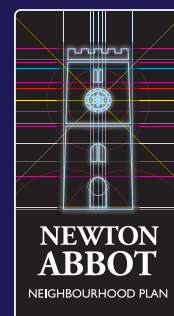


Neighbourhood

# DEVELOPMENT PLAN

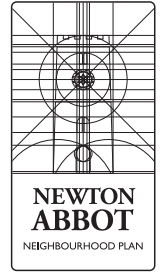
Newton Abbot  
Neighbourhood  
Development Plan  
2016-2033

Final version  
June 2016









# Newton Abbot Neighbourhood Development Plan

## Foreword



The Newton Abbot Neighbourhood Development represents a significant step for the Town Council, both in drawing together the public's views and aspirations for the Town, but also in seeking to provide a framework within which the future development of the Town should take place.

We have reiterated throughout the process of preparing the Plan that a Neighbourhood Development Plan is not an opportunity to re-write the future planning for the Town of Newton Abbot. That vision is clearly articulated in Plan Teignbridge, and as such this Plan fits within that wider development framework.

The Town Council has worked closely with a Steering Group of local people during the preparation of the Neighbourhood Development Plan. We are grateful to those who have given of their time to lead the process.

As a Town Council, **we recognise the importance of ensuring that Newton Abbot moves with the times, and has the facilities and services available for the town's growing population.** At the same time, we have taken the opportunity to reflect on the importance of the history and heritage of the town. The Plan seeks to celebrate the heritage assets within the town and ensure that development takes place in a way which is sensitive to the town's character.

In the future it is the Town Council's wish that Newton Abbot is seen as an ambitious and innovative town which has a clear view of the future.

We commend this Neighbourhood Development Plan to you as the start of that journey.

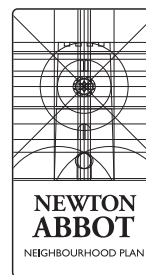
**Councillor Mike Ryan**, Town Mayor  
On behalf of Newton Abbot Town Council





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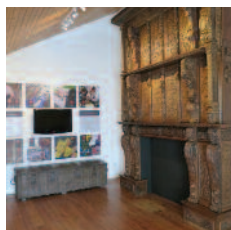
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# Introduction



**A Neighbourhood Development Plan (NDP) is a community-led framework for guiding the future development of an area. It is about the use and development of land, and is based on an extensive process of identifying local needs and priorities. If an NDP successfully passes scrutiny by an independent examiner and then is subsequently approved by a local referendum, the Local Planning Authority will be required to take the Plan into account in the consideration and determination of planning applications and any subsequent appeals.**



The opportunity to prepare an NDP was introduced through the Localism Act 2011 and Schedules 4A and 4B of the Town and Country Planning Act 1990. A Neighbourhood Development Plan must meet the following basic conditions:

- 1. General conformity with the strategic policies of the formally adopted Development Plan for the area. For Newton Abbot the Development Plan is formed of the adopted Teignbridge Local Plan (Plan Teignbridge), the Devon Waste Plan and the Devon County Minerals Local Plan. The strategic policies in the Local Plan are set out in paragraph 2.57 of the adopted Teignbridge Local Plan (Plan Teignbridge) 2013-2033;**
- 2. Have regard to current National Planning Policy;**
- 3. Contribute to achieving sustainable development; and**
- 4. Be compatible with European Union (EU) law and human rights obligations.**

A Neighbourhood Development Plan deals with matters of development. It should be stressed at the outset that an NDP is not a mechanism to prevent development, it is a tool to ensure that the development prescribed in Plan Teignbridge is carried out in such a way as to address the community's needs and aspirations.

The Newton Abbot NDP covers the whole of the Civil Parish of Newton Abbot (see Map 1 on pages 6 & 7), and sets out a vision and policies for the town to the period 2033 (in line with Plan Teignbridge). All references to 'the town' within the text of this NDP refer to the entire parished area, unless otherwise explained. The process of preparing the Plan has been directed by the Town Council, and led by a Steering Group comprising members of the Town Council as well as local residents and stakeholders. A full list of Steering Group members can be found in the Newton Abbot NDP Consultation Report<sup>1</sup>. Teignbridge District Council has actively supported the process of preparing an NDP for Newton Abbot.

The Newton Abbot NDP is based on an extensive process of public consultation and evidence gathering, a summary of which is provided below in Section 3. The Plan is also underpinned by a comprehensive Evidence Base, including the Newton Abbot Town Profile commissioned by the Steering Group in May 2014. The Consultation Report and the full Evidence Base for the NDP are both available from the Newton Abbot NDP website.

In preparing the Newton Abbot NDP, due regard has been paid to the Newton Abbot and District Strategic Community Plan published in 2008, much of which continues to be relevant.



## Transport links

### A38

**Exeter**  
40 minutes  
20 miles

**Plymouth**  
45 minutes  
34 miles

## Map I

Supplied by:

 **Teignbridge**  
DISTRICT COUNCIL  
South Devon



## Transport links

### by bus

**Exeter**  
50 minutes

**Exeter Airport**  
1 hour 30 minutes

**Plymouth**  
1 hour 30 minutes

### by air

**Exeter to  
London City  
Airport**  
1 hour

## Transport links

### by train

**Plymouth**  
40 minutes

**Exeter**  
26 minutes

**Penzance**  
2 hour 40 minutes

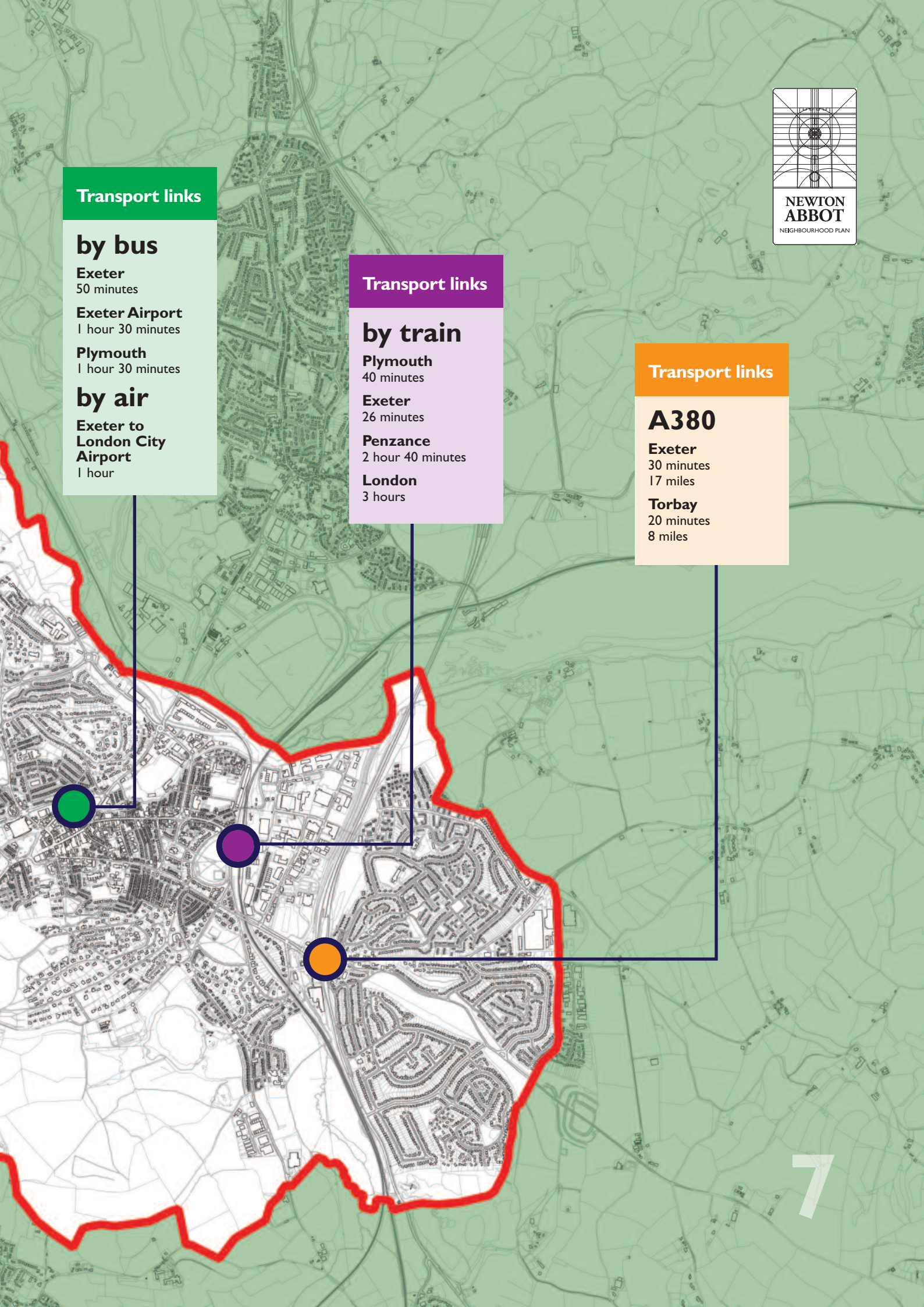
**London**  
3 hours

## Transport links

### A380

**Exeter**  
30 minutes  
17 miles

**Torbay**  
20 minutes  
8 miles





## 2 : A Snapshot of the Town

**Newton Abbot is a historic market town, with a heritage built around its markets, Great Western Railway, leather & woollen mills, ball clay production, Stover Canal and the racecourse. The town has retained many buildings of architectural merit, including St Leonard's Tower which stands at the entry point to the town centre, the 15th Century Bradley Manor on the western edge of the town and Old Forde House to the east. The Town also boasts many pillars of local history, including Dr Ivy Williams who was the first female Solicitor called to the bar in 1922, and John Lethbridge who invented an improved diving engine in the early 1700s and who became a millionaire salvaging ship wrecks for the Dutch East India Company all over the world.**

The town sits within Teignbridge District between the sea and Dartmoor. Newton Abbot benefits from good access to areas of open space, both within and surrounding the town. The town has good communication links by both road and rail, putting it within easy reach of Exeter, Torbay and Plymouth.

Newton Abbot was formed by the merger of the Abbots of Torre (on the south side of the town) and the manor of Newton Bushel (on the north side of town) owned by Theobald de Englishville. These settlements existed on either side of the River Lemon, and were both given permission to set up markets in the 13th century, but did not come together to form Newton Abbot until 1901. According to the 2011 Census, the population of Newton Abbot is 24,029, with more than 10,444 homes<sup>1</sup>. As the key settlement within Teignbridge District, the town faces significant development pressures over the next 20 years, with more than 4,230 homes proposed in Plan Teignbridge alongside 52 hectares of land for employment space<sup>2</sup>. This development will create significant growth in the town's population, with inevitable pressure on local infrastructure and services.

The town competes with employment opportunities available elsewhere in South Devon, particularly the employment opportunities available at sites such as Exeter Science Park and in Torbay. 26% of those in employment currently commute more than 10km for work<sup>3</sup>. The town's geography and road network create a tendency for young families to live in the town but work elsewhere. Out-migration and the risk of the town increasingly becoming a dormitory town represent a significant pressure for planners.

In the NDP Survey results, 76% of those responding said that the main reason for them not being able to secure employment within the town was a lack of suitable job opportunities<sup>4</sup>. The 2011 Census indicates that the key employment sectors within Newton Area Town are professional, skilled and elementary occupations<sup>5</sup>.

It is recognised by the District Council in Plan Teignbridge that there is a need to bring more high-quality well-paid jobs to the town.

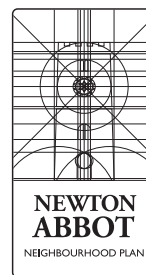
The number claiming Job Seekers Allowance in the town currently stands at 0.62% of resident population aged 16-64. This is significantly below the national England average of 1.9%<sup>6</sup>.

One of the main issues the town faces on a daily basis is traffic congestion, with peak hour traffic causing major congestion on routes in to and out of the town. The dominance of the private car for commuting is one of the main reasons behind this congestion, with more than 63% of residents commuting to work by car<sup>7</sup>. Plan Teignbridge acknowledges the challenge which this congestion presents, both in terms of inconvenience and loss of air quality. The Plan sets out a number of measures to improve road infrastructure within the Heart of Teignbridge area,





## Newton Abbot : **The town that delivers**



including the designation of an Air Quality Management Zone within the part of the town centre most effected by the congestion. The NDP recognises the challenge that tackling traffic congestion presents, but also acknowledges that significant changes to the highway infrastructure are outside the scope of the NDP. This is reflected in the priorities listed in the Appendix of the NDP.

The town has a number of spacious parks and open spaces. Some of these are more formal spaces for public gatherings (such as Courtenay Park), whilst others are areas of open space primarily used for sporting activities (such as Bakers Park and Sandringham Park). Strong support for the retention, preservation and improvement of these open spaces was expressed in the consultation. Such areas also represent an important part of the town's 'green lung', helping to mitigate air quality issues in the town centre. Around the hinterland of the town, facilities such as Decoy Country Park, Bradley Manor Estate; Seale Hayne, Stover Country Park and significant areas of open countryside form an important part of the local context, and provide opportunities for recreation alongside those further away at the coast and on Dartmoor.

In terms of deprivation, four areas<sup>8</sup> in Newton Abbot town are in the most deprived 25% nationally in three or more indices of the 2010 Index of Multiple Deprivation. These areas are the Ward of Buckland to the east of the town (which makes up two of the areas), Broadlands adjacent to the town centre and part of the town centre itself. Of the seven domains which make up the Index of Multiple Deprivation, all four of these areas are in the most 25% deprived nationally for employment and for education, skills and training, three for income, two for living environment and one for health, deprivation and disability. A comparison of the most deprived areas in Newton Abbot with the average for the town shows that there is a wide range between the most and least deprived areas. When compared with the Index of Multiple Deprivation figures for Barnstaple and Tiverton, Newton Abbot is more disadvantaged in the income, employment, education, skills and training and living environment domains. In terms of the impact on quality of life, the Joint Strategic Needs Assessment highlighted the fact that residents in Kingskerswell can, on average, live 10 years longer than those on Buckland<sup>9</sup>.

A more detailed socio-economic breakdown of the town is available from the Evidence Base document.

Of those responding to the NDP survey, the response to the question 'What would you say is the biggest issue facing the town of Newton Abbot in the next ten years', the responses were as follows:

- **Traffic Congestion 46%**
- **Jobs for Local People 35%**
- **Other 10%**
- **Availability of housing 5%**
- **Provision of enough School Places 2%**
- **Access to Doctors 2%**

More information regarding the public engagement process can be found in the Appendix.

1. 2011 Census
2. Teignbridge District Council Local Plan 'Plan Teignbridge 2013 – 2033', Teignbridge District Council
3. NOMIS, January 2015
4. See Newton Abbot NDP Consultation Report, Appendix
5. 2011 Census
6. NOMIS, November 2014
7. 2011 Census
8. Lower Super Output Areas defined in the 2010 Index of Multiple Deprivation
9. Joint Strategic Needs Assessment 2008.
10. See Newton Abbot NDP Consultation Report, Appendix



## 3 : Defining a Vision for Newton Abbot

### Vision for the Newton Abbot Neighbourhood Development Plan

#### Newton Abbot: The Town that delivers

Newton Abbot is an ambitious town which positively embraces sustainable development and change, whilst respecting the town's significant historical roots and natural assets. Newton Abbot should be a creative and distinctive town where residents are supported and welcomed into the community. The future of the town should be founded on the principles of creativity, accessibility and sustainability; seeking to ensure the highest possible standards in all forms of development.

The Steering Group recognises that some aspects of the vision and its delivery (including responding to the key issues raised during consultation) do not translate easily or directly into planning policies. However, the Steering Group asks all stakeholders in the future of Newton Abbot to have positive regard to all aspects of the vision, including the importance of "future-proofing". Therefore, we ask all developers to demonstrate how their developments contribute positively to achieving the vision over the coming years.



The over-arching principles under-pinning the Newton Abbot NDP are as follows:

#### 1. Future Proofing:

Each policy must look towards the pressures the town is likely to face in the future in terms of issues such as an increased population, traffic congestion and the needs of an ageing population.

#### 2. Financial Considerations:

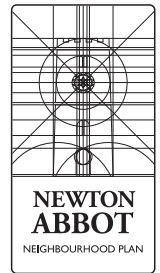
Policies must be developed in a way that looks at the longer term view and whilst the Plan acknowledges the current economic climate, the Steering Group believes the Plan should not to be constrained by short term austerity pressures.

#### 3. Over-arching context:

All Policies within the NDP must be seen within the framework of the national and local policy context to which they relate.



## Newton Abbot : **The town that delivers**



Following the consultation process the Steering Group has developed a list of objectives which reflect the priorities identified in the consultation process:

- 1. That the Plan seeks in all it delivers to promote sustainable development;**
- 2. That the Plan seeks to promote a strong sense of community within and across the town. In particular, by supporting the health and well-being of its residents through the provision of improved sports, community and recreation facilities.**
- 3. That Newton Abbot is recognised as an attractive town in which to set-up and do business;**
- 4. That the Plan seeks to celebrate the heritage of the town in both protecting existing assets and in creating new expressions of that heritage.**



The consultation undertaken and background research demonstrate that there is a real recognition of what makes Newton Abbot special and how to protect it for the future.

Alongside this, the Steering Group considers that there are also trends in society and technological advances which present fresh challenges, but also opportunities to identify innovative approaches to face those challenges and, in effect, provide a degree of “future-proofing” that will help Newton Abbot continue to evolve. It is this ‘future-proofing’ aspiration which provides the context for the policies of this NDP.

The Steering Group recognises that the policies of Plan Teignbridge under-pin the policies of the Neighbourhood Development Plan, and as such the NDP seeks to build-on the principles set-out in Plan Teignbridge without repeating or duplicating those policies.



## 4 : Neighbourhood Development Plan Policies

This section sets out the NDP policies which have been developed using the three principles and designed to deliver the four identified objectives of the NDP.

### Objective 1:

**That the Plan seeks in all it delivers to promote sustainable development**

The Neighbourhood Development Plan recognises that Sustainable Development is seen as a fundamental part of all current National and Planning Policy. The NDP acknowledged the strategic context for Sustainable Development set in Policies S1A and S1 of Plan Teignbridge. The NDP positively endorses the reference in Plan Teignbridge to maximising opportunities for either the generation of on-site renewable energy at a domestic scale or community scale renewable energy generation.

Sustainable development can mean different things to different people. The Steering Group feels that, for the purposes of creating a meaningful Neighbourhood Development Plan, it is right to focus on the following specific aspects of sustainability because they have the potential to make a positive contribution to Newton Abbot's future. These include - community energy generation, encouragement of cycling and walking, waste management and recycling and greening of the local environment.

Over the life of the NDP further technological advances will improve the viability of small personal electric/hybrid vehicles, including bicycles. Developments must make provision for alternative parking and storage to promote the use of small personal electric vehicles, facilitate the development of car clubs and accommodate innovative (smaller) vehicle designs.

Furthermore, providing for greater flexibility in the sharing of the limited public space in the town centre will require innovation in road layouts to open up better cross-town connections for walkers, cyclists and small personal electric vehicles.

A Habitat Regulations Assessment (HRA), required under the Habitats Directive, has been undertaken on the policies and projects within this Neighbourhood Development Plan to ensure there will not be an adverse impact on any European wildlife site. The HRA identified the need for certain policy caveats in relation to the South Hams Special Area of Conservation. Additionally, it is a requirement under the Habitat Directive that any development proposals which may have an impact on a European Site are subject to further assessment in order to avoid harm to those sites.

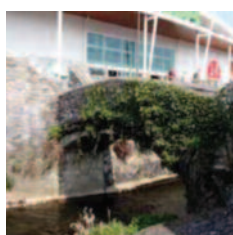
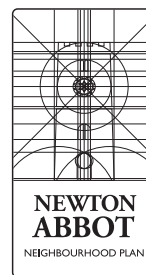
### Support for Community Energy

The NDP supports any proposed activity or development within the town that contributes towards the delivery of a low-carbon future for the town. The benefits to Newton Abbot would include:

- **Greater awareness about energy use, how not to waste it and how to generate it sustainably;**
- **Energy and carbon reduction in line with Policy S7 in Plan Teignbridge;**
- **Lower fuel costs for participating organisations leading to more money remaining in the local economy.**
- **A more sustainable and energy efficient housing stock which would demonstrate Newton Abbot's commitment to achieving a more sustainable future.**







## Policy NANDP 1

### Support for Community Energy Initiatives

Any community energy initiatives which contribute to the promotion, development and delivery of sustainable energy sources for Newton Abbot will be encouraged, provided that such developments:

1. **Meet the criteria set out in Policies NANDP2, NANDP3 and NANDP11**
2. **It can be demonstrated that they will not affect the integrity of the South Hams SAC.**
3. **Meet all other national Planning Guidance relating to alternative energy.**

The opportunity to use existing features in the town's environment (such as buildings with south-facing aspects, the River Lemon) should be encouraged.

## Quality of Design

The NDP supports the objective in the National Planning Policy Framework to achieve excellence in design, especially design that will deliver a “strong sense of place” and “create attractive and comfortable places to live, work and visit”<sup>11</sup>. The NDP regards high quality design as central to fulfilling its ambition for a well-planned, high quality environment. The NDP recognises that a large amount of housing development is proposed for Newton Abbot over the life of Plan Teignbridge, with the opportunity for more than 4,230 homes identified in the Plan. This policy seeks to ensure the delivery of such areas of housing in a way which maximises the benefits and opportunities of development to the town whilst minimising any negative consequences. The NDP notes that Teignbridge District Council is in the process of producing a Design Guide to set-out the design standards required in all new development. This policy reflects this emerging guidance.

## Policy NANDP 2

### Quality of Design

All new housing and mixed use development within the Neighbourhood Development Plan area must be of a high standard, reflect local character and context and create a strong sense of place. Proposals for new housing developments must:

- **Be accompanied by supporting information which clearly demonstrates how existing key features of the site such as natural views, built structures, landmarks, mature trees, water courses and hedges are impacted by the proposal. Any proposed negative impact on these features must be accompanied by appropriate mitigation measures.**
- **Use of local traditional materials to deliver buildings which reflect the characteristics of the town such as brick built Palladian style properties;**
- **Where considered appropriate provide adequate width of key residential streets to create tree-lined avenues within residential areas;**

11. National Planning Policy Framework Paragraph 58

- **Provide frontage areas of public and private space appropriate to the grade of the street, including where appropriate the use of low walls and railings;**
- **Provide sufficient open space, including private gardens, community orchards and communal allotment space as well as creating new multi-functional open spaces to achieve multiple objectives such as play, education, healthy lifestyles and recreation;**
- **Provide weather and seagull proof storage for waste, recycling and bicycles;**
- **Provide electric car and cycle charging points;**
- **Provide adequate car and cycle parking for both residents and visitors;**
- **Include the provision of appropriate neighbourhood facilities which meet the needs of the local population, such as community halls, community shop;**
- **Include well-defined and attractive entry points to new developments, for example by leaving adequate space for grass verges which provide a strong gateway feature;**
- **Be accompanied by a landscaping scheme which will increase biodiversity (see also Policy NANDP3);**
- **Protect the integrity of the South Hams SAC.**

## Greening

The NDP considers that ‘greening’ the streets and creating adequate open spaces are essential for fulfilling its ambition for a high quality environment. The NDP recognises the importance of ‘greening the streets’ and creating adequate open spaces. This is both in terms of recreation; promoting healthier lifestyles by ensuring access to green spaces, but also to ensure mitigating the impact of developments by providing such green space. The Plan also recognises that Policies EN8 – EN12 and WE13 of Plan Teignbridge provide a framework on which to base this aspiration.

Developments which provide open space, allotments and community woodlands utilising natural landscape features such as trees, hedgerows and water courses and ensures connectivity with other areas of the town will be encouraged. Future maintenance of these areas must be built into all developments.

Planting programmes for new developments will be required. This should ensure locally appropriate species such as lime, maple, horse chestnut, plane, rowan, crab apple, ornamental cherry and pear.

The NDP acknowledges the value of open space in Newton Abbot and the need to enhance and protect it for future generations. The Town has a number of high quality open spaces, and these must be protected at the cost of development not proceeding. The need to ensure a ‘green lung’ in the town to address the air quality issues particularly in the town centre is also acknowledged.





### Policy **NANDP 3**

#### **Natural Environment and Biodiversity**

The retention of existing trees and hedgerows on development sites will be required where possible. Development proposals should be accompanied by a landscaping, biodiversity action and management plan. These plans should include:

- **Details of the existing trees and hedgerows to be retained.**
- **Details of mitigation measures.**
- **Details of new planting which should be predominately of native species.**
- **Details of how the site is to be managed to maximise biodiversity.**



#### **Provision of Cycleways/Footpaths**

The NDP recognises the contribution that cycling could make to the life of Newton Abbot, through commuting, cycling for health benefit and cycling for pleasure. The NDP survey highlighted the need to make the town more 'green' by improving access to cycleways<sup>12</sup>. At present only 1.4% of the working age population within Newton Abbot Town commute to work by bicycle<sup>13</sup>. The NDP acknowledges the principles set down by Policy S9 of Plan Teignbridge (Sustainable Transport) and furthermore recognises that Teignbridge District Council and Devon County Council have set out a Plan for the provision of developing a network of cycle routes across the District. Furthermore the NDP acknowledges that the delivery of new cycleways is the responsibility of the County Council, and as such is outside the scope of the NDP.

Plan Teignbridge includes a map of aspirational cycle routes across the District. The Newton Abbot section of that map is included in Map 2 (page 17), together with an extract from Plan Teignbridge setting the context for the map.

12. See Newton Abbot NDP Consultation Report, Appendix

13. 2011 Census

## MAP 2: Aspirational Cycleways in Newton Abbot

### Extract from Plan Teignbridge

6.8 To encourage healthy, active lifestyles a comprehensive cycle network around the Heart of Teignbridge is proposed. Teignbridge District Council and Devon County Council have worked closely on the development of an Aspirational Cycle Map, in consultation with the Teignbridge Cycle Forum. It presents a hierarchy of aspirational routes for the Heart of Teignbridge area based around the following definitions:

#### Primary Routes will, where possible:

- a) be fast and direct;
- b) be high quality and separated from cars – either off road or on quiet roads;
- c) offer uninterrupted paths, or minimal stops where possible;
- d) use clear, high quality signage;
- e) provide links between key outlying towns and Newton Abbot town centre; and
- f) proposed primary corridors linking Newton Abbot to Bovey Tracey, Kingsteignton, Teignmouth, Kingskerswell and Torbay and Totnes. Several primary routes may be identified within a single corridor where several options exist, and will be refined through detailed design.

#### Secondary Routes will, where possible:

- a) be high quality connecting routes from the primary routes to major destinations including major development and employment areas, schools, hospitals and transport hubs; and
- b) use clear, high quality signage.

#### Tertiary Routes will, where possible:

- a) be quiet roads;
- b) link to the primary and secondary routes; and
- c) tertiary routes will be lightly trafficked roads which connect to the primary and secondary network. They will be suitable for less confident cyclists without being dedicated off-road routes.

6.9 The map shows the primary and secondary routes. Routes are indicative and subject to detailed design. All new developments will require appropriate cycle and pedestrian routes within them and connect to the primary and secondary network.

Newton Abbot has been designated as one of three cycling centres for Devon and over the life of the NDP many of the gaps in the network of local and long distance cycle-ways will be closed. Taken together these developments will create a new economic stimulus with the town well placed to be a hub for servicing related leisure activities, including meeting an additional demand for hospitality and hotel accommodation.



## Policy NANDP4






## Provision of Cycle/Walkways

Where possible, new residential, industrial, commercial and retail developments will be required to provide cycle facilities for residents, employees and customers, to include safe, convenient and secure cycle parking and off-road cycle/walkways which connect into the emerging town-wide cycle network.

All proposals must demonstrate that the proposed routes and facilities will not affect the integrity of the South Hams SAC.

## Map 2

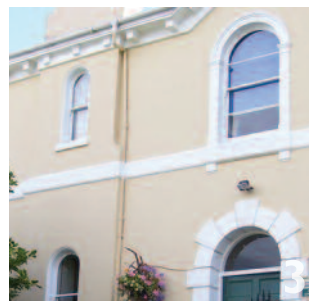
### Key to cycle routes

-  Existing Primary
-  Existing Secondary
-  Aspirational Primary
-  Aspirational Secondary
-  Public Right of Way

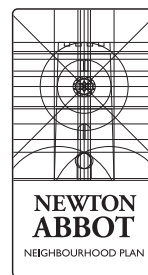
Supplied by:



## Newton Abbot : **The town that delivers**







**9:** Newton in Bloom. **10:** Bradley Mill. **11:** Newton Abbot railway station. **12:** View from Powderham.

## Objective 2:

**That the Neighbourhood Development Plan seeks to promote a strong sense of community within and across the town. In particular by advocating those measures that best support the healthy lifestyles and well-being of its residents.**

The NDP acknowledges the importance of ensuring the well-being of its residents through measures which are both within and beyond the scope of the Plan. The Plan recognises that within the context of the NDP, the wellbeing of its residents can best be secured through the provision of improved sports, recreation and community facilities, by advocating the provision of adequate public transport, access to healthy food and through the greening of the town with the provision of high quality open spaces for local people to enjoy. Many of these themes are cross-cutting, expressed throughout the NDP.

### Provision of Community Facilities

Throughout the consultation process it was widely acknowledged that ensuring the provision of appropriate community facilities both within the town and within new developments is a high priority for the people of Newton Abbot. 59% of those who responded to the survey said that the provision of community facilities was the most important factor the NDP should seek to address where new housing is developed. Within the responses there was also high demand for improved sports facilities around the town, both within existing communities, but also open-access facilities within new developments such as that under-way at NA1<sup>14</sup>. There was also strong support for improved leisure facilities such as a new theatre/concert space and a new home for the museum<sup>15</sup>.

The Community Infrastructure Levy (CIL) which is now payable on every new open market dwelling within the District represents an opportunity for the Town Council. When the NDP is 'made' the Town Council will qualify for 25% of the CIL raised in the town. It is recognised that these funds should be used for the benefit of the whole town in delivering facilities that are both needed and wanted by the town. A list of proposed priorities and projects is included in the Appendix.

#### Policy NANDP 5

#### Provision of Community Facilities

Subject to compliance with policies elsewhere in the NDP, the Plan supports those proposals which bring forward appropriate infrastructure for the town, including that relating to transport, education and improved community, sports and leisure facilities. Any such proposals must demonstrate that the proposed facilities will not affect the integrity of the South Hams SAC.

Proposals include both those listed in the Appendix and any others subsequently proposed or endorsed by the Town Council.



#### Policy NANDP 6

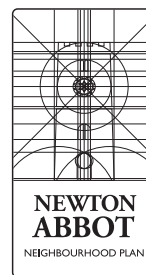
#### Use of Community Infrastructure Levies

Any Community Infrastructure Levy raised by development within Newton Abbot and paid to Newton Abbot Town Council will be used to:

1. **Support the delivery of the Community Hub Project identified in Policy NANDP8.**
2. **Deliver projects listed in the Appendix of this Neighbourhood Development Plan and those emerging from the Newton Abbot & District Strategic Community Plan published in 2008.**
3. **Support any other projects identified as a priority by the Town Council to address the demands that development places on the area.**







## Masterplanning

Plan Teignbridge sets out a requirement in Policies NA1 (Houghton Barton), NA2 (Whitehill), NA3 (Wolborough) and NA8 (Newton Abbot Town Centre) that these areas must be subject to comprehensive masterplanning before any substantial development takes place. Whilst development is already under-way in some of these areas, this policy seeks to ensure that the appropriate bodies are involved in the preparation of masterplans for those areas where development is not yet commenced.



### Policy NANDP 7

#### Masterplanning

Strongly encourage early involvement of the wider community in any masterplanning exercise.

## Town Centre

The consultation process indicated strong support for the town centre, with ease of access and the range and quality of the retail offer being amongst the reasons expressed most often for visiting the town. Some respondents expressed concerns about the inadequate provision of car parking, although there is currently no evidence to support this, with total car park provision indicating excess car parking provision throughout the week. This will need to continue to be monitored as the town's population increases. There was strong support for retaining a bus set-down/pick-up facility close to the shopping centre, which is particularly valued by the town's elderly population. The accessibility of the town was also highlighted, with the close availability of Community Transport and Shopmobility. The opportunities presented by the re-modelling of traffic flows on Queen Street were articulated during the consultation, as were concerns about peak hour congestion in the town centre.

In Policies NA8 and NA9 Plan Teignbridge sets-out a vision for the town centre which is supported by the NDP.

The NDP strongly supports any measures brought forward to appropriately enhance and improve the town centre in a way which ensures it continues to meet the needs of all residents. The NDP encourages any measures which foster the development of an 'evening economy' within the town centre.

### Policy NANDP 8

#### Town Centre Regeneration

There will be a presumption in favour of proposals that bring-forward the redevelopment of the Cattle Market area in a way which is both sympathetic to its surroundings and adheres to the principles set out elsewhere in the NDP. Any proposal which seeks to stimulate an appropriate evening economy in the town centre (for example through the provision of leisure facilities) is strongly encouraged.

The identification of a location for the 'Hub Bub' Project identified in the Community Plan, to include premises for the Town Council and the Museum, alongside the delivery of improved community, leisure, entertainment and cultural facilities is strongly supported.

14. See Newton Abbot NDP Consultation Report, Appendix

15. See Newton Abbot NDP Consultation Report, Appendix

## Objective 3:

**That Newton Abbot is recognised as an attractive town in which to set-up and do business**

Newton Abbot has a strong employment base as a service centre and retail hub. However, it is recognised that there is a need to diversify the employment base to achieve greater economic stability, attract new employers to the town and reduce the growing-trend towards commuting elsewhere for employment. There is a need to improve the 'mix' of space available for businesses within the town; particularly high-quality office space and low-cost units for business start-ups. There is also an opportunity to expand the town's tourism offer, particularly through the provision of improved overnight accommodation within the town.

Changes in Further Education provision will result in a new supply of skilled, well-trained workers looking for local employment in jobs matching their skill sets. Newton Abbot has a long history of providing a home for industry and of moving with the times. Provision of competitively-priced housing and an attractive quality of life will continue to attract both employers and employees.

Being ambitious and forward-thinking about the future will send a strong message to those looking to grow or start their businesses. Future-proofing and an appetite for innovation is a key strand to that message.

### Creation of Workspace

The Neighbourhood Development Plan positively welcomes any appropriate business creation within the town, and any measures taken to facilitate such growth. The town should also seek to attract growing businesses that apply technologies such as those that underlie the establishment of the University Technical College and that are reflected in Centrax and the many smaller high tech businesses that are based within the town. The town should seek where possible to attract high wage employers. The potential to foster a 'Creative Industries Cluster' should also be explored, as should a cluster of office accommodation.

#### Policy NANDP 9

#### Creation of Business Premises

The NDP positively welcomes the delivery of workspace within the town which supports and encourages new business creation. Any such development must meet the criteria for developments set-down in Policies NANDP2 and NANDP 4 and must demonstrate that the proposed developments will not affect the integrity of the South Hams SAC. The NDP particularly encourages the creation of an office-quarter at Bradley Lane.



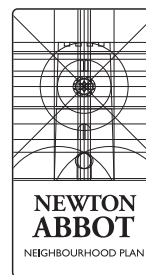
### Telecommunications

The NDP recognises the importance of good telecommunications as an important aspect of the new developments within the town.

#### Policy NANDP 10

#### Broadband Speeds

New developments of retail, residential or commercial premises must provide open access broadband infrastructure capable of delivering a minimum symmetrical speed of 25 Megabytes per second with the capability of future upgrade.



## Objective 4:

**That the Plan seeks to celebrate the heritage of the town in both protecting existing heritage assets and in creating new expressions of that heritage.**

### Heritage Assets

Newton Abbot is a town with a strong and diverse heritage, incorporating both individual assets and designated areas afforded protection through their Conservation Area status. Ensuring the protection of that heritage is a key priority for the Steering Group, and Policy EN5 in Plan Teignbridge sets the framework for this preservation. In the NDP Survey, there was strong support for the preservation of key heritage assets around the town, including Highweek Church, the Rope Walk, St Leonard's Clock Tower, the Passmore Edwards building, Market Hall and the Alexandra Cinema building<sup>16</sup>. It is recognised that the town's heritage assets extend beyond the features of the built environment.

The Neighbourhood Development Plan recognises the significance of the town's heritage assets and as such the Town Council is working with other stakeholders to prepare a Local Register of those considered of most significance within the town. This Register will under-pin Policy NANDP I I below, and will, as in Policy EN5 weight these assets in terms of their significance to the town's heritage. The register would also extend to assets not yet listed elsewhere and to those falling outside the scope that is within Conservation Area or Listed Building status.



### Policy NANDP I I

#### Protection of Designated and Non Designated Heritage Assets.

Newton Abbot's Designated and Non Designated Heritage Assets are important to the character and appearance of the town, its community and culture. In addition, such assets make a significant contribution to the economic vitality of Newton Abbot. It is therefore essential that these assets are protected. All development proposals in the town which affect either Designated or Non Designated Heritage Assets must be accompanied by a Heritage Impact Assessment which assesses the significance of the asset and the impact of the proposed development.

16. See Newton Abbot NDP Consultation Report, Appendix



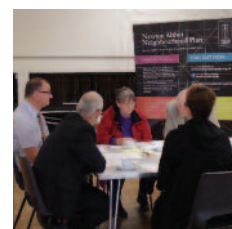
## Appendix

# Priorities and Projects identified through the NDP Process

## Public Engagement

The Newton Abbot NDP Steering Group first met on 6th February 2014, during the process of formal designation of the Neighbourhood Development Plan area. The Group was formed following the recruitment of Members to support the process of preparing the Plan. The Group set an ambitious timescale, to have a draft NDP available within a 12 month timescale.

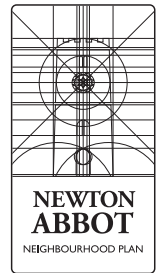
Throughout 2014 an extensive process of public consultation was carried out. The outcomes from this process are set-out in detail in the separate Consultation Report. The consultation was organised around publicity material, drop-in events, market stalls as well as events focussing on particular themes or topics. A survey was made available both online and in hard copy which has received more than 190 responses with a good geographical spread across the town. Targeted consultation events were also held with small groups of young people. The Steering Group has sought to consult with neighbouring towns during the consultation process, particularly those towns engaged in preparing their own Neighbourhood Development Plans.



The key issues arising from the consultation which have informed the Plan are summarised as follows:

- **Ensure growth within the town minimises the environmental impact and that measures are taken to address the negative consequences of any development.**
- **Ensure quality design and adequate infrastructure within new developments;**
- **Protect and celebrate the town's heritage;**
- **Address traffic issues in the town centre, including the potential for the re-modelling of traffic priorities on Queen Street;**
- **Provide additional segregated cycle routes across the town and cycle storage in town centre;**
- **Ensure adequate provision of sports and leisure facilities;**
- **Progress the redevelopment of the central area of the town centre around the Cattle Market, including a Community Hub together with re-location of the Town Council and museum.**

Whilst some of these may fall outside the sphere of influence of the NDP, all have been included here for completeness. Some not directly covered by NDP policies are addressed through the list of priorities and projects in this Appendix.



During the consultation process a number of priorities were identified as being necessary to support the needs of a growing town. Alongside this, a number of specific projects were identified for delivery utilising the CiL funds which will be channelled through the Town Council. This section sets out a brief summary of those priorities, and includes a list of those projects specifically identified for delivery.

## Priorities

The following priorities for the town were raised during the consultation process:

### Healthcare

Priority to ensure that existing healthcare can cope with demand from additional development within the town. Specific projects include:

- Ensuring adequate G.P provision within the town, including satellite facilities within new developments.
- On-going support for Newton Abbot Hospital as an essential health facility for the local community.
- Encouraging any measures which promote the well-being of those with particular needs such as dementia or mobility issues.

### Education

Priority to ensure that education can cope with demand from additional development within the town. Specific projects include:

- Ensure adequate provision of educational facilities of the highest quality and variety, reducing the need to travel whenever possible.

### Transport

Tackle traffic congestion and air quality issues within the town centre, seeking to ensure that wherever possible new development does not create further traffic problems within the town. The following priorities were identified:

- Development of an integrated traffic management strategy for the town, led by a public sector body and seeking to address both existing and potential traffic issues within the town;
- Promotion of a circular bus route visiting East Street, the Railway Station the Town Centre and the Hospital;
- Delivery of segregated cycleways and footpaths linking existing and new communities;
- Provision of secure cycle storage within the town;
- Delivery of a Park & Share Transport Solution;
- Re-modelling of traffic priorities on Queen Street.



## Community Facilities

Ensure that facilities within the town are adequate to meet the needs of the town's growing population, focusing particularly on the needs of residents of all ages for sports, leisure and recreation. Specific projects include:

1. **Ensure adequate indoor sports facilities, particularly for racquet sports;**
2. **Provision of sports pitches, for sports such as hockey and rugby, including an all-weather running track;**
3. **Adequate provision for young people through clubs and facilities;**
4. **Delivery of a Community Energy Company for Newton Abbot and any subsequent projects arising;**
5. **Delivery of improved leisure facilities, including a Multi-plex cinema.**



## Economy

Seek to create the conditions to stimulate economic development within the town, focusing on the delivery of new high-quality employment opportunities, developing the creative industries sector and supporting the needs of existing employers within the town. Specific priorities include:

- **Provision of suitable business premises to meet the needs of all existing and potential employers in the town;**
- **Work with others to promote Newton Abbot as a town to 'do business';**
- **Support the provision of high-quality office space within any development at Bradley Lane;**
- **Recognise the opportunity that tourism presents to the town and explore opportunities for promoting the town's 'tourism offer', particularly as a destination for cyclists. Support any appropriate measures which seek to provide new over-night accommodation within the town;**
- **Support any measures which seek to stimulate the development of an appropriate 'evening economy' within the town centre, including any such activities proposed as part of the regeneration of the Cattle Market.**

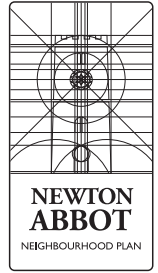
## Open Space

Enhance and protect the high quality open space within and around the edges of the town, recognising that all parks, open spaces and wildlife areas make an important contribution to the town's green infrastructure. Specific priorities include:

- **Greening the town through tree, flower and shrub planting;**
- **Ensuring that new developments respect the town's natural environment;**
- **Ensuring the provision of appropriate open space within new development areas and provision for on-going maintenance;**
- **Improved access to the River Lemon where landowner and other risk factors allow;**
- **Encourage the re-use of the town's redundant building as public open spaces (e.g. redundant churches, where other factors such health and safety concerns allow).**







## Heritage

Whilst the Neighbourhood Development Plan seeks to ensure the protection of the town's physical heritage assets, there was also a recognition in the consultation that the heritage of the town should be celebrated through appropriate measures. Specific projects include:

- **Develop as a matter of priority a 'Local Register' of heritage assets weighted to significance, but including features both in the natural and built environment currently falling outside of any current listing classifications;**
- **Explore opportunities to celebrate the heritage of Newton Abbot through information and promotion of the town's historical assets;**
- **Identify opportunities to recognise the heritage of the town through the installation of appropriate artworks.**



## Projects

During the consultation process a small number of projects were identified for delivery, specifically to utilise the CiL funding referred to above. These projects will all be driven/promoted jointly by Newton Abbot Town Council, Newton Abbot Community Trust and Newton Abbot CIC. They are:

1. **Delivery of a 'Community Hub' Project, to include premises for the Town Council and Museum, as well as a home for local community organisations. Premises for this facility are currently under consideration, including the possibility of co-location within the Passmore Edwards Centre;**
2. **The provision of appropriate community facilities within all new housing developments around the town;**
3. **Celebrate the town's heritage through the installation of appropriate public art features;**
4. **'Greening' of the open space around ASDA opposite the Passmore Edwards Centre, to include the installation of outdoor play equipment.**

All project proposals will need to demonstrate that the proposals will not affect the integrity of the South Hams SAC.

## Newton Abbot & District Community Plan

The Community Plan published in 2008 contained a list of projects which arose from the public consultation. Some of these have now been delivered and of those remaining, many have been incorporated into the above list of priorities.



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