

Teignbridge Town Centre Health Checks

Town Comparison

Introduction

As set out in the Council Strategy, Teignbridge District Council has committed to “regularly checking how our town centres are doing, listening to customers, businesses and investing in monitoring and research”.

To achieve this, town centre health checks have been produced to analyse the vitality of the town centres using a variety of statistics. Individual health checks for each non-Dartmoor town in Teignbridge (Newton Abbot, Teignmouth, Dawlish, Bovey Tracey and Chudleigh) have been produced, with this document serving as a comparison between the towns.

Health checks for Dartmoor towns (Ashburton, Buckfastleigh and Moretonhampstead) have not been produced due to a lack of available planning data, although other data sets for the Dartmoor towns will feature in this document.



Services

Along with the retail offer, town centres provide basic services for local residents. Unsurprisingly, the larger and mostly coastal towns have access to more services than the smaller rural towns.

2018 (Yes/No)	NA	Te	Da	BT	Ch	As	Bu
Bank	Y	Y	Y	Y	N	N	N
Community hall/centre	Y	Y	Y	Y	Y	Y	Y
Convenience store	Y	Y	Y	Y	Y	Y	Y
Traffic free cycle route to nearest town or local service centre	Y	N	Y	Y	N	N	N
Cycle route provision to nearest town or local service centre	Y	N	Y	Y	N	Y	Y
Dentist	Y	Y	Y	Y	Y	Y	N
Dispensary	Y	Y	Y	Y	Y	Y	Y
Health centre/doctors facility	Y	Y	Y	Y	Y	Y	Y
Library	Y	Y	Y	Y	Y	Y	Y
Significant local employment opportunities within 5km	Y	Y	Y	Y	N	Y	Y
Place of worship	Y	Y	Y	Y	Y	Y	Y
Post office	Y	Y	Y	Y	Y	Y	Y
Public house	Y	Y	Y	Y	Y	Y	Y
Rail station	Y	Y	Y	N	N	N	N
School (nursery/pre-school)	Y	Y	Y	Y	Y	Y	Y
School (primary)	Y	Y	Y	Y	Y	Y	Y
School (secondary)	Y	Y	Y	N	N	Y	N
Peak hours public transport service to significant employment opportunity	Y	Y	Y	Y	Y	Y	Y
Frequent public transport service to towns/local service centres	Y	Y	Y	Y	Y	Y	Y

Post offices, pubs, libraries, primary schools and community halls are just some of the services that are available in all of the town centres. Train stations and cycle routes are unavailable in the smaller towns, with access to physical banking services also coming under renewed strain.

A number of banks have closed across the district since the last survey was taken in 2018. In October 2018 Dawlish and Bovey Tracey lost its last remaining bank (Lloyds), replaced with a 'mobile branch' operating from a car park within their respective town centres.

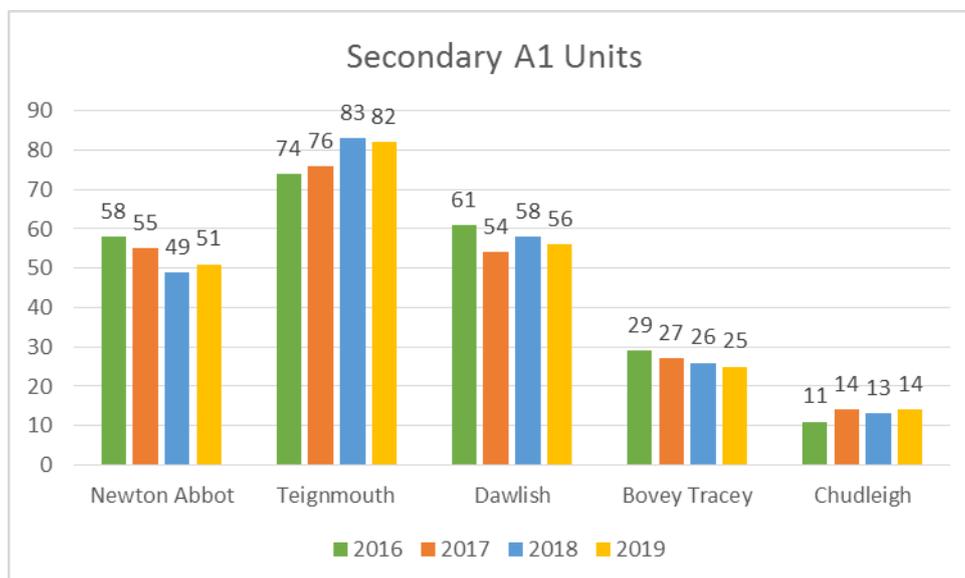
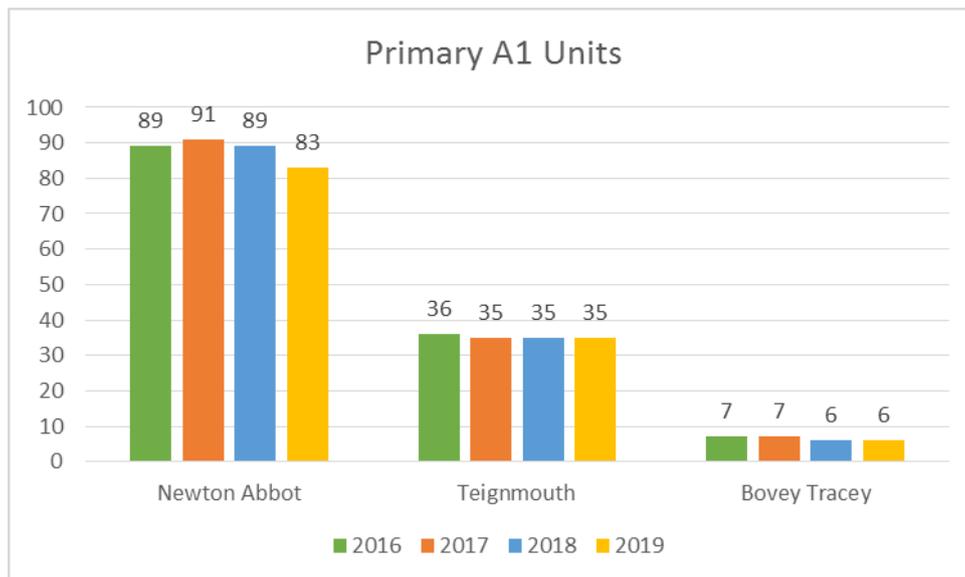
Use Class

Use classes indicate what a particular building may be used for¹. The traditional purpose of a town centre has been geared towards retail (A1), covering shops, hairdressers,

¹ A list of use classes can be found at: [Planning Portal](#)

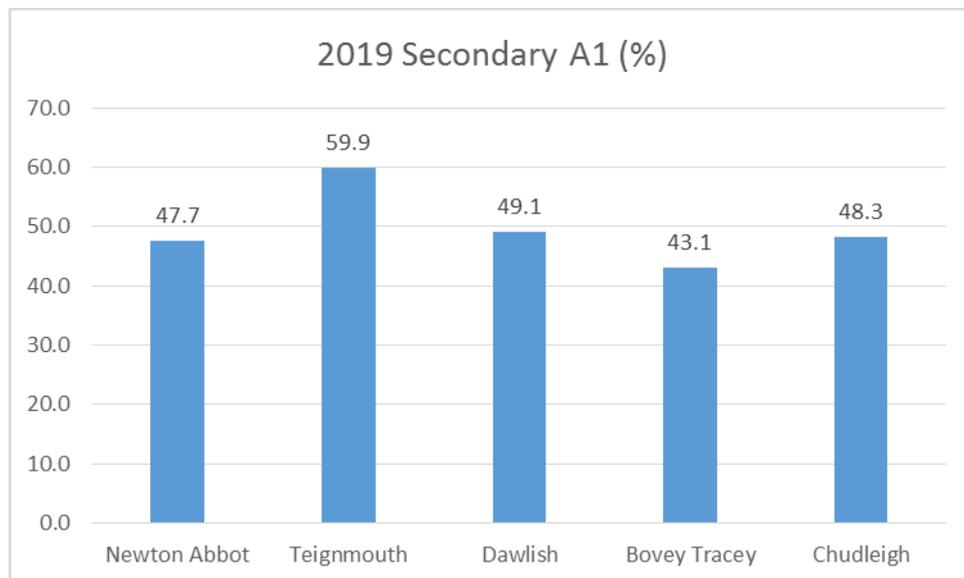
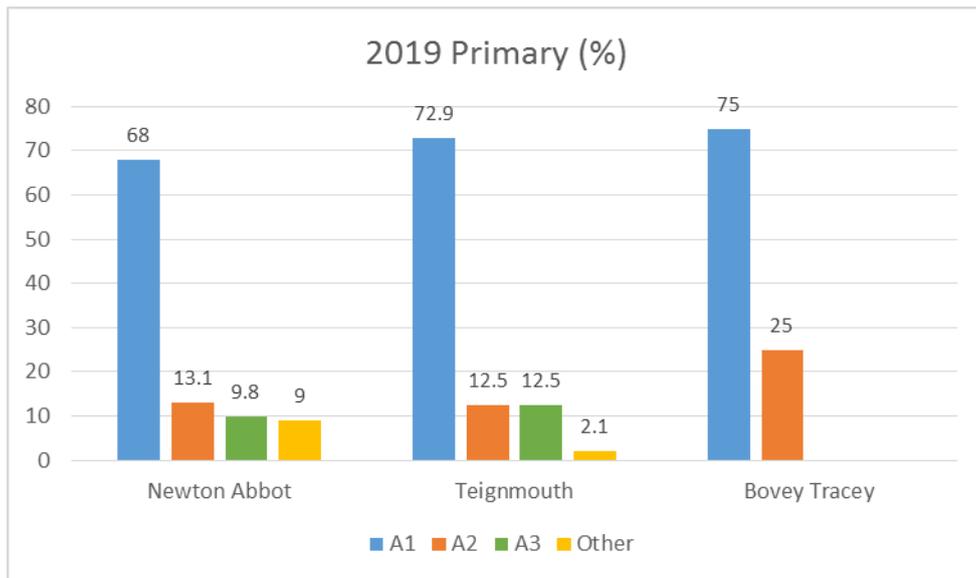
showrooms, etc. The following figures are taken from the TDC Authority Monitoring Report dataset. The only comparable data which is available covers 2016 to 2019, and only covers the non-Dartmoor towns.

Town centres normally feature primary and secondary shopping areas, with the primary area encompassing the core retail area and the secondary area usually having greater variety of use. Dawlish and Chudleigh do not have primary shopping areas.



In total, retail (A1) use has decreased from 2016-2019 by eight units in the primary areas, whilst seeing a decline of six units in the secondary areas.

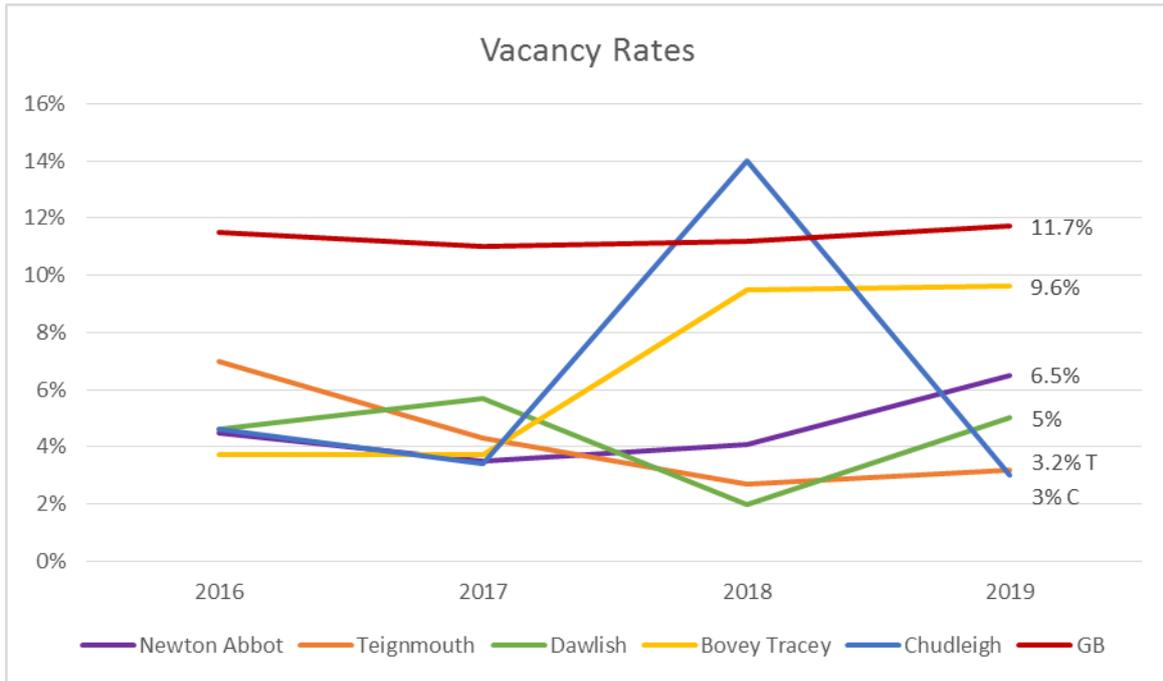
When looking at the number of A1 units compared to the total number of units, retail is still the most popular use in both primary and secondary areas.



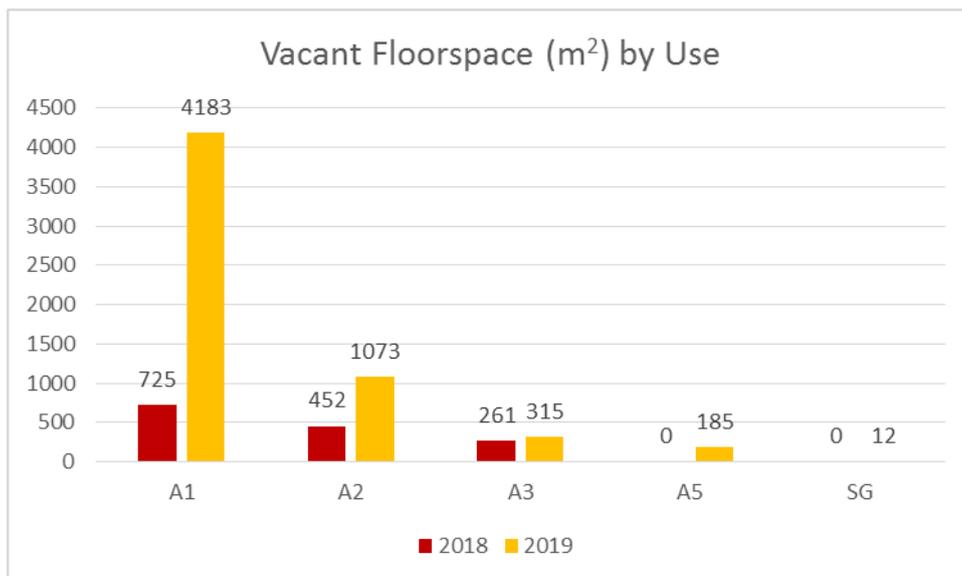
Vacancy

Vacancy rates are a key indicator of a town centre, demonstrating the attractiveness of a town to both retailers and customers. At the end of 2017, the national (Great Britain) average vacancy rate for town centres stood at 11.7%². The towns analysed have been substantially below this national figure between the four years. As Bovey Tracey and Chudleigh town centres are much smaller, a few additional vacant units can have a substantial impact on the percentage.

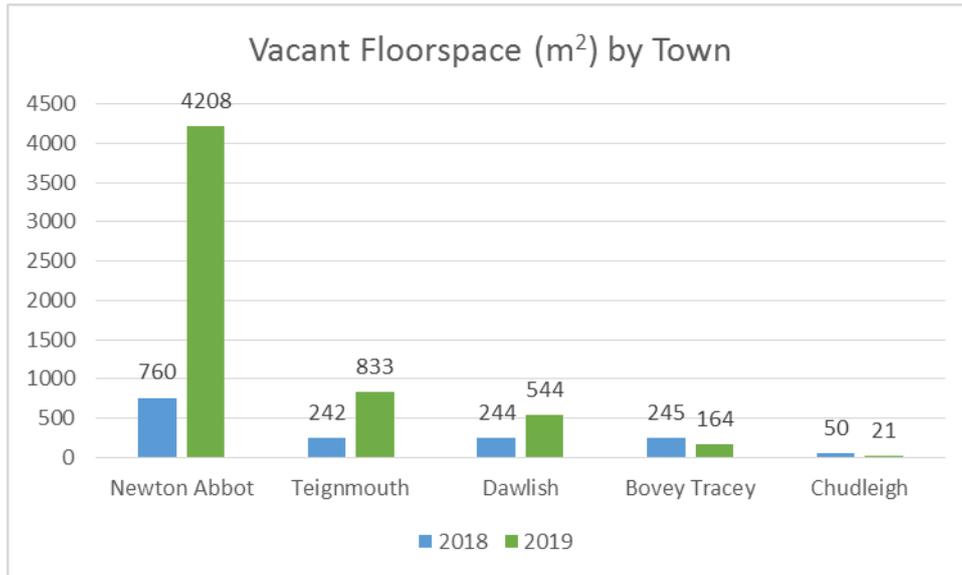
² This figure has been taken from LDC's GB Retail and Leisure Market Analysis H1 2019 Update: <https://www.localdatacompany.com/download-report-h1-2019>



The average vacancy rate across the towns stood at 5.5% in 2019, down from 6.5% in 2018. Despite this, the amount of vacant space within vacant units has significantly increased between these two years. [Valuation Office](#) data for the specific vacant properties across the primary and secondary shopping areas shows that vacant A1 (retail) space has swelled between 2018 (the earliest data available) and 2019. The former M&S Outlet (measuring at 2,121m²) in Newton Abbot accounts for 37% of all vacant space in these shopping areas, 51% of all A1 space.

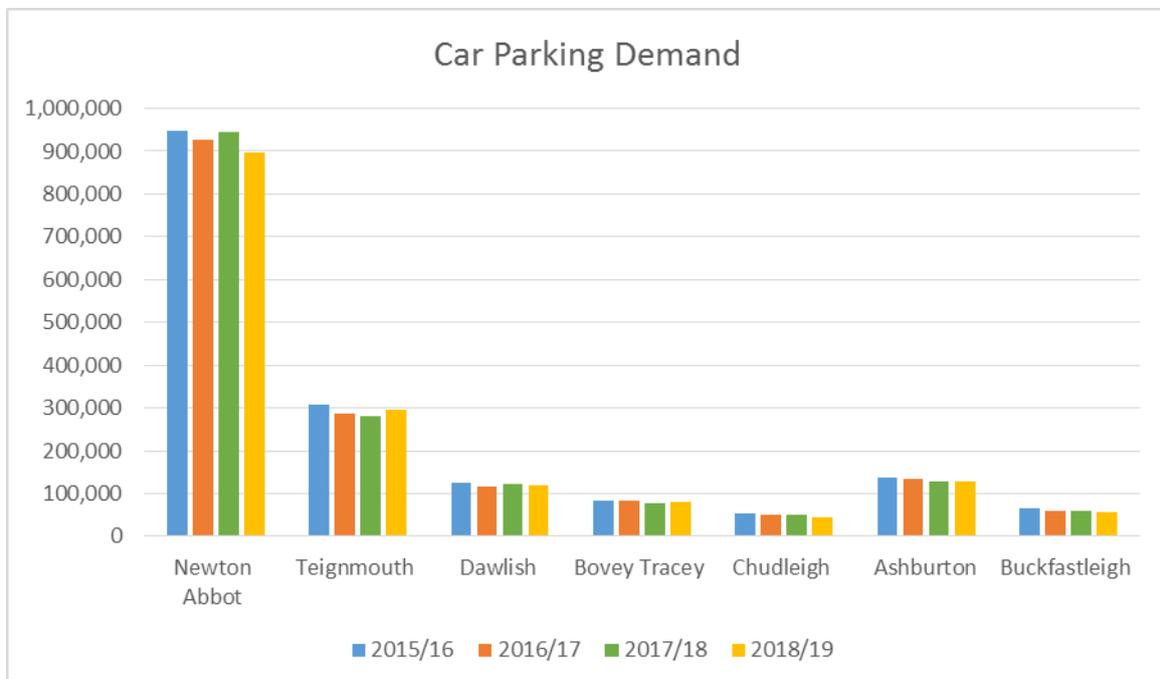


Looking at vacant floorspace by town shows that only Bovey Tracey and Chudleigh has seen a reduction of vacant floorspace.

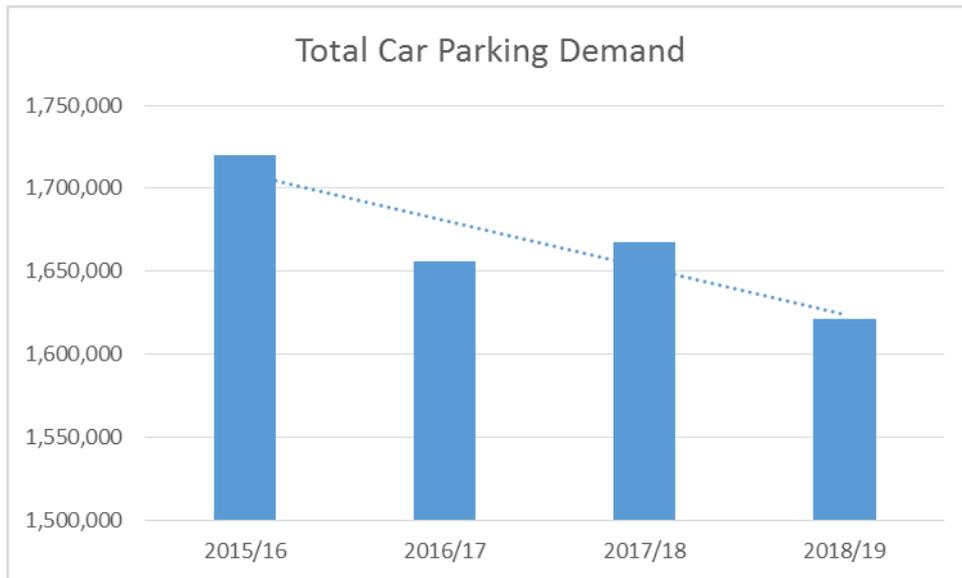


Car Parking

Along with those who walk into town or catch public transport, many will arrive into the town centre by car, requiring a parking space. The following statistics analyse the amount of parking tickets purchased in Teignbridge District Council car parks close to or within the town centres. On-street, private and out of town parking is not included, nor are those with parking permits.



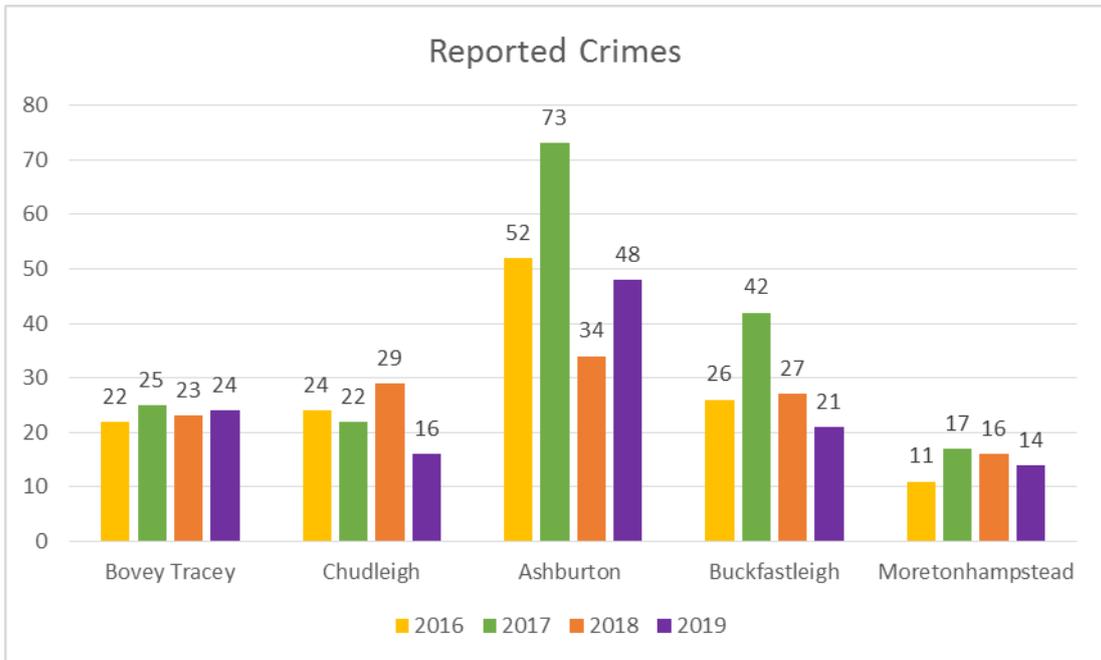
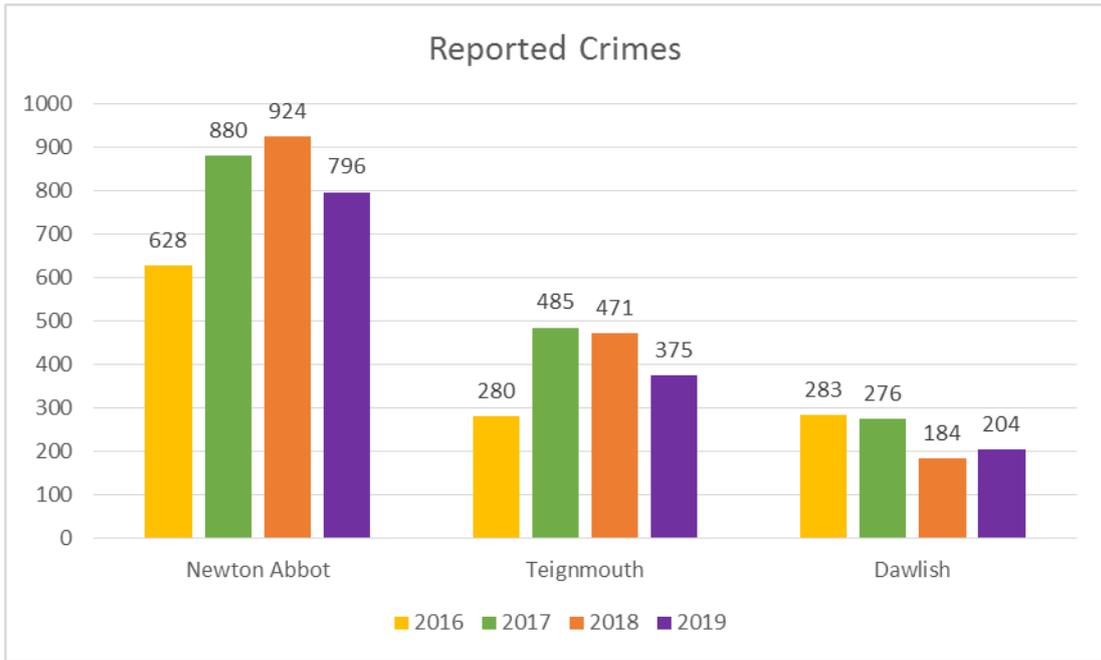
Figures show a gradual decrease across the four year period for most of the town centre car parks, with total car parking demand decreasing by almost 100,000 a year between 2015/16 and 2018/19.



Although we can monitor the number of tickets being purchased, we do not know whether those who are purchasing tickets are staying for longer or shorter periods or what they are doing in the town centre during their stay.

Crime

Crime maps available at [Devon and Cornwall Police](#) allow users to track the quantity of reported crimes within a customisable area. Town centres areas, as defined in the Local Plan, which been used for the non-Dartmoor towns, whilst custom areas have been analysed for the Dartmoor towns. Other than the volatile statistics shown for Ashburton, most town centres have seen either a decline or stable number of crimes reported during this period.



Use Classes	Description
A1 (Shops)	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 (Financial and professional services)	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
A3 (Restaurants and cafés)	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4 (Drinking establishments)	Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.
A5 (Hot food takeaways)	For the sale of hot food for consumption off the premises
B1 (Business)	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 (General industrial)	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 (Storage or distribution)	This class includes open air storage.
C1 (Hotels)	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 (Residential institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A (Secure Residential Institution)	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3 (Dwellinghouses) this class is formed of 3 parts:	<p>C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</p> <p>C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</p>
C4 (Houses in multiple occupation)	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1 (Non-residential institutions)	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2 (Assembly and leisure)	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses and casinos.