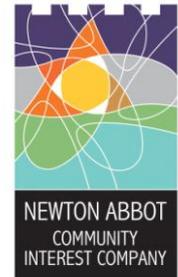


Newton Abbot Community Interest Company (CIC)

Assessing the Need for Facilities within Houghton Barton

(NA1)



Introduction

The Board of Directors of Newton Abbot Community Interest Company are very keen to ensure that as the town of Newton Abbot grows, the new and expanded neighbourhoods are supported by adequate infrastructure and facilities to meet the needs of residents of all ages. This has become an important priority for the CIC and one which we are keen to work in partnership with other organisations to deliver. We have met with various organisations including Newton Abbot Town Council, Teignbridge District Council and Devon County Council to discuss how we can best support the case for encouraging developers to meet the needs within the new communities across the town.

In May 2016 Newton Abbot Community Interest Company was asked by Teignbridge District Council to carry out some research into the provision of community facilities within the new developments in Newton Abbot. To complete this piece of work we have been working with Teignbridge CVS, the umbrella organisation for voluntary and community organisations in the town. It is important to stress two points at the outset. Firstly, the research has looked beyond the physical infrastructure at the concept of 'creating community' in its broadest sense. Secondly, throughout this research we have stressed that we are not seeking to raise expectations of what may be provided within the neighbourhood. Beyond expressing the basic principles of what 'could' be provided within the area, the ongoing work by Teignbridge District Council to prepare the NA1 masterplan has been entirely separate from this research.

The work has focused on two angles. Firstly, the 'opportunity' for service delivery and the provision of facilities within the Hele Park neighbourhood. Secondly, the 'needs' as perceived by residents of the area.

Whilst this initial work focuses on NA1 (Houghton Barton), the CIC would be keen to support the case for facilities within the other development areas in the town (namely NA2 Whitehills and NA3 Wolborough), should this be considered appropriate.

Background

The Teignbridge Local Plan (2013-2033) proposes development of some 4,200 new homes across Newton Abbot, including at least 1,800 within the area NA1 (known as Houghton Barton). Crucially, the Local Plan also includes provision for social and community infrastructure and support for proposals that secure the long-term future of Seale Hayne.

The Local Plan builds the foundations for the provision of appropriate infrastructure but this needs to be translated into a commitment by the developers to provide such facilities as the development progresses. Experience elsewhere suggests that the use of 'trigger points' within the development agreements can ensure that providing such facilities are not overlooked by developers.

The Newton Abbot Neighbourhood Plan was formally 'made' following a referendum in 2016. The Plan period is the same as the Teignbridge Local Plan. The Neighbourhood Plan is set within the context of the proposed growth of the town and includes Policy NANDP5 regarding support for the provision of community facilities. The Plan also includes the

provision of such facilities within the list of projects potentially seeking funding through the Community Infrastructure Levy (CiL).

Exploring the 'Opportunity'

Newton Abbot Community Interest Company has met with various organisations to discuss the 'opportunity' for service provision within the NA1 neighbourhood:

- Dr Paul Johnson on behalf of the CCG – as has already been discussed with Teignbridge District Council, the CCG would be keen to have a facility for part-time outreach GP and District Nursing provision within Hele Park. They are not looking for a permanent base, but would look to rent space within a local facility. The exact form such outreach would take will depend on the outcome of the proposed merger of the G.P. Practices within Newton Abbot. Accommodating such a facility within a community building may serve as a very useful source of sustainable income.
- Ed Moffat on behalf of Exeter Diocese – the Diocese are very keen to explore with Teignbridge District Council how they can become more involved in developing 'community' at Hele Park. They have a growing amount of experience from creating communities in places such as Cranbrook and Exeter. The Diocese would be keen to have an early discussion about how the 'Church' can have a presence within Hele Park – not necessarily through a physical facility (they could use a shared community building for meetings), but more specifically how they can support the neighbourhood with their experience of community development.
- Revd Patrick Parkes; Vicar of Wolborough – he is keen to understand how the Churches collectively can support community development in all the new development areas (not just NA1). The Diocese is currently reviewing the Parochial arrangements within the town to take into account the planned growth. This review will be completed later in 2016. The Diocese has offered to convene an inter-denominational meeting of local Churches to explore the support that local congregations could offer.
- Highweek Residents Association – the Highweek community are keen to embrace the new neighbourhood, although as is widely acknowledged elsewhere, without the link-road in place there are on-going concerns regarding traffic congestion and road safety within the village. The Residents Association would be keen to work with the CIC to explore the opportunities which may exist to utilise CiL monies to enable the facilities within the village to become fit for purpose to meet the needs of the residents of the Houghton Barton neighbourhood. This is undoubtedly an aspect of the research which should be developed further, both within the context of NA1 and NA2 (Whitehills).
- Bradley Barton Community Association – their Centre is at capacity and currently has limited space for new activities. It is also some distance from the furthest points of Hele Park. The Community Association are developing plans to expand their Hall but this is for existing users rather than to extend their provision. They also have very limited space for sporting activities (as does Highweek Village Hall). The Association

have stressed that they wouldn't support any new build as they would be concerned they would lose trade;

- Hannah's at Seale Hayne – is situated on the boundary of the proposed new developments and already provides an extensive range of facilities open to the public. Hannah's are keen to ensure the new residents have easy access to the buildings and grounds, which provide activities, training and events covering a range of health, art and social opportunities. Transport to and from the venue is acknowledged as an issue to be borne in mind when planning any infrastructure, including parking arrangements, especially for large festivals and events;
- Newton Abbot Town Council Community Engagement Group – this is a new group created by Newton Abbot Town Council to seek to address the needs of local residents. The Group has expressed its support for the provision of adequate infrastructure, provided this is set within the context of the existing facilities elsewhere in the town (so encouraging residents to access facilities elsewhere in the town as well as providing 'on-site' infrastructure). The Town Council have stressed that they are keen to work with partners including the CIC to support the provision of such facilities.

Exploring the Needs

Within a growing community, it is often difficult to identify exactly what residents perceive to be their needs, primarily because many have only lived in the area for a very short time. At the time of carrying out the research, there were 325 dwellings complete within the Mile End/Lemon Grove neighbourhood (this officially falls outside the NA1 area but was included as ultimately these residents will make use of facilities within the adjacent community). There were about 100 properties occupied at Hele Park.

Newton Abbot CIC carried out three key pieces of research:

- A drop-in held at the Taylor Wimpey Showhome on Saturday 2nd July 2016 where residents could informally give their views;
- An online survey targeted at residents of these neighbourhoods;
- A Public Meeting held on Tuesday 12th July 2016 at the Bushell Theatre where residents were invited to meet their local Councillor and give their views.

To promote these opportunities the CIC delivered flyers to all households on two occasions, and used social media to advertise the events. There was also information available on the CIC's website.

Attendance at both events was low, with only 3 residents attending the first event and 12 attending the second. We received 20 responses to the online survey. In total, around 9% of the population were involved in the research.

There were no big surprises amongst the consultation feedback. The key need expressed by all those who responded was for a Shop – preferably an independent retailer offering things such as bread, milk, newspapers and local produce. There was some support for the idea of a community shop run by local people. Clearly this would only be feasible if a developer could be persuaded to provide the premises from which the shop could operate.

The other key needs expressed were for an outreach GP facility, areas of greenspace for adults and children other than playparks, improved broadband and some sort-of community hall. There was also a need expressed for a pre-School facility and local allotments.

Residents would like to see hobby, interest and sports groups provided and there was some interest in taking-on the running these groups. Whilst residents access groups at other local halls there was undoubtedly demand for activities within their own community. There was also some interest in getting involved in a local Residents Association. We have collected contact information from those who expressed an interest in getting involved.

The other key feedback from the consultation was that residents have some significant concerns about Highway matters. There were many comments made about speed limits, both within the development and on Ashburton Road. There were also road safety concerns expressed about the through-route which has been allowed via Sorrel Place, and regarding the speed of traffic using the roads alongside the new play area on Hele Park. In addition, residents are concerned about the lack of pathways/pavements linking the area to the rest of the town and particularly to Highweek Primary School. More than one family said it was currently too dangerous to walk to School from the area.

The responses received to the survey were as follows:

1. As your neighbourhood grows please indicate below the types of facilities or groups you would like to see provided within your local area?

(Answers in no particular order, duplicates have been deleted)

- Open space with seating
- Cycle paths
- Convenience store/Post Office with ATM
- Pub - for residents to meet and get to know others
- Dog waste / waste bins
- Community Hall
- GP/Pharmacy
- Tennis
- Beautician
- Pet shop
- Card shop
- Takeaways - Chinese, fish and chips
- Neighbourhood Flexible Centre, with options to provide space for part time doctors consultations, meeting space, events space (could be the same area) click and collect point, community shop.
- Community composting space
- Secure and covered cycle parking spaces (at the centre and for houses which don't have storage space for bikes).
- Proper high speed broadband, many residents currently reporting slow speeds. Community space should incorporate free wifi.
- Parks suitable for children of all ages
- Sporting facilities
- Primary school
- Updated sports facilities in nearby areas, Sports playing field with access to basketball, football and tennis facilities. Improvements made to nearby leisure centre, Dyrons is an old out dated facility in much need of upgrade to today's standards.
- Lack of local recreational facilities are already causing issues with children and teenagers hanging out at the nearby residence toddler park late in the evenings, this

could be addressed by providing funding new local clubs allowing an alternative focus for all community members.

- Donkey Sanctuary or facilities for otters.
- Help setting up a neighbourhood residents' association Community Building offering exercise classes, mother and toddler groups, dance classes hobby groups, activities for children.
- Community groups crafting, tai-chi and flower arranging

2. Of the answers you have given to question 1, what would be the most important for you and your family?

The most popular facilities were a local shop, community facility, open spaces and broadband.

3. Do you currently make use of any local facilities within your local area (such as in Highweek, Bradley Barton or at Seale Hayne)?

YES	74
NO	26

If Yes, please give details of where

- Seale Hayne – for various sports and leisure activities
- Highweek Village Inn/Village Hall
- Bradley Barton Village Hall
- Newton Abbot Leisure Centre

4. Do you currently use a local 'cornershop' or small convenience store?

YES	68
NO	32

5. Would you use a local shop if one were provided within your local neighbourhood?

YES	100
NO	

6. Would you be interested in volunteering within your local community (e.g. within a community shop, on a residents 'group' or to help set-up a hobby or interest group)?

YES	63
NO	37

We have contact details for those residents who answered 'yes' to this question and would be keen to explore how they are offering to help.

Within the survey we also asked a number of questions about the profile of residents

7. Where were you living prior to moving to your current home? (if you are planning to move to Hele Park please state where you are currently living)

The key locations were Torquay, Newton Abbot, Bovey Tracey, Bristol, Dorset, Surrey and London.

8. By ticking the relevant boxes, please indicate the ages of all those living in your household

0-15	18
16-24	4
25-49	20
50-69	9
70+	3

This age profile cannot be considered an indication of the general population due to the low response rate.

One of the main developers has stated that the majority of their sales have been to older couples. It is acknowledged that this will probably change as the development expands.

Finally, we asked respondents for general comments about their neighbourhood. These are summarised in Appendix One.

Conclusion

As expected, there were no huge surprises in the consultation, with the strongest views expressed for a shop, community facility, open space and improved broadband.

Moving forward Newton Abbot Community Interest Company would be keen to work with all partners to build a business case for a sustainable multi-use community facility that meets the needs of a community with a growing population. This could take many forms but should undoubtedly build on lessons learnt from other similar facilities – particularly to maximise the potential rent from commercial space (e.g. for a Shop, G.P or Workhub), to subsidise the community spaces.

Partners should be encouraged by the high number of survey respondents who keen to get involved in their community by volunteering for a Residents Association or similar body. It is proposed that Teignbridge CVS make contact with these residents to explore how such a body can be developed over the coming months.

What seems to be important is that partners work together to ensure that the Houghton Barton neighbourhood becomes a community and not a dormitory.

Appendix One – General Comments made in the survey

- It would be great to have the areas finished off so they look presentable - between Dara Ombré gardens and Larkspur drive the pathway is in finished - the area behind the by Building in Larkspur have lovely murals but no idea what the space is going to be and the area info is a builders dumping ground
- We live in a lovely house but purchased it on the understanding we would be moving into a close only to find that it has become a through road, and resembles a race track at times! Traffic calming measures are definitely required.
- The lack of decent internet speed / fibre optic cables is a significant draw back, it would be helpful if this could be rectified. Also the lack of footpaths / unfinished footpaths / strange locations of lamp posts is a slight issue as well however I am happy with the area I live in and am proud to call it my home. I feel the construction traffic are considerate and the green spaces are maintained to an excellent standard
- The new estate I live on at Highweek (Larkspur Drive) needs to be included in the roll out of a new exchange to allow the broadband to become fibre optic to cope with the number of properties connecting to the current struggling exchange. Our broadband is only 1MB
- NA1 needs to be delivered in a way that - provides adequate local neighbourhood facilities; protects Howton Lane that runs between Seale Hayne and Highweek as a safe route for pedestrians cyclists connecting NA1 into the town and to Seale Hayne; and to capitalise on the opportunities for facilities at Seale Hayne to be accessible to new residents eg their Sports Hall.
- We have lived on the estate just off Mile End Road for 2 years now and it is a lovely, peaceful neighbourhood. There are a lot of young families and children who live here and it would be nice for them to have a place to go to which offered after school activities or mother and toddler groups. As we are out of town, there are no convenience stores, as the nearest ones are in Newton Abbot town centre. We are firm believers of supporting the local area and it would be nice to see the new estates be offered local stores such as a post office, a small supermarket, an ATM, butchers etc. As well as this, the new housing developments need other facilities such as a doctors, a dentist, a pharmacy or a vets: these are all things people would use and need locally. We are a big estate and it is only going to get bigger, so how do you expected the town of Newton Abbot to support all the people living here, who need these facilities. As well as this, is there any plan for a new school in the area? With many young families already living in this neighbourhood and with the new Taylor Wimpey site being built more families will be arriving in the area and it would be nice to see a local school for this community.
- As this area is neither Newton Abbot nor Ashburton there is nothing here. I have to drive to N Abbot, park in a car park to use post office, GP Surgery, dentist, sports facilities etc. I am 68 years old and feel that everything I need to do involves driving and carparks, it is an effort and costly. We would like to have a shop, post office, sports facility, community centre. Also a proper play park for all the families with children living here. It is good to build new houses, but there have to be facilities for all these hundreds of new residents, at the moment there are none here. We all have to drive for miles to do the simplest things.
- It's a long walk to the Onestop shop from Mile End, so, everyone just gets in their car and cause a lot of pollution for the sake of a pint of milk and/or a loaf.
- The road surface along my road is horrendous and needs resurfacing. Some land left to grow wild and looks messy
- We desperately need dog bins and road markings. Very dangerous corner where Redrow houses meet Charles Church and no one knows who has right of way...
- It's nice but a lot of bricks