

Newton Abbot Neighbourhood Plan

Steering Group meeting notes held on Tuesday 8th September 2026 at 5.00pm

Present: Emily Farrell (EF), Kate Green (KG), Cllr Louise Cooke (LC), Nick Banwell (NB), Jeremy Newcombe (JN), Phil Rowe (PR), Sarah Richards (SR), Inspector Ryan Northmore (RN), Cllr Nick Yabsley (NY), Sam Scott (SS), Thomas Collard (TC), Mary Elkington (ME), Paul Lennox (PL), Mike Hocking (MH), Carol Bunday (CB), Nigel Canhan (NC)

Note – a list of members is at the end of these notes.

1. Welcome and introductions

EF welcomed people to the room and explained her role. It was noted that this is an introductory meeting which will explain the process that the Town Council is embarking on. All present introduced themselves.

2. Appointment of Chair

Louise Cooke appointed chairperson. Seconded by CB. MH put himself forward as vice chairperson. Seconded by LC.

3. Apologies for absence

John Pike, Cllr Amanda Ineson, Jane Camp, Cllr Jackie Hook, Mark Amphlett, Pierre Doutreligne & Eloise Rokirilov

4. The role and purpose of Neighbourhood Plans, and a review of the existing Newton Abbot Neighbourhood Plan

Note – see attached Powerpoint & report which explains this in more detail

EF outlined the following:

1. The responsibilities and role of the steering group as recommended by the Department for Levelling Up, Housing and Communities (formerly the Ministry of Housing, Communities & Local Government). EF suggested a delegation of tasks to EF and KG, with oversight from the Chair and the Town Clerk. This proposal was carried unanimously.
2. The background to the Neighbourhood Plan. Newton Abbot published its first Neighbourhood Plan in 2016. Since then, much has changed, notably the policy context through the Local Plan, and the pace of development in Newton Abbot. EF highlighted what the current neighbourhood plan does well:
 - Emphasis on Sustainability and Renewable Energy
 - Clear Commitment to Local Character and Heritage
 - Support for Walking, Cycling and Sustainable Travel
 - Community-Led Vision

EF noted that a review is necessary because the plan:

- Has no site allocations
 - Makes no reference to town centre regeneration masterplan (because it didn't exist)
 - Has a limited focus on youth needs
 - Has insufficient detail on climate adaptation
 - Contains no policies on digital infrastructure
 - Has limited content on accessibility and inclusive design
 - Has no policies on community safety
3. The difference between the Town Council's Neighbourhood Plan and the Community Plan. The Neighbourhood Plan is a statutory planning document which has to be taken into account in planning

decisions. The Community Plan expresses the community needs and wishes, and is a useful tool for applying for funding.

4. The relationship with the Teignbridge Local Plan and the Town Centre Masterplan. The Neighbourhood Plan will need to complement, not contradict these documents.

JN asked about the multi-storey car park in the livestock market and the intentions for this and how it sat with the Neighbourhood Plan. This is an issue which can be explored in more detail in the consultation. MH added that as a trustee of Newton Abbot community transport he was also concerned about the future of the organisations base which is located underneath the car park.

PR noted that in the draft Local Plan all car parks were potential development sites, but with the exception of the Wolborough Way car park, this proposal had been removed from the published Local Plan. NATC policy states that it does not want to see any loss of parking facilities. It was suggested that the NP steering group could add a policy regarding this in order to protect the car parks.

MH TDC have said that they wanted a sustainable transport hub in the centre of town. If the car park disappears then that location will be lost. PR noted that the NP gives an opportunity to raise this issue. Through community engagement key points such as this will arise.

5. Consultation arrangements

KG shared plans for the community engagement aspect of the plan. She outlined the three focal points of the community engagement - who she would be engaging, the methodology of the engagement activities and what questions would frame the consultation.

NB highlighted the need to consult with young people in the town from primary school upwards. KG explained that engaging with young people was a priority for the plan and that approaching schools was noted as a good way to reach greater numbers of young people. **KG and NB to liaise on this.**

6. An opportunity to input to the key themes for the Plan

NY suggested that the consultation questions used for the Town Centre Masterplan could be rolled out for the Neighbourhood Plan. MH pointed out however that the Neighbourhood Plan has a broader reach geographically and so the same questions would not be appropriate.

SR said that they had reached over 1500 people in the Teignbridge area as a whole. One successful method was the use of the sofa placed in community settings where people could sit and chat to staff.

TC shared that he has good links with all allotment associations in the area and that he would pass information on to KG about upcoming events and opportunities to connect with them.

EF asked about community safety issues. RN said that they would be happy to support the NP process and could connect EF/KG with appropriate experts. JN offered to link with NA security trust for community safety issues.

ME asked if issues of deprivation in the area were being considered. EF answered that an evidence base was needed and deprivation data was a factor in forming that. The steering group has been selected to help ensure a good breadth of representation.

7. Date of next meeting(s)

PR asked how often will the SG meet and asked for clarity on the roles of the members now that main roles had been delegated to EF and KG. KG outlined how members could help ie connecting or suggesting groups to the process and also helping at engagement events.

EF said that the steering group needed to be purposeful but that she was aware of the demands of time on members. She suggested that on occasion some business was conducted digitally rather than all connection being in person. She asked what times of day/days of the week were favourable. Mondays were the most popular day. Next meeting date to be confirmed. The meeting ended at 18.00

Newton Abbot Neighbourhood Plan Steering Group

Who	Representing
Carol Bunday	Freewomen and local resident
Councillor Amanda Ineson	Town Councillor
Councillor Jackie Hook	District Councillor
Councillor Louise Cooke	Town Councillor
Councillor Nick Yabsley	Town Councillor
Eloise Rokirilov	Newton Abbot Civic Society
Emily Farrell	Neighbourhood Plan Coordinator
Inspector Ryan Northmore	Police Inspector for Newton Abbot
Jane Camp	Newton Abbot Rotary Club
Jeremy Newcombe	Retired local architect and local resident
John Pike	Newton Abbot CIC Chair and local resident
Kate Green	Community Engagement Officer, Newton Abbot Town Council
Linda McGuirk	Senior Administrator, Newton Abbot Town Council
Mark Amphlett	Chair, Newton Abbot Chamber of Commerce
Mary Elkington	Local resident and planning consultant
Mike Hocking	Freeman and local resident
Nick Banwell	Education South West
Nigel Canham	Press & PR consultant
Paul Lennox	Local resident & volunteer with local organisations
Phil Rowe	Town Clerk, Newton Abbot Town Council
Pierre Doutreligne	Projects & Strategy Officer, Newton Abbot Town Council
Sam Scott	Deputy Town Clerk, Newton Abbot Town Council
Sarah Richards	Chief Officer, Teignbridge CVS
Teignbridge District Council representative	To be confirmed
Thomas Collard	Green Spaces Officer, Newton Abbot Town Council

Note: The Environment Agency, Devon County Council and Stagecoach Buses were all invited but have either declined or not responded.