilst these firms and organisations provide employment – currently unemployment is low – the quality and range of jobs on offer is generally poor, as is, most importantly, the availability of apprenticeships and on the job training. Combined with the current limited post 16 training provision in Newton Abbot, this is a significant factor in the relatively high number of young people not in education, employment or training.

Newton Abbot has a reasonable range of professional practices, although in recent years there has been much more growth in legal and accounting firms in Exeter and Plymouth – cities which tend to be perceived by new recruits to the area as better places to live in.

Compared with the past, the business community is fragmented and lacks influence. The main representative body, the Chamber of Trade & Commerce, is active in representing the interests of the town centre shops, but lacks the resources and broader membership to be a powerful force in the community.

Locally, Newton Abbot is seen to be a good place for smaller businesses to establish and grow. However there are constraints and limitations for larger businesses, especially in terms of the availability of land designated for employment, but also in terms of locally available skilled workers, reflecting the lack of resources and critical mass in local skills training.

It is essential that, if the substantial increase in housing planned for Newton Abbot is to go ahead, bold and proactive steps be taken by the local authorities to ensure that suitable employment land is made available and good quality jobs are attracted to the immediate area. The jobs needed are not distribution jobs depending primarily on Newton Abbot's geographical position – these tend to be low paid, and there are enough of them already. What are needed are jobs requiring skills and offering training, especially apprenticeships.

### 3. THRIVING BUSINESS & JOB OPPORTUNITIES

Nevertheless, Newton Abbot's good geographical position is a very valuable attribute that can help attract good businesses to the immediate area. The central position between, and easy road and rail access to, the County's large urban centres in Exeter, Torbay and Plymouth, combined with excellent transport links to the rest of the country, are important to many businesses. Newton Abbot is also centrally located in relation to a number of well-populated neighbouring towns and villages – Teignmouth, Kingsteignton, Bovey Tracey, and a large rural hinterland – and as such is an excellent location for many businesses providing services, from retail to professional. Newton Abbot is also the administrative centre for this area. However, these geographical advantages are not widely appreciated or strongly associated with the town. An objective of the Plan is for Newton Abbot to be promoted as “The Hub of South Devon”.

Another objective of the Plan is to exploit advantages that Newton Abbot possesses in addition to its geographical position, notably the facilities and

education that Coombeshead College and Knowles Hill School provide in their specialisms – media arts and technology respectively. For example, Coombeshead College has one of the best-equipped television studios in the South West, as well as a radio station, recording studio and 300-seat theatre, and it turns out students who are trained in the use of these facilities. It is felt that these advantages place Newton Abbot and the local authorities in a good position to attract businesses – and high quality jobs - relating to media.

The Developing Young People group of objectives (see page 23 of this document) includes the establishment of a college in Newton Abbot to meet the needs for local provision of 14-19 vocational training and post 16 further education. It is anticipated that if this objective is realised, there will be opportunities for greater collaboration between the College and local business in the design of courses to match education and training with locally available jobs.

It is also to be hoped that the Seale Hayne campus, potentially one of Newton Abbot's greatest assets, will be put to a use that provides jobs of a similar calibre to those that it provided when it was part of Plymouth University.

For business to thrive in Newton Abbot and create good jobs, it needs to foster enterprise, education and an entrepreneurial ethos. Compared with the coastal towns and those with very historic town centres, Newton Abbot can accommodate change and development without damaging its character. The town is, after all, partly the product of the great railway and industrial boom of the 19th century. Business needs sympathetic support from the community and from the local authorities, which must recognise its central role in wealth and job creation and its relevance to the social issues that underlie many aspects of the Community Plan. Newton Abbot needs to be recognised as the place to do business in South Devon.

## Tourism

Tourism can play a major role in economic development, enriching communities and provide links with the wider community. Shopping is high on tourists' interests when visiting an area. For example £65 million spent on Food and Drink including fresh, local and Fair-trade produce in 2003. Newton Abbot is a Fairtrade Town.

Newton Abbot has much to offer the visitor in terms of recreational pursuits like walking, cycling, parks, a canal and access to the moors and the sea. Newton Abbot suffers from not having a major visitor attraction although it does offer a series of smaller attractions. These would benefit from greater promotion and marketing with improved signage to places of interest.

Teignbridge Tourism Strategy document 03-08 does not include specific information for Newton Abbot.

Most of the visitors to Newton Abbot are day visitors through coach parties who then leave to go to their overnight accommodation in a neighbouring Town.

There are insufficient places to stay in Newton Abbot and the lack of entertainment, eating and drinking venues and evening economy does little to support the Tourist population. There are a few hotels in the town and a few pubs that provide accommodation. The season for tourism could be extended by holding weekly, monthly and annual events – some of this is already provided through the Town Council, Racecourse and other organisations. Newer Traditions/Events such as the Cheese and Onion Fayre and the Air Fusion music event are examples of opportunities which could be better promoted and expanded.



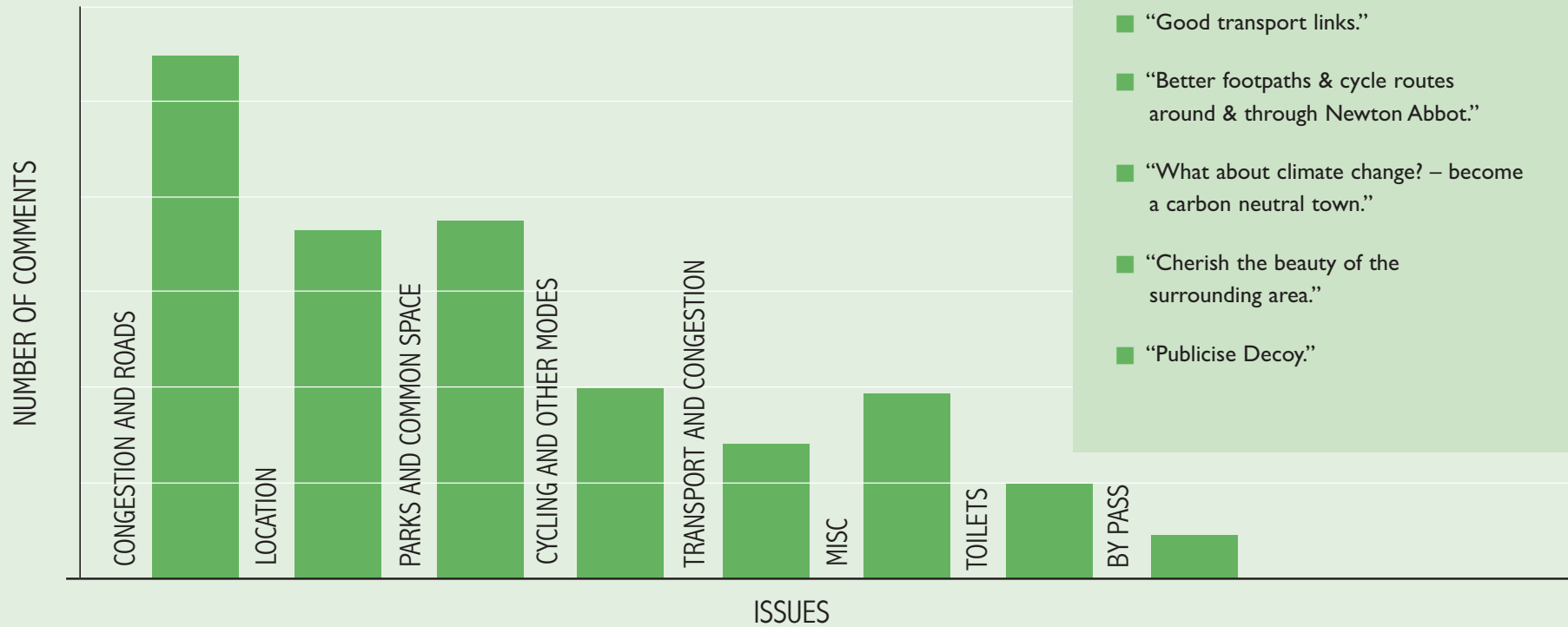


## 4. SUSTAINABLE ENVIRONMENT



## 4. SUSTAINABLE ENVIRONMENT

### FEEDBACK:



### Comments:

- “We need a new bus station with shelters and rest room.”
- “Better buses to outlying villages and hamlets.”
- “Too much traffic congestion.”
- “We need one way system with Queen Street pedestrianised.”
- “Good transport links.”
- “Better footpaths & cycle routes around & through Newton Abbot.”
- “What about climate change? – become a carbon neutral town.”
- “Cherish the beauty of the surrounding area.”
- “Publicise Decoy.”

## 4. SUSTAINABLE ENVIRONMENT

### Plan Objectives

**Whatever is done in Newton Abbot must avoid prejudicing the environment and the enjoyment of life by future generations, particularly by taking steps to:**

- **Reduce car use**
- **Improve home energy efficiency**
- **Increase use of renewable energy resources in the town**
- **Develop biodiversity and healthy outdoor recreation**
- **Mitigate and adapt to the potential adverse effects of climate change, such as flooding**

### Plan Projects

#### 1. “Way to go”

Promote alternative methods of transport by establishing cycle, pedestrian and accessible for all routes between the town and neighbouring villages. Promote car free days.

#### 2. “How to go”

Produce a transport access guide to the various modes of transport.

#### 3. “Energetic Living”

Establish a Climate Action Group in Newton Abbot

### Background

Newton Abbot is located in the South West of England within Teignbridge District Council's region. It is located close to the Dartmoor National Park and the beaches at Dawlish, Teignmouth and Torquay.

Newton Abbot and Kingsteignton share the head of a tidal estuary four miles up from the historic port of Teignmouth. The two communities were divided by marshland which still remains today.

The waterway which carved a channel through the grassland has been historically to the economy of the communities enabling clay transportation and carrying the local fishermen to Newfoundland.

The River Lemon flows through the town. The two urban developments either side of the river were once separate communities (‘Manors’), Teignwick and Wolborough, but were merged at the beginning of the 20th Century to form the modern day Newton Abbot.



The county of Devon is divided into 32 Landscape Character Zones. This makes each part of the landscape distinct and gives each its particular sense of place. The Newton Abbot and Kingsteignton area contains 7 Character Zones providing varied and unique landscape features.

### Characteristics

- Flat river basin ringed by wooded hills including the rim of Dartmoor National Park
- Vast open cast ball clay quarrying, spoil tips settling lakes
- Artificial lakes and ponds from past quarrying activity
- Conifer plantations, woodland belt and scrub
- Open heath land areas
- Expanding urban areas, industrial estates, main roads

**Special Sites** - Newton Abbot and the surrounding area is interesting and diverse. The heaths and woodlands of Dartmoor National Nature Reserve, the lowland heaths of the Haldon Ridge and the Bovey Basin in addition to the limestone grasslands and woodlands south of Newton Abbot and the mudflats of the Teign Estuary combine to create a unique environment. With a backdrop of mixed farmland with extensive networks of hedges Newton Abbot and Kingsteignton Market Town area includes 94 county wildlife and geological sites.

**Local nature reserves** - There are two within the Town Centre area - Stover, Jetty Marsh and Decoy Park. A third, Stover Park, lies between Newton Abbot and Bovey Tracey. These are places with local wildlife and geological interests which offer good opportunities for learning about nature.

**Sites of Special Scientific Interest** - There is a special scientific site at Kerswell.

**Biodiversity** - The Bovey Basin has considerable environmental assets. There are opportunities to maximise the enhancement of this area.

**Footpath, bridleways and byways** – There are 48 numbered rights of way footpaths within the parish of Newton Abbot which total over 15 miles in length and the long distance walk at Templer Way. Many of these footpaths continue along into neighboring parishes. There are four self guided heritage walks around Newton Abbot. There is one bridleway and one byway which are open to all traffic.

**Cycle ways** – There are a number of existing cycle routes/ways some provided by The Sustrans National Cycle Network.

**Parks and Green Spaces** - There are 8 major parks and open spaces in the area – some in the Town Centre.

## 4. SUSTAINABLE ENVIRONMENT

**Air Quality** – Air Quality Management Areas in Newton Abbot include Halcyon Road, Wolborough Street, East Street, Bradley Lane and Queen Street. These areas are regularly monitored by Teignbridge District Council and Devon County Council. The areas (such as Queen Street) that cause significant concern are required to have an action plan to improve air quality. These areas will be the catalyst for developing greener travel plans.

**Flood Zones** – There are areas in the Town Centre that have a high flood risk associated with river and tidal flooding. These are rated in terms of risk and probability factor. The central flood defence for Newton Abbot is Holbeam Dam. The public want some reassurance that this provides adequate defences.

**Listed Buildings** - Newton Abbot has over 200 listed buildings and ancient monuments.



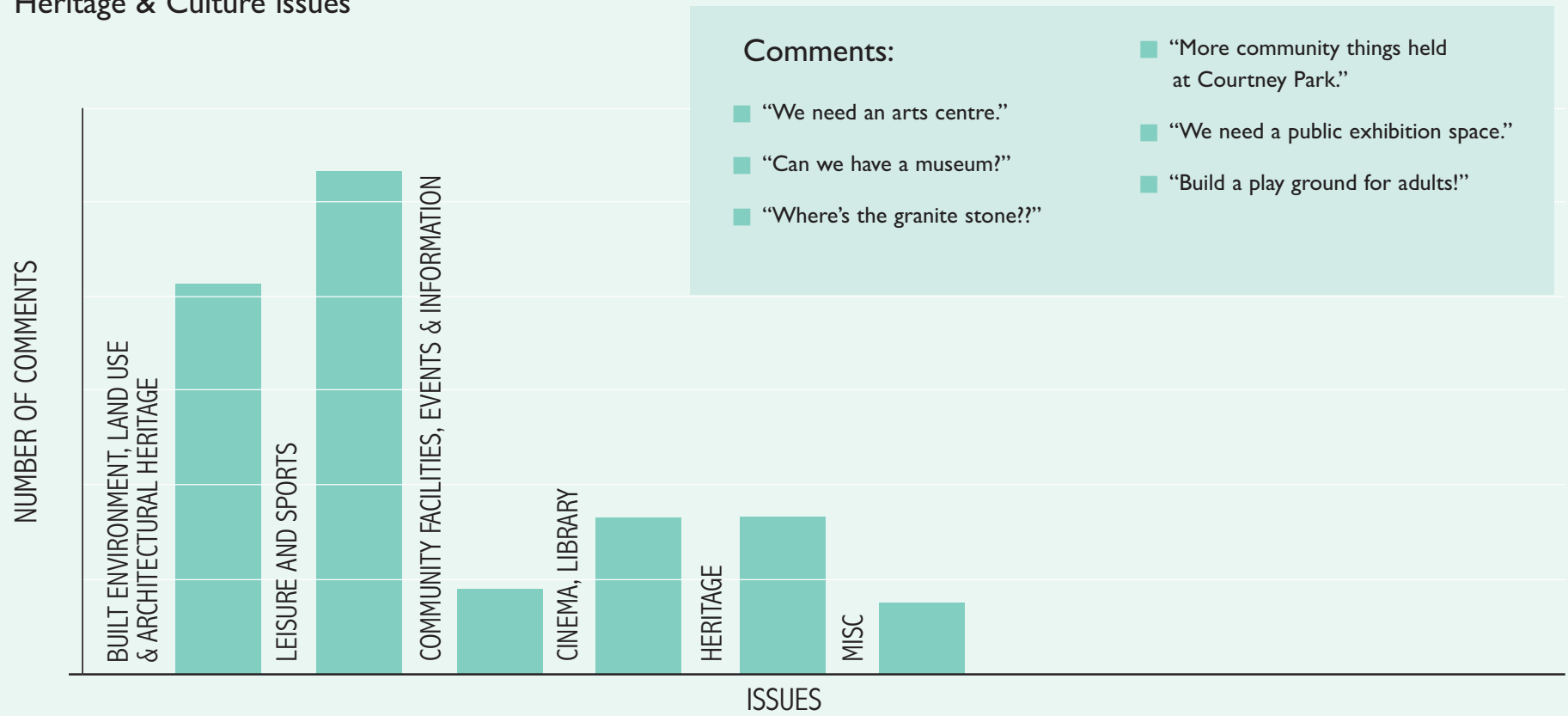
## 5. LIVING HERITAGE & CULTURE



## 5. LIVING HERITAGE & CULTURE

### FEEDBACK:

#### Heritage & Culture issues



## Plan Objectives

**A town that values its distinctive heritage and cultural life so that they form a basis for the town's development and significant attractions for both residents and visitors, including:**

- **A stimulating and well-resourced Museum**
- **A lively community arts and performance scene**

## Plan Projects

### 1. “Magnificent Museum”

Establish a well resourced town and GWR museum (if not in the proposed new Community Centre).

### 2. “Playing around”

Establish Heritage Trails, themed signage and guided walks along attractive routes. Restore the Town Quay. Restore the River Lemon walk.

### 3. “Canal for Community”

Support the restoration of the Stover Canal and the associated Heritage, Healthy Recreation and Biodiversity benefits.

### 4. “Meeting the World”

Develop and promote Newton Abbot as a centre for Community Arts, Performance, Media and Culture.

## Background

Newton Abbot has been known as a market town serving the surrounding rural area since the right to hold a market held on Wolborough Street by Royal Charter in 1220. The chief commodities sold were onions and cheese. In the 17th Century both markets from the two communities (Manors) were combined and in 1826 moved to their present site and held every Wednesday as it continues to be.

The town also became important for its wool and leather industries, and for a long period townsfolk engaged in cod fishing off the coast of Newfoundland.

The town was transformed by the arrival of the South Devon Railway in 1846 and the subsequent establishment in the town of the GWR workshops for the South West of England. Consequently, a large area of the town was developed by the Courtenay Estate, with villa style residences and town parks for the better off and brick terraced houses for the railway workers. Also in the mid-19th century, the ball clay industry became economically significant in both



## 5. LIVING HERITAGE & CULTURE

Kingsteignton and Newton Abbot, leading to the development of several potteries and brick and pipe works.

The town's market heritage is maintained by the survival of the livestock market, the indoor pannier market and the more recent weekly farmer's market, all of which are an attraction for visitors. Whilst little remains of the former leather and woollen mills and almost nothing of the Newfoundland fishing activities, the town boasts the only surviving working maltings in the country.

Although the railway remains an important transport link, the large scale activities in the GWR workshops vanished with their closure in the [1960's], and only one of the potteries and brick and pipe works survives, the very modern BCT/Candy tile works at Heathfield. Whilst ball clay production continues in Kingsteignton, little remains of its history except the Stover Canal, which was built for the trade in 1790. The Canal became disused in the 1930's, but is now the subject of popular restoration proposals aimed at enhancing the

Templer Way footpath that links the Teign Estuary with Stover Country Park along the Canal and the Haytor Granite Tramway, and creating visitor attractions and biodiversity benefits.

The town has several historic buildings. Forde House, owned by the District Council since 1979 is made available for weddings and conferences. It is one of the finest and most historic building in the town. It was built in the early 17th century and has beautiful plasterwork ceilings. Owned by the Earl of Devon, the house has accommodated Charles I and (after his landing at Brixham with 40,000 troops who camped on Milber Down) William of Orange – who was proclaimed King of England at St Leonard's tower, an important landmark in the town centre. Other important historic buildings include Bradley Manor, which is owned and opened to the public by the National Trust, St Mary's Church and the ancient almshouses. Other notable buildings include the Passmore Edwards Library and the Railway Station building.

A number of ancient traditions and ceremonies are still maintained in the town, and preserve a valuable link with the town's history.

Newton Abbot is fortunate to have its Town and GWR Museum, which is financially supported by the Town Council. It has a fine collection of railway memorabilia and archive material, and many other exhibits from Newton Abbot's past, but it is housed in extremely cramped conditions away from the main thoroughfares of the town, where it is largely unseen and is unable to realise its potential for making known and celebrating the town's heritage. Newton Abbot is also home of the Railway Studies Collection, the second largest collection of railway publications in the country (after York), which is kept by the Devon Library Service in the Passmore Edwards building.

Except for the Museum, little has been done to bring the town's heritage to the attention of visitors – or its residents. In particular, there is no guide or route around the town for visitors to follow who may be interested in the town's history.

The town's cultural life has many aspects, including its heritage, much of which is brought to life by the Town Museum's varied annual exhibition themes.

It is envisaged that, if the project to accommodate the Museum in the proposed new community/civic Centre extending from the Passmore Edwards building is realised, the Museum will be able to play a much more active role in the cultural life of the town through exhibitions and cultural events both within and in the vicinity of the Centre.

Comments about the library and adult education centre in the Passmore Edwards building, about the Alexandra cinema and about the Courtenay Centre and the Coombeshead College theatre are contained in the Vibrant Town Centre section of this document.

Coombeshead College is very active in community arts, employing a community arts officer in conjunction with the District Council. The main focus of this activity is on giving children in the community the opportunity to be involved in creating films and taking part in theatrical

events that relate to the community – with significant benefits to the development of the children concerned. Much of this work is done in collaboration with other local groups such as MED Theatre and Platform 9.

For several years the annual 'Air Fusion' music festival that was held usually in Courtenay Park enlivened Newton Abbot's performance scene. However complaints of noise and anti-social behaviour resulted in its discontinuance in [2006].



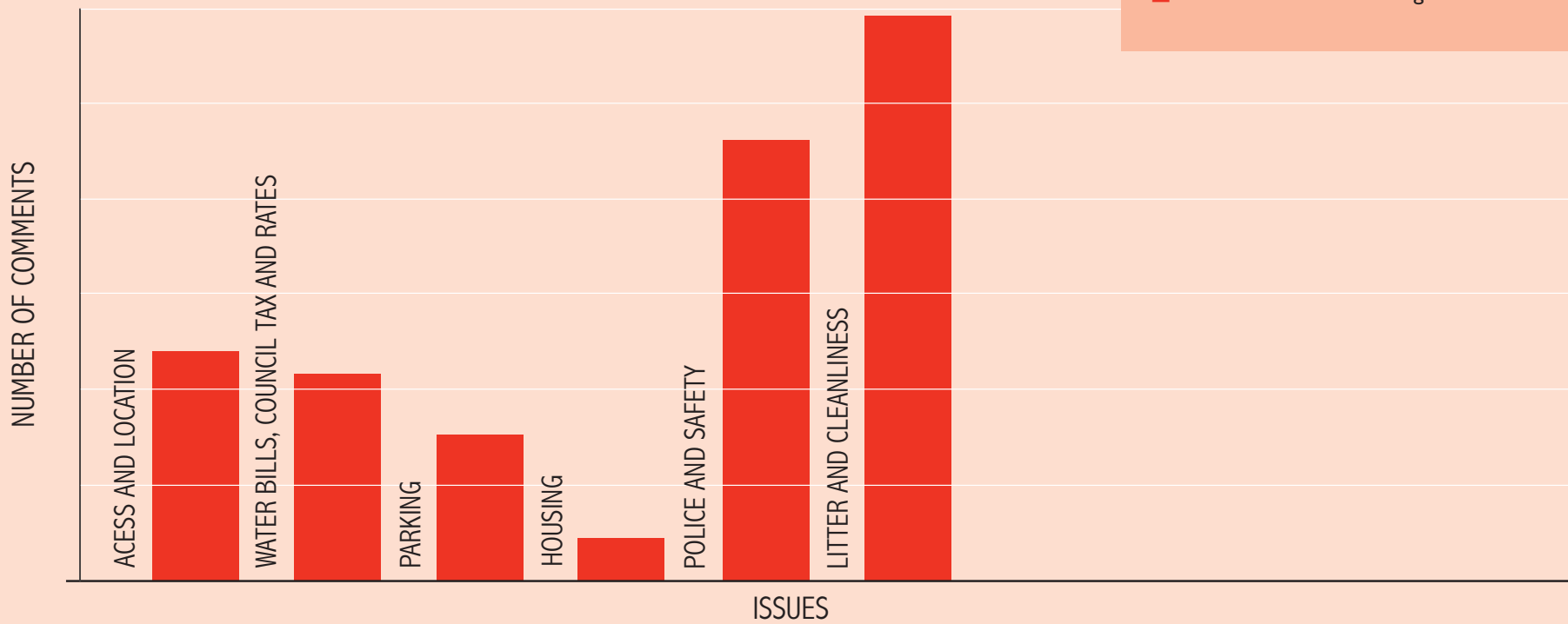
## 6. STRONG COMMUNITY



## 6. STRONG COMMUNITY

### FEEDBACK:

Community issues



### Comments:

- “Too much litter – let’s clean the town up.”
- “We need more police.”
- “More affordable housing.”



### Plan Objectives

**A strong sense of community, whose members will be encouraged to:**

- **Have the confidence and ‘can do’ attitude to do things for the community**
- **Take responsibility for vulnerable members of the community**
- **Be sociable, collaborative and welcoming to newcomers and identify with and take pride in the town and its qualities**

### Strong communities have:

- **Effective engagement and participation by local people, groups and businesses**
- **A well integrated mix of decent homes of different types and tenures**
- **Encourages all to embrace the community vision**
- **An active voluntary and community sector and good quality local public services, health care and community facilities.**

### Plan Projects

#### 1. “Moving House”

Promote the re-location of the Town Hall in the Market Street area.

#### 2. “Community Projects”

Support for projects that are initiated by individuals/community groups.



## CREATING THE PLAN

This process has been supported by The Market and Coastal Towns Association (MCTA) an independent organization now disbanded which supports the development of vibrant, healthy and sustainable market and coastal towns across the South West.

Community Strategic Plans have three main elements:

- Owned by the community and, therefore, has a high degree of public engagement.
- Well structured and be put together by a representative partnership.
- The development and production of a Plan that has been informed by the wider strategic context within which the town sits.

Initially the Town Council, with a small grant from Devon County Council and assistance from officers at Devon County Council and Teignbridge District Council, set up a Steering Committee comprising

those residents that were interested in moving ahead with a community-led plan for the town and its surrounding district.

Newton Abbot was accepted onto the Market and Coastal Town Initiative in January 2007. Joining the Market & Coastal Town Initiative (MCTI) helped put all the previous work into context and gave the framework, support and guidance to complete the plan.

Newton Abbot has a significant impact on the neighbouring villages; every Parish Council adjacent to our borders was invited to join. Five parishes took up this offer Abbotskerswell, Kingskerswell, Ipplepen, Kingsteignton and Ogwell.

### The Steering Committee and Sub Committees

Joining the MCTI helped to reinvigorate the original group and the process. Through the work of the Steering Committee and various Sub-committees

the plan was developed. By joining the MCTI the development of the plan had to adhere to their project planning process which involves a detailed planned approach. This is an established qualitative process that requires following set criteria and timescales. The designated timescale for producing a community plan was very tight. Since December 2007 there has been the additional pressure of knowing that the MCTA was disbanding in June 2008. The community plan was completed in March 2008 and this culminated in a successful community celebration to launch the plan in April 2008.

### Consultation and Engagement

There have been three years of public engagement starting in December 2004 with four key public events. The purpose of these events was to launch the community planning process but also to ascertain the public's perception of the issues and challenges facing Newton Abbot. Over the next three years various methods were deployed to

engage the community in the development of the plan. In addition there was community, statutory and voluntary sector representation in the various committees. In addition to our consultation other consultative events were held; mainly by statutory agencies, such as Devon Primary Care Trust. Community planning participated in these events and the collective feedback is contained within this plan.

### Focused Community Consultation

To achieve the vision of this plan it is vital that particular communities have been engaged in both determining the issues for their communities and also the projects and priorities for delivering action. This process can be informed by statistical information and the views of professionals working with these communities. This should be viewed as supplementary. It was vital that families were given the opportunity to articulate their needs first hand.

### Theme Groups

The stakeholder event that was held in August 2005 provided the vision and theme areas for the community strategic plan. Five theme groups were created which transcend all parts of the vision and were used to research issues in more depth. The end result from each group is the production of aims, strategies and project ideas. These Theme groups were chaired by people who had responsibility or an interest in these areas. The Theme Groups started to meet in December 2005 and continued to meet on a monthly basis thereafter. Transport, getting around, equality and diversity are integrated with our vision, objectives and projects.

### Town Council Perspective

Newton Abbot is described in various tourist literatures as a 'lively, bustling market town'. The Town Council is committed to ensuring that having been a market town since 1220 that its controlled growth will continue to the benefit of its current

and future residents. Newton Abbot's continued prominence as a bustling town is also equally importance to the surrounding rural villages.

The Town enjoys a strategic position on the main railway line to London, Penzance and The North and excellent trunk road and motorway connections, situated off the A380 Exeter to Torquay Road. Newton Abbot is often known as the Gateway to Moor and Sea because of its closeness to Dartmoor National Park and the coastal resorts of Torquay and Teignmouth.

The Town has much to be proud of; St Leonard's Tower; Decoy Country Park and numerous other town parks; Forde House; the Town Quay; six allotment areas; excellent primary and secondary schools; Museum and Railway museum; a leisure centre; a new hospital under construction; the Racecourse.

The Town is looking forward to the soon to be completed redevelopments of the Market area and

the Wolborough Street redevelopment which it will enhance Newton Abbot's unique atmosphere as a Regional Shopping Centre.

Newton Abbot Town Council supports improvements to the Town Centre particularly those which maintain a prosperous and environmentally Town to visit. With its level shopping areas it is a particular attraction to disabled personnel.

With its long history with the Railway Industry Newton Abbot still enjoys being the main rail centre for South Devon and is easily reached by Inter City Trains from various parts of the country. The Town Council although readily accepting that growth of the Town and the surrounding area is inevitable, it is also keen to ensure this happens in a controlled and structured manner.

This Community Strategy, for the Town and for the surrounding villages of Abbotskerswell, Kingskerswell, Ipplepen, Kingsteignton and Ogwel, sets out the vision and aspirations of the people of

this community. It has been created by the people for the people for the future of the area for the next 20 years. The projects identified are those which the community has expressed as being of the highest priority and therefore the Town Council will hope these projects can be taken forward with community support to see them realised.

The Town Council wishes to express its grateful thanks to the Chairman of the Community Plan Steering Group and its Members and a special thanks to its Coordinators, latterly Jane Ballantyne whom without their tremendous enthusiasm and efforts this Community Plan would not have been completed. The Council would also like to thank all the various community bodies and individuals from the Town and surrounding villages who were the source of the content.

## Parish Views

Parishes have been in the process of producing their own Parish Plan. Because of their proximity to Newton Abbot, it is recognised that there will be cross cutting issues impacting on both communities. These plans by their very nature produce some much localised issues, however it is possible to draw out a few cross cutting themes. These are:

- Housing issues.
- Provision of Youth Facilities is a theme that frequently appears, perhaps there is scope for a strategic answer - clustered facilities maybe.
- Provision of cycle ways and footpaths is defiantly an area for mutual projects, for the benefit of Newton Abbot and its surrounding district communities.
- Public transport is another area that may lend itself to a collaborative/partnership project.

## Parish Plans - main issues

### Ipplepen

- Improved Street lighting
- Reduced speeding and parking congestion
- Affordable housing
- Opportunities for local small businesses
- Youth Facilities
- New Library
- Modern village hall

### Abbotskerswell

- Reduced speeding and parking congestion
- Protecting the environment (concerns about local waste management et al)
- Living in a safe place
- Dog fouling
- Keeping a village post office

### Ogwell

- Housing development.
- 40% of residents did not think the bus service was adequate.
- Most popular improvements – direct service to Newton Abbot Railway station, later buses from town and a more frequent service.
- Strong support for access/improvements to the following footpaths: Meadow Halt to Bunting Close; over the River Lemon to Baker's Park; Ogwell Mill to Bradley Woods; Ogwell Cross to Abbotskerswell/ Fermoys. 86% felt the village would benefit from more pathways/cycle paths.

### Kingsteignton

- Housing development
- Protecting the environment – Green spaces
- Opportunities for local small businesses
- Traffic congestion
- Provision of Cycle paths

**Kingskerswell** has only recently started its community plan, however early identified issues are:

- Reduced speeding and parking congestion
- Youth Facilities
- Provision of Cycle paths
- More sports facilities
- A Bypass - views expressed for and against

## Link with other strategic plans

### Draft South West Regional Spatial Strategy 2006 – 2026

The government's new planning system known as the Regional Spatial Strategy (RSS) sets out the land use and environmental objectives and policies for the South West.

**It has some general aims for the region:**

- To harness the benefits of population growth and manage the implications of population change.
- To enhance the distinctive environments and the quality of our cultural life.
- To enhance economic prosperity and quality of employment opportunity.
- To address deprivation and disadvantage to reduce significant intra-regional inequalities.
- To make sure that people are treated fairly and can participate fully in society.

**It also has some specific aims for Newton Abbot:**

- Increase job opportunities within the town to sustain the community and at the same time reduce the need for the high level of commuting to Exeter and Torbay.
- Reduce the rate of growth of residential development to ensure a closer balance between workforce growth and anticipated economic development.
- Integrate environmental improvements, particularly to the river and estuary corridor, to provide for development.
- Improve the infrastructure by investing in walking and cycling networks which link with areas of employment and education. Public transport, rail and road improvements are required including the Torbay/Newton Abbot corridor.

**Devon Community Strategy**

**At a county level the Devon Strategic Partnership, made up from public, private and voluntary sectors of the community, aims to deliver the vision for Devon as:**

“A county with safe, healthy and inclusive communities, a strong and diverse economy and a cherished environment.”

In order to achieve this vision the strategy emphasises the importance of the county to:

- Adapt to change (eg. climate change, globalization of markets and trade).
- Ensure all people in the county have a good quality of life for an inclusive Devon.
- Ensure Devon punches its weight nationally, regionally and in Europe.
- Work to offset the disadvantages brought about by poor transport links and low wages.
- Look after the unique environment and communities.



**Teignbridge Local Development Framework 2001-2016**

The Teignbridge Local Development Framework (LDF) will have regard to and delivers the spatial aspects of other existing or proposed strategy documents by the Council including the Teignbridge Community Strategy 2007-2011.

It will also have regard to strategies, policies and programmes produced by other organizations covering education, health, infrastructure provision, social inclusion, waste, biodiversity, recycling and environmental protection.

**The Teignbridge Local Development Framework will provide for sustainable development defined by the Government's four strategic aims:**

- Social progress which recognizes the needs of everyone.
- Effective protection of the environment.

- The prudent use of natural resources
- Maintenance of high and stable levels of economic growth and employment

**The LDF is like a folder and is made up of separate documents known as Local Development Documents (LDDs). The key documents in the Teignbridge LDF that establish local policy towards the use of land are:**

- The Core Strategy
- Development Control and Non-Strategic Policies
- Newton Abbot Sub-Regional Centre Area Action Plan
- Site Specific Allocations and Policies
- Proposals Map

**Teignbridge Community Strategy 2007 – 2011**

This strategy brings together one force known as the Teignbridge Strategic Partnership (again made up from public, private and voluntary sectors of the community) to deliver a vision for the district ...

...a place where everyone is able to access locally:

-Healthcare, Social Care and Education

- Open spaces and recreational areas
- Public and community buildings
- Internet resources
- Day-to-day living needs without the necessity for private transport

**In addition the strategy covers:**

- Promotion of new and support to existing businesses
- Clean, Green and Safe homes and businesses

- Tackling housing needs
- Making communities stronger

**Devon Local Area Agreement  
(01/04/05 – 31/03/08)**

This is a 3 year agreement between the Devon Strategic Partnership and the Government to improve the lives and conditions in Devon communities.

**Its main aim is to:**

- Secure local solutions to local issues
- Join up public services
- Simplify Government spending streams

**It sets out objectives to three ‘blocks’ of issues:**

**Children and Young People**

- Improved physical and mental health
- Improved life chances for Devon’s most vulnerable children
- Safe, secure and suitable housing
- High aspirations and ambitions for young people

**Safer and Stronger Communities**

- Reduce Crime
- Reduce Domestic violence and abuse
- Reduce alcohol and drug related crime and disorder
- Reduce Anti-social behavior
- Tackle prejudice and hate related crime
- Create sustainable and lasting communities

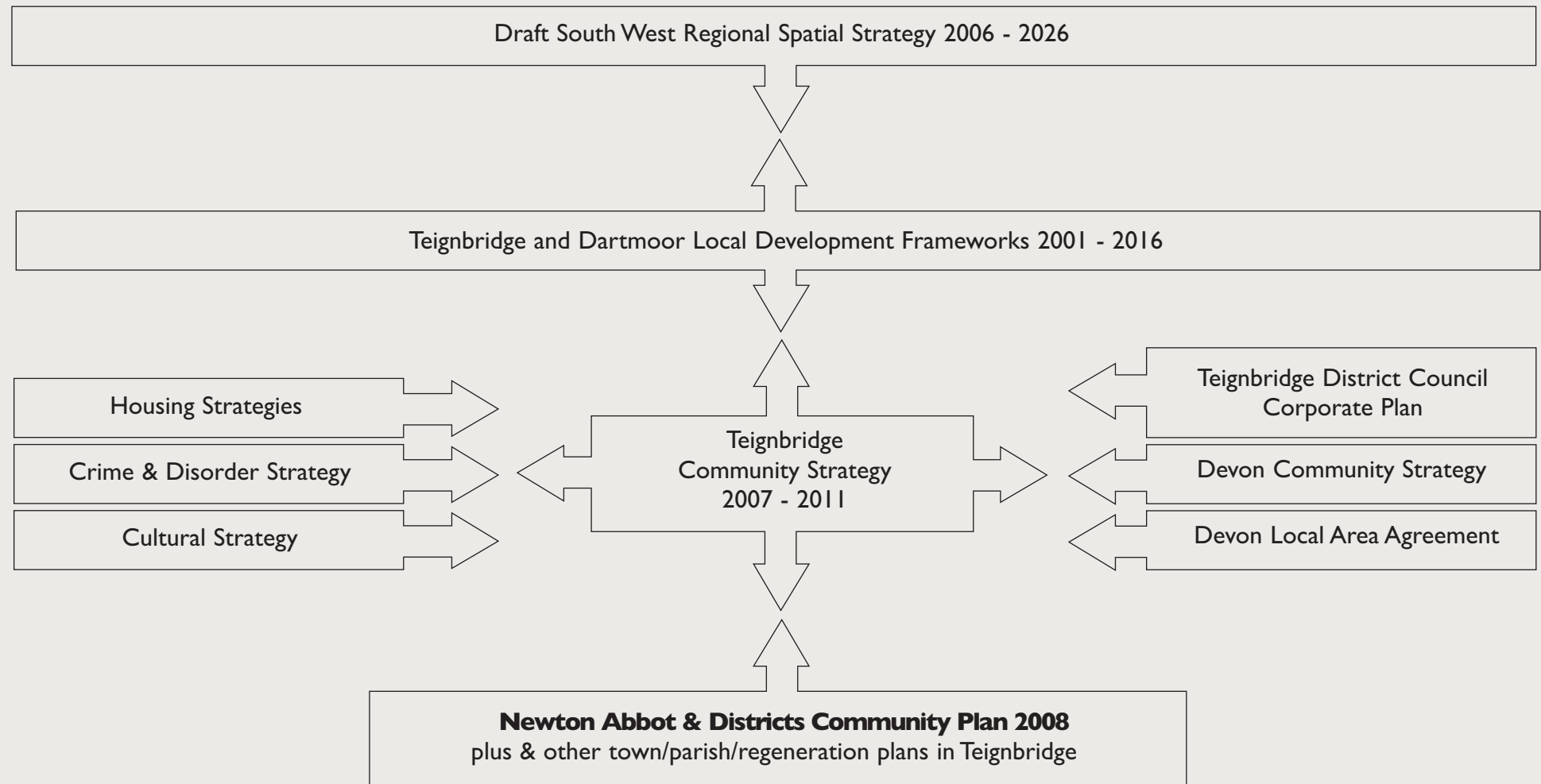
**Healthier Communities and Older People**

- Improve levels of physical activity
- Improve mental health and emotional wellbeing
- Empower older people to make a positive contribution to their community
- Improve access to services for older people
- Assist older people to enable them to live in their own homes

**Other strategic plans**

The main issues of the Newton Abbot Community Plan and other strategic plans covering more specialised themes such as housing, transport, culture etc are fed in to the Teignbridge Community Strategy in terms of projects and actions undertaken.

## Linking the Plan with other strategies



## DELIVERING THE PLAN

The Community Plan has gathered momentum since its launch in April 2008. It would be fair to suggest that both Devon County and Teignbridge District Councils have become far more engaged in the future planning for Newton Abbot arising from the delivery of the Plan due to the presence of evidenced needs and aspirations of the various communities which make-up the town. Many parish/town plans fail due to lack of resources to deliver their projects, or just because they were not well conceived. Newton Abbot, and the Town Council as community leader, has a great opportunity to make the Community Plan real and not just a Plan that like many others does not deliver. Unfortunately another reason why these plans fail is lack of core funding. Following this consultation and publication of the finalised Community Plan in April, the Plan Steering Group will start work on the next phase. Whilst many of the Projects will be quite small, some will be major – they could help to ‘kick start’ the fulfilment of the Vision and Objectives, and by dramatically

demonstrating that Newton Abbot is moving forward, start a ‘snowball’ of improvements by others.

The revised structure for overseeing the implementation of the plan was developed by the previous management structure with support and advice from the MCTI facilitator. This structure involves the establishment of two main forums, the Community Forum and the Development Group. Both of which have been established and meetings have taken place. The management structure will also include the setting up of a Community Trust which will have a formal status and provide the conduit for funds.

Most will require funding; some can only be implemented by the District or County Council or other agencies, whilst others could be implemented through an existing trust or association. In these cases, the role of the community forum and development group will be to ensure that the

Projects are embodied in other relevant strategic plans, and to keep up the pressure and help them. For other Projects it may be necessary for the task force to set up a new trust.

**Projects** – The community plan identifies one vision, 6 objectives and 20 projects. One of the tasks of the implementation plan is to undertake a broad scoping exercise to identify project leads, funding development partners, timescales, priorities and quick wins. In developing the community plan we worked very closely with council officers who are responsible for the master planning process, strategic planning projects and development frameworks. Many of our projects mirror the aspirations and ambitions set out in these strategies. Appendix I gives an overview of the projects and progress discussed at these meetings.

### In summary:

- The top three priorities for action by the Development Group are Market Mania, Save the Streets and Hub Bub.
- There are 10 projects that are considered high priority. This includes Fantastic Futures which may progress rapidly.
- There are a number of smaller projects that are quick wins.
- Some of the projects are the direct responsibility of the local councils. The task of the Development Group and Forum will be to lobby for community engagement and opportunities to be involved in the design, development and delivery of these projects.

### There has been considerable progress with the implementation of the plan since the launch at the beginning of April 2008. This includes:

- Design, developing and implementing a robust management structure.
- Considerable progress with many of the projects.
- Establishing a task force to consider all the developing young people projects.
- Setting up of a climate change group and organisation of a public presentation on this issue.
- Involvement in two public events with the District and County Council.
- Involvement in the community engagement plans at Buckland.
- Presentation of the plan to key partners.
- Appraisal and scoping of all 20 projects.

- Discussion about the use of the multi use games activity facility at Osborne Park.
- Establishment of a Police Cadet Force.
- Meeting with TDC officers to discuss park improvement plans.
- Development of the outline proposal for the Market Mania and Hub Bub project.
- Establishment of Newton Abbot Community Trust.

### Next 12 months:

- Development of a Queen St. focus group.
- Development of a specification for Hub Bub working with the DCC library services.
- Organisation of car free days.
- Consolidation of the management structure.
- Development of capacity and skills in project management processes.



- Development of detailed project proposals and business cases for specific projects.
- Development of a funding strategy including making funding applications
- Support and input with the development of a post 16 Learning Centre.
- Increased activities for young people
- Implementation of the Market Mania projects (parts of)
- Organisation of Newton Abbot festival 2009.

**In addition to the above the Community planning process brings added value by:**

- Providing an impartial view from and to the community.
- Collecting and collating evidence of need, aspirations and ambitions.
- Latitude and creativity in providing solutions to community issues and needs.
- Facilitating multi organisation partnerships for the benefit of the community.



## APPENDIX 1: OVERVIEW OF PROJECTS

Project	Description	Leader/ Partners	Priority/ Timescale	Estimated Funding	Funding Partners
"Market Mania"	Promote Newton Abbot as <b>"The Market Place of South Devon"</b> for the produce of South Devon's farming, food and other entrepreneurial rural businesses. Hold a variety of markets throughout the week, day and evening in the Town and link this to social and community events in the Town Centre	TDC/Town Centre Partnership/Town Centre Manager	<b>High</b> / some Quick Wins 2 Year project	30k start up funding for a feasibility study	TDC/Chamber of Trade/NFU
"Save the Streets"	<b>East Street Energy</b> – develop East St as the passage way to the Town <b>&amp; Queen of Streets</b> . – pedestrianisation for the street, reduce motor traffic, promote themed shop frontage and as the place to eat and meet.	DCC/TDC Community Planning Group Task Force	<b>High</b> /3 Years	£1 million Capital	Business Community/ Teignbridge District Council/Devon County Council
"Things are looking up"	'Create Attractive 'Gateways' to the Town Centre using imaginative art work.	Community Planning Group	<b>Medium</b> /2 Years	£0.3 million Capital	Arts Council/ Town/District/Grants
"World meets Newton Abbot"	Promote Newton Abbot as a place for media-related Business to set up. Develop a town website and information screens promoting activities and events	Town Council	<b>Medium</b> / Quick Win	Start up funding/social enterprise 20k	TDC/Learning community

Project	Description	Leader/ Partners	Priority/ Timescale	Estimated Funding	Funding Partners
"Hub Bub"	Create a vibrant new Community Centre, extending from the existing Library and Adult Education Centre and utilising existing community centres, to accommodate, for example an Information and drop in Centre, Town & GWR Museum, Exhibition Space, Lecture Room, Community Hall and Café.	Community Planning Group/DCC/TDC/TC	<b>High</b> /5 years	£5 million Capital	Big Lottery/DCC/Arts Council Grants
"Park It & Bus It Better"	Promote the building of a bus terminus and improve bus links to the Railway Station. Develop a Park & Ride facility.	Community Planning Group	<b>High</b> /2-5 years	£5-10 million Capital	DCC/TDC/Town Council
"Fantastic Futures"	Develop children's centres and provide extra curricular activities and other initiatives to support families.	DCC/Childrens Trust/Community Planning Group DCC/TDC	<b>Medium</b> /5 Years	£30k revenue	Statutory Sector Grants/Devon & Cornwall Constabulary
"Young at Heart" 1	Establish a Task Force mandated to increase the Involvement of Young People in a wide range of Sports and other activities, working alongside existing agencies and focusing proactively on information, publicity and addressing gaps, deficiencies and opportunities.	Community Planning TaskForce/Voluntary & Statutory Sector	<b>High</b> /2 years	£50k revenue	Statutory Sector Grants/Housing Association
"Young at Heart" 2	Encourage Businesses that offer Young People suitable and well-managed Entertainment Venues such as ten pin bowling, live music and cyber cafes.	Community Planning TaskForce/Voluntary & Statutory Sector	<b>High</b> /5 years	£500k Capital Social Enterprise	Grants/Business Community

Project	Description	Leader/ Partners	Priority/ Timescale	Estimated Funding	Funding Partners
"Sporty Spaces"	Establish Open Spaces and Shelters for Young People to Meet and Play. Develop a sports forum for Newton Abbot to ensure sport can be accessed by all. Concessionary pass for activities.	Community Planning TaskForce/Voluntary & Statutory Sector	<b>High/5 years</b>	£30k revenue start-up	Grants/Business Community
"Future Fantastic"	Promote the establishment of 'Newton Abbot College' -a centrally located 14-19 Vocational Training and Post 16 Studies Centre.	DCC/LSC	<b>High/5 years</b>	£7million Capital	DCC/Learning & Skills Council
"Hub of South Devon"	Promote Newton Abbot's attractions for Businesses.	Town Centre Partnership/Town Centre Manager	<b>Medium</b>		BID initiative/Grants
"Way to go"	Promote alternative methods of transport by establishing green networks - cycle and pedestrian routes and lanes between all parts of the town and neighbouring villages. To include routes to Schools, parks, canal and a circular bus route.	Community Planning Group/DCC/TDC	<b>Medium/3-5 years</b>	£100k revenue x million Capital	Connect 2/Primary CareTrust/Lottery/DCC/TDC
"How to go"	Produce a Transport Access guide to the various modes of transport.	Community Planning Group	<b>6 months/ Quick Win</b>	£20k revenue	Grants
"Energetic Living"	Establish a Climate Action Group in Newton Abbot.	Community Planning Group	<b>High/6 months</b>	Start up £20k	Grant Funding/ TDC/DCC

Project	Description	Leader/ Partners	Priority/ Timescale	Estimated Funding	Funding Partners
"Magnificent Museums"	Establish a well resourced town and GWR museum (If not in the proposed new Community Centre).	Town Council	<b>High</b> /5 years	£5 million	Big Lottery/DCC
"Canal for Community"	Restoration of the canal and the associated Heritage, Healthy Recreation and Biodiversity benefits.	The Stover Canal Trust	<b>4 years</b>	£0.5 million	TDC/DCC/Grants
"Meeting the World"	Develop and promote Newton Abbot as a Centre for Community Arts and Performance, Media and Culture.	CPG	<b>Medium</b> /5 years Quick wins	£50k revenue	Arts Council/ Town Council/TDC
"Playing around"	Establish Heritage Trails, themed signage and guided walks along attractive routes. Restore the Town Quay and bring back the boats. Improve the River Lemon walk Social/community events in the Town Centre.	Town Council/CPG	<b>Medium</b> /2 years	£1 million Capital £75k	DCC/TDC/Grants
"Community Projects"	A number of projects proposed and managed by small Community Groups.	Community Group	Quick wins/Ongoing	Total £300k	Grants Funding DC
"Moving House"	Promote the re-location of the Town Hall in the Market Street area.	Town Council	<b>High</b> /5 years		Big Lottery/DCC/ Arts Council Grants



## APPENDIX 2: QUALITY OF LIFE

### Urban settlement

The quality of life for the majority of Newton Abbot residents is good, however, for some members of the community life is not so good. This plan seeks to improve living standards for the community by recognising, sharing and targeting the benefits of economic and social prosperity.

The deprivation indicators published in 2004 take account of a range of measures across a range of factors.

- Income
- Employment
- Health Deprivation and Disability
- Education, Skills and Training,
- Barriers to Housing and Services
- Crime
- Living Environment
- A multiple deprivation accounting for all 7 individual measures.

Until recently, indices of multiple deprivations were measured by Ward. This measure was standardised in 2004 with a new unit of measurement, the Super Output Area (SOA), a sub ward area averaging 600 households. The lowest level is the Lower SOA (LSOA), which covers an area containing approximately 1500 people, about one third of the size of a Ward.

There are two LSOAs in Newton Abbot urban centre that are in the 25% most deprived areas nationally (based on IMD, 2004). They are within Bushell, and Buckland & Milber wards. 13 LSOAs fall into the 25-50% most deprived nationally (the majority of these are in urban areas). A large proportion of these constitute the majority of the urban 'centre' of Newton Abbot.

The two areas of deprivation which make up Broadlands are in the most deprived 20% of areas across Teignbridge. In addition one of the areas is the most deprived across Teignbridge according to

the Living Environment (accounting for housing conditions, central heating, air quality and road traffic accidents) and the second most deprived according to the Crime domain.

**Buckland & Milber** is an area within Newton Abbot covering 0.9 square miles. There are 1451 residents. The community is separated from the town by the Penn Inn Roundabout and access is via an underpass or a foot bridge. Public Transport is considered to be poor. There are a few shops, churches and a pub on the estate. The local primary school Haytor View has undergone significant change and a major capital project is planned. There is a good local GP practice which provides a diverse, safe and accessible range of support for the local community.

Many people view this area as two distinct communities with Milber being viewed as a more prosperous community. However as a ward area it is the most acutely deprived in Newton Abbot - ranked 21st most deprived out of 457 LSOAs in Devon.

In March 2003, Dartington Social Research Unit undertook a study into this community's children's needs which revealed that 80% of children have unmet need of some kind. This study made several recommendations although many of these have been progressed by the Devon Youth Service it is not clear how these recommendations are monitored. The research was due to be followed with a further study by Dartington Research Unit however this never took place.

In December 2007 a workshop was held which brought together people and organisations working with the community. The aim of the event was to bring together organisations discover what opportunities there are for closer joint working. There is significant support and resources for this community but there appears to be inadequate partnership working through a lack of co-ordination. Many organisations were unaware of what others were doing and the extent to which knowledge and resources could be shared. Partnerships could be enhanced by a community development worker role.

Two actions were agreed from the workshop:

1. Organise a community fun day/weekend to involve people living in Buckland
2. Compile a directory of services

These communities would merit a separate community plan that attempts to address the cause and effects of the deprivation in a holistic way. This would look at children and adult service support in a collaborative way and produce a clear plan with timescales and outcomes. Local strategies should include specific action to address the cause and impact of deprivation and improve the quality of life experiences and physical environment of these communities

**Broadlands Community** is a geographical area within Newton abbot covering 0.11 square miles, with a GP registered population of 1868 (Exeter System, 01/10/04). The area falls across two electoral wards, Bradley and Bushell neither of which feature

in the top 20% of deprived wards and becomes difficult to argue for scarce resources when information about the wider areas does not suggest deprivation. There are however a number of families affected by a range of factors which influence health and well being. The recent Health report recommended some local action regarding health, physical environment and leisure most of which is the responsibility of the local, district and county organisations. There is no single GP practice that identifies with the Broadlands area. The area, although relatively close to Newton Abbot town centre, is not very accessible for the young, less able and those with shopping needs?.

50% of the housing is rented (of which 38% from Teign Housing).

In 2002, Teignbridge District Council conducted a consultation exercise with local children. The children from Highweek School identified the following as being priority issues for them:-

- Safer Parks – no drugs, with litter bins and better lighting
- Safer streets – more police, fewer drunks and better lighting
- Clean toilets and streets

In 2007 a community event was held at the Highweek School. Several organisations, statutory and voluntary sector, participated. Adults and children who attended were asked to complete questionnaires about their local area.



### Adults Questionnaire

- Best thing**
- Location
  - Quiet
- Problems**
- Young people in trouble
  - Traffic
- Suggestions**
- More activities for young people
  - Parking and speed restrictions

### Childrens Questionnaire

- Best thing**
- Leisure/swimming pool
  - Location
- Problems**
- Roads too busy
  - Neighbours
- Suggestions**
- Bigger parks and spaces
  - More clubs

Many of the children also mentioned alcohol and drugs as a significant factor in their lives.

The action following this day was:

1. A more detailed survey in school focussed on younger children who sometimes fall outside the 'youth' bracket of provision. Those people who are financially and/or socially excluded may not have turned up on the day and are therefore hidden from survey results.
2. The use of the school playing field as an official park for the public outside of school hours.
3. To set up a community group run from the school facilitated by current family worker in partnership with Teign Housing.

## Children and Young People

Children Act 2004 and Every Child Matters set out an expectation for services to improve the way they work together to give all children and young people the best possible opportunities when growing up. One of the ways to meet these new targets is the development of children's centres. Children's centres must be in place in the most disadvantaged areas (measured as most deprived 30% nationally) by 2008 (known as phase 2) and every community by 2010 (known as phase 3). Children's centres aim to improve outcomes for all young children by ensuring children under 5 and their families can receive services within the area that they live. The Children's Centre in Newton Abbot is located at Highweek School. A centre will be developed in Buckland & Milber by 2010.

Factors which exacerbate Children's vulnerability are:

- Social and Economic Deprivation
- Isolation
- Low aspirations from adults

- Low educational attainment
- Use and misuse of Drugs and Alcohol

Adult engagement, school attendance, attainment, activities, hobbies and sports are all protective factors to reduce a child's vulnerability. Extended schools programmes, access to activities (subsidised) are all services to be explored in the development in the Buckland and Broadlands communities and the community plan.

“A child is a Child In Need” if:

- He/she is unlikely to achieve or maintain a reasonable standard of health or development without the provision for him/her of services by a local authority;
- His/her health or development is likely to be significantly impaired, or further impaired, without the provision for him/her of such services; or
- He/she is disabled.

The proportion of children and young people in need in Newton Abbot Parish is significantly higher than district and county averages.

### Children in need aged 0-17 yrs

Parish Average (Newton Abbot)	3.87%
District average (Teignbridge)	2.9%
County average (Devon)	2.97%

Newton Abbot and Kingsteignton have a higher percentage of Young Offenders than county and national averages. Newton Abbot however rates most highly. All other Parishes are on or below county average.

### Young Offenders aged 10-17 yrs

Parish Average (Newton Abbot)	2.54%
District average (Teignbridge)	2.06%
County average (Devon)	93%

Source: Children Act 1989

## APPENDIX 3: POPULATION, HOUSING & WELFARE

### Population Trends

**Growth** - The population growth in Newton Abbot parish between 1991 and 2004 was 10.6%, Whilst there has been significant growth since 1991 in the 'other population centres' growth has not been as significant in Newton Abbot Parish itself.

**Black and minority Ethnic population** - Newton Abbot Parish has a higher than county average, but still low in relation to national average.

**Age profile** - The population percentage aged 16-24 is higher in Newton Abbot (11.4%) than county average and all other parishes. In addition, Newton Abbot has a lower percentage (8.6%) of people aged 65-74 than in other areas, with the exception of Chudleigh.

### Household occupancy

**Single person household occupancy** at (27.4%) is above that of Teignbridge Council (26.7%) but below that of Devon County (29.1%).

**Lone pensioners** at (17.4%) is above the average for Teignbridge District (15.1%) and the county average (16.6%) while the percentage of lone pensioner households in the remaining parishes (13.9%) is well below these averages.

### Welfare Benefits

Newton Abbot Parish shows higher level of economic need than the other parishes with:

- Unemployment levels higher than the district and county average
- Higher level of Income Support claims,
- More households on incomes below £20,000 and a lower gross weekly pay average.

### Housing

Because of its location and status as a hub dwelling both the Local Development Framework (LDF) and the South West Regional Development Agency (SWRDA) spatial strategy focus on Newton Abbot as an area where there will be considerable growth in housing. Wages below the national average, low areas of house building and high levels of migration presents major issues of affordability.

The Government wants to see a significant increase in homes built in the next ten years and wants councils to explore using a variety of development sites. Much of the funding for social housing will be through the Housing Development Agency. Housing Associations are key to delivering on these targets. There will be a greater emphasis on building sustainable communities and homes. This growth can provide a major package of infrastructure such as education, health, open space and facilities and empowers the community to have control over how their Town and environment are developed.



Over the next ten years an additional 3100 homes will be built in the Newton Abbot area.

As of March 2008 there are 1,225 empty homes of which 419 have been empty for more than 6 months. There is no information about the state of housing stock in Newton Abbot. The last survey was conducted in 2003.

Two recent government reports – Cave and Hill recommend some fundamental changes with social housing building larger homes and gardens, mixed housing and tenure, employment as part of the new developments, including social enterprise. Community cohesion is a significant part of the Housing Associations’ and social housing providers’ agenda. Feinstein recently reported that social housing tenants have been ‘locked into’ a particular way of life. The challenge for us is to ensure that this is not an inevitability of developing new communities but that the regeneration and growth reduces the likelihood of this as an outcome for children living in this housing.

- Tenure rates are similar to the rest of the District with over 70% of the population being owner occupied.
- Local Authority provided housing is significantly higher in Newton Abbot compared to both county averages and other parishes. The proportion of council houses in Newton Abbot parish (9.7%) is well above that of the Teignbridge District (6.8%).
- Housing Association property comprises 3.2% of households in Newton Abbot Parish.
- The private rented market is equitable to the percentage of people renting social housing, local authority and housing associations.
- There is a significant rise in private housing for rent.
- Since 2001 house prices have risen by 93% in Newton Abbot. Average overall house prices within the area are similar to the national average.

Recent work by the Devon Health Forum indicated that up to 30% of the Broadland population may be living in fuel poverty and spending a high proportion of their disposable income on fuel. The increased health problems which result from living in cold homes are a cause for concern and many of these problems are preventable through a range of energy efficiency improvements.

There are a number of sites that have been identified by Teignbridge District Council (TDC) for future housing development subject to planning applications for example Mile End, Newton Abbot and Kingsteignton.

As of June 2008 3862 households are on the housing register. TDC has a homeless duty to 57 households.

## Voluntary, caring and welfare organisations

Newton Abbot has several community and voluntary sector organisations that use the Town as a base however their activity within Newton Abbot is small when compared to other Towns. Teignbridge Council for Voluntary Services is based in Newton Abbot and represents the voluntary sector across the whole of the Teignbridge.

Current trends in volunteering show diminishing numbers of post-retirement volunteers and increasing numbers of young volunteers.

### Examples of voluntary sector services:

- Citizens Advice Bureau
- Ring & Ride Service
- Shop Mobility
- Teignbridge & Newton Abbot Community Transport
- Newton Abbot & Teignbridge Volunteer Bureau

## Faith communities

There is a diverse range of faith Communities in Newton Abbot. These actively support communities by providing for example clubs for children and outreach support during the night for people who may be vulnerable because of alcohol.

## Health

Claimants of Incapacity Benefit, Disability Allowance and Disability Living Allowance are higher in Newton Abbot than the county average, but still lower than national average. The percentage of people living with limiting long-term illness is highest in Newton Abbot Parish and is higher than both county and national averages.

The population of Newton Abbot perceive their own health as worse than county and national averages.

## Strategic

Review of Health and Social Care -The Primary Care Trust undertook a community listening event in July 2007 at Newton Abbot Racecourse. The results of this event will be used to plan the future direction of health care, commissioning and funding over the next decade.

## Older Community

The significant increase in the elderly population is expected in the area placing additional challenges on the health and care services.

There is a higher percentage of Social Services clients across all age groups in Newton Abbot. All other parishes in the majority are below national and county average.

### Lone Pensioner Households

Parish Average (Newton Abbot)	30.3
District average (Teignbridge)	17.0
County average (Devon)	16.6
National average (England)	14.4

**The Senior Council for Devon** held a public event at the racecourse in Newton Abbot in September 2007. This event highlighted a number of issues for the local population. Here are a few:

- More frequent trains are needed
- Lack of police in the evenings to help older people feel safe enough to go out – a visible police presence is needed to reduce the fear of crime
- More help and information is needed to access services e.g. benefits
- The look of the town centre in Newton Abbot should be improved and upgraded

## Medical provision and health related services

### Health Provision

- Numerous GP practices in the town. One relocated from the centre of the town to the hospital site at the time it opened and one will relocate soon.
- Out-of-Hours GP service operating outside normal surgery hours (evenings, nights and weekends).
- Several dental practices in the town, however few provide NHS treatment
- 3 local optician practices in the town, and Specsavers.
- Private physiotherapy and complementary medical services available.
- Counselling services available include stress-related illnesses, eating disorders, personal relationships, bereavement and abuse.
- Patients Advisory Liaison Service (PALS) and Community Transport Association (TDCTA) run a voluntary hospital car service for local hospital visits.

The new hospital at Jetty Marsh was due to open in summer 2008 (now delayed until winter). Most of the services will transfer from the current East Street site. It is not yet known what will happen to the existing building, parts of which are listed. The development of the new hospital will bring new opportunities to Newton Abbot in terms of employment but also to some of the support services. During the public consultation for the new hospital several associated developments were identified for example the circular bus route.

THE DEVELOPMENT OF THE NEW HOSPITAL WILL BRING NEW OPPORTUNITIES TO NEWTON ABBOT.

## Carers

There is no carers centre in Newton Abbot. 2,000 people in Teignbridge identified themselves as carers a number of whom remain hidden and who may not be aware of the services, support and entitlements to which they are eligible.

The Teignbridge Carers Link which was set up in August 2000 forms part of the wider County Network of Carers Links which now has a total membership of approx 4000. The Devon-wide Carers Consultative Framework is now firmly established and members of Our Link? are invited to take part in both the local Teignbridge Forum and the County Forum.

## Community Safety

### **The rates of all crimes in all categories are:**

- Higher in Newton Abbot than the county average.
- Violent crime and drug crime in Newton Abbot is above the national average.
- More offences take place at the weekend
- Younger people are far more likely to be the victim of crime than older people.

The public's perception regarding fear of crime is not borne out in reality. The local police force statistics indicates that Newton Abbot is one of the safest places to live. The local police force has a strong sense of community and actively play a lead role in creating community cohesion in Newton Abbot.



## APPENDIX 4: BUSINESS & JOBS

**Income** - Newton Abbot stands out as the only Parish having a higher percentage of households earning under £20,000 - 43.1% as opposed to 42.2% across the county.

**Economic Activity (2001 census)** Newton Abbot has over 16,000 people in the age group 16 – 74, of which nearly 11,000 -66.7% are economically active. This equates to the national percentage. The student population is higher in Newton Abbot than the District or national figure.

**Employment** - Teignbridge provides 52,000 jobs, but the number of full time jobs is declining. There are a handful of employers that employ over 200 people which are mainly public sector with some private sector large employers. Unemployment levels in Newton Abbot Parish are higher than the county average (1.6% as opposed to 1.3% at county level). The majority of people in Newton Abbot work in Wholesale & Retail (21.8%) Health & Social Care (12.8%) and Manufacturing (14.2%). There is one job centre in Newton Abbot and a business link office at

Heathfield and Plymouth. Business advice can be obtained from enterprise South Devon at Heathfield.

**Skills and qualifications** - Newton Abbot's professional population is well below the regional and national as a proportion of economically active residents. There is a 'brain drain' of local youngsters who gain professional qualifications and move away from the area in search of jobs that match their qualifications and aspirations.

**Businesses** - Wholesale and retail trade, real estate and renting businesses form the two main business activities in Newton Abbot. The local Chamber of Commerce has 80 members and is concerned with trading in the Town.

**Newton Abbot's industrial and commercial landscape** - Industrial units are scattered across a number of sites of varying size in the town. The average rent for industrial premises is £6.00 sq ft. The average rent for prime retail unit is £30.00 sq ft.

**Industrial units** – There are a total of 19 industrial estates in Teignbridge 7 are in Newton Abbot offering leasehold and freehold premises. A major difficulty faced by the large businesses in the commercial sector is the lack of designated large-scale or medium-scale employment development land in the town.

**Commercial and Retail Market** - There are 150 comparison goods shops, five large supermarkets and 16 convenience goods shops in the town. In the last three years there have been a number of changes with the arrival of Asda, Prestige Pine, H.Samuel, Shoe Zone, and Austins expansion. There are several vacant shops. Newton Abbot has 5 public toilets.





# NEWTON ABBOT OUR TOWN OUR FUTURE

Thank you...

Many thanks to all those individuals and organisations that have contributed to developing and producing Newton Abbot's Community Plan.

