



# Newton Abbot Garden Town

A submission to join the Garden Communities  
Programme - Supporting Document

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## Introduction

Newton Abbot has all the right ingredients to become a successful Garden Town.

Transformational growth will be achieved in line with the following themes:

1. **Affordability** - delivering a mix of tenures at accelerated pace;
2. **Economy** - opening up serviced employment land and premises to support business growth and job creation;
3. **Transport** - delivering a package of road, public transport, pedestrian and cycle links to create a robust structure for growth;
4. **Beauty and identity** - new neighbourhoods will be shaped by landscape-led master-planning to ensure new housing blends into the surrounding countryside;
5. **Greening** - environmentally responsible growth will be essential to ensure the delivery of active travel networks, green space and the protection of internationally protected species;
6. **Leisure and education** - new leisure and education facilities are required for improving the health and well-being, employment and overall life outcomes for residents;
7. **Community** - in order to foster community pride and cohesion we will ensure that appropriate facilities are provided to match the scale of the new neighbourhoods; and
8. **Regeneration** - mixed use redevelopment of brownfield land in the town centre

These themes are expanded upon on below.

## Strategic Context

Newton Abbot sits within Teignbridge District, located between the sea and Dartmoor, with easy access to Exeter and Torbay via the A380 and mainline rail links. It is the largest town in the district and forms the central part of the Heart of Teignbridge urban area, comprising

Newton Abbot, Kingsteignton and Kingskerswell. In combination, these communities provide homes for over 42,000 people, representing 50% of the district's urban population. It is the largest market town area in Devon and is a focal point for transport, employment, education, homes, culture and recreation.

Identifying growth in and around this main town is important if we are to reduce car dependency and maximise access to nearby services, public transport and active travel, thereby minimising our carbon emissions.

Future proofing development is a key consideration and will be embedded within proposals. Future proofing measures will include:

- To support low or zero carbon development by requiring the use of efficient 'fabric first' building design and dwelling or community wide renewable energy technologies that minimise energy dependency;
- All new dwellings or employment space must ensure fixed and mobile gigabit-capable digital connectivity is provided throughout;
- Ensure future phases of the development are designed with consideration of potential spatial impacts of autonomous vehicles and disruptive new technologies and services, and;
- Ensure all residential and employment parking spaces are fitted with an electric vehicle charging point or at least made EV ready through the installation of a ducted circuit to enable an EV charging point to be easily installed.

By 2040, we will have delivered transformational growth that accords with the objectives and actions identified under the following themes:

### 1. Affordability

Teignbridge already has an affordability ratio of 10.5 (meaning homes cost more than 10 times

household incomes). This has been worsening at a fast rate over the last decade. We need to deliver affordable housing at accelerated rates to meet the growing demand for affordable housing and private rental sector accommodation identified in the GESP Local Housing Needs Assessment.

Collectively the Garden Community opportunities could deliver around 6,800 additional new homes over a 20 year period. These new homes will provide for a mosaic of tenures and housing types in addition to affordable homes, including private rented, Rent to Buy, custom build and modular, all built to high quality sustainable construction standards. This mosaic approach may also provide the means to increase the pace of delivery and a high proportion of affordable homes.

### 2. Economy

The Garden Community will deliver about 40 ha of new employment space south and west of the town, and along the A382 at Ilford Park (south of the Drumbridges A38 junction). These sites could prove





attractive to businesses relocating from Exeter in particular, where higher value uses will increasingly displace more traditional forms of industry.

In addition, the Council is being pro-active in releasing circa 7 ha of mainly public sector regeneration land in the centre of Newton Abbot for redevelopment that will include a small business incubator centre.

This incubator centre will provide affordable business space for businesses start-ups, thereby supporting indigenous growth in knowledge-based sectors in particular. This is an important element of the wider strategy for strengthening the economy of the town and sub-region, providing better quality, higher skilled jobs, boosting productivity, business start-ups and growth.

Our wider holistic approach to developing attractive neighbourhoods, supporting town centre vitality and viability through regeneration, and providing modern leisure and education facilities is seen as being essential for attracting

and retaining higher value businesses and their skilled employees to the town and driving up low wages.

### 3. Transport

Two new 'main street' link roads will create a robust structure for growth, opening up and serving the extensions, reducing congestion in the town centre, and opening up potential future housing and employment allocations. These will comprise a new main road between the A383 (Ashburton Road) to the A382 (Bovey Tracey Road) which will open up and serve development at Houghton, and a link between the A381 (Totnes Road) to the Kingskerswell Road (linking to A380) which will enable growth to the south.

The link roads will also provide an opportunity for a new figure-of-eight bus loop to serve the town centre and both new neighbourhoods, linking to the train station and improving the public transport services within the town. These improvements to public transport and the accompanying creation of a network of new cycle

and walking routes is particularly important given the reasonably high levels of peak time traffic congestion currently experienced in the town.

### 4. Beauty and Identity

The proposals will be shaped by a pioneering approach to landscape-led master-planning, with the overarching structure establishing a resilient and long term structure to accommodate major growth, both in the next 15 to 20 years and beyond.

Development will incorporate locally distinctive designs defined by neighbourhood character areas, with active street frontages and soft landscaped edges blending naturally into the surrounding countryside. Housing will be well integrated, built at varying densities that respond to landscape setting and topography, with increased densities in locations that enable maximised housing delivery.

### 5. Greening

The extensions will respond to the valuable landscape and historic setting of the countryside and listed buildings surrounding Newton Abbot and will be shaped by significant green infrastructure assets and opportunities. Taking a lead from the existing areas of green infrastructure, we intend to implement a programme of tree planting along new street networks utilising a wide range of different species, thereby supporting our ambitions for creating 'Newton Arboretum'.

Environmentally responsible growth will be essential to ensure the delivery of active travel networks, green space and the protection of the internationally protected species in the area. The proposed transformative growth will also seek to reduce carbon emissions through a 'fabric first' approach to reducing emissions from new homes and to seek to reverse the decline in biodiversity

by providing wildlife enhancements, with a 10% net gain in biodiversity. Our approach to achieving this includes working with landowners, for example to create new hilltop walks and restore Ringslade Quarry incorporating a new countryside park as part of a positive change for this part of town.

## 6. Leisure and education

A fast growing population will require improved provision of leisure and education facilities. This is seen as essential for improving the health and well-being, employment and overall life outcomes for our residents. As part of the growth plans we will therefore seek to provide a site and impetus for an enhanced leisure centre and the provision of a site for a new secondary school campus in the town.

The much used leisure centre is an important community asset which supports health and fitness services for the whole town and wider catchment area. Ensuring a fit-for-purpose and affordable to access new facility is important in ensuring Newton Abbot is a good place to live.

## 7. Community

In order to foster community pride and cohesion we will ensure that appropriate facilities are provided to match the scale of the new neighbourhoods. These will include new local centres to meet day-to-day resident needs. In addition, tailored community hub buildings will be provided in each new neighbourhood, incorporating space for primary care and pastoral support.

## 8. Regeneration

A further significant element of this transformational Garden Town approach focuses on supporting the continued regeneration of Newton Abbot town centre, delivering 250 new homes and new jobs on brownfield land to create an attractive and economically vibrant market town. The success of the town centre is critical to ensuring the town remains

and potentially improves its self-sufficiency, particularly in view of its wider growth. The town centre regeneration proposals have the potential to be transformational in terms of impact on urban character, the diversification of uses, and in helping to respond to consumer demand for a more experiential offer. The Council has already kick-started the regeneration process through its £13m acquisition of the Market Walk Shopping Centre and linked £2m programme of improvements to public areas and shop facades.

The next phase of the regeneration of the town centre is primarily concerned with the redevelopment of the Bradley Lane former industrial area and the town centre Market Street area, totalling about 7 ha. The first phase has commenced with the refurbishment of the central shopping centre and emerging proposals to develop a new 76 bedroom hotel. There is an opportunity to harness the complementary elements of Bradley Lane and the Town Centre to ensure strong connectivity and maximise brownfield development opportunities.

There is a wider need to realise improved town wide bus and sustainable transport routes to and from the town centre out to existing and emerging residential areas. Re-configuring parking arrangements in the town will further support the strengthening of the town centre.

Relocating small marginal industrial uses from the centre of the town to more suitable edge of centre locations, will release brownfield land for redevelopment. The outcome would be to continue the town centre regeneration programme creating new homes and jobs within a mixed-use commercial and residential development.

## Plan Making

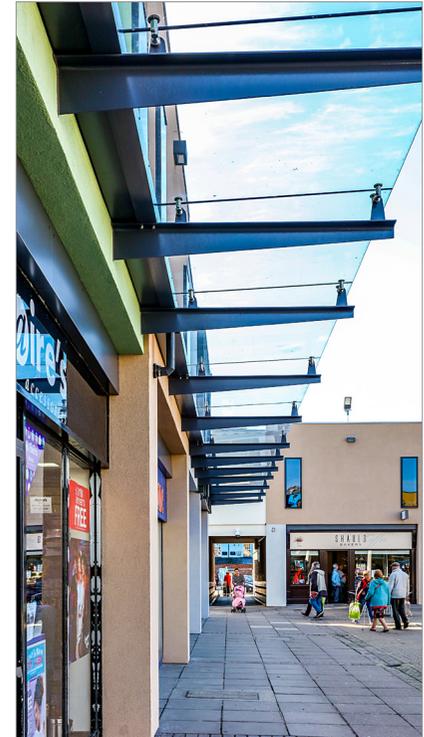
The Council will decide on the growth locations through the Greater Exeter Strategic Plan and the Teignbridge Local Plan review, which we aim to prepare and adopt by 2022. These will be prepared through extensive community engagement, where all Teignbridge residents will be invited to get involved.



Market Walk  
BEFORE TRANSFORMATION



Market Walk  
AFTER TRANSFORMATION





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