

**Appendix B - Newton Abbot Town Council - CIL Community Bid Form**

<b>Applicant Details:</b>	
	Newton Abbot Community Interest Company
<b>Project Details:</b>	
Brief description of project:	
<p>Newton Abbot Community Interest Company is seeking CIL funding to bring-forward the Houghton Barton Health &amp; Wellbeing Centre proposal. This funding request complies with Regulation 59(C) in seeking to address the demands that the ongoing development of this neighbourhood is placing on local NHS and community services.</p> <p>The Project will focus on ensuring the design, implementation and proposed operation and delivery of the building is satisfactory, and is funded in the best interests of the community it will serve.</p>	
What area will be project cover?	
Houghton Barton, Newton Abbot.	
What communities will benefit from the allocation?	
<p>The core focus of the project is the Houghton Barton community (Policy NA1) 1150 homes, estimated population of around 3000 people.</p> <p>In addition, 700 homes recently built at Mile End without significant community facilities, and a further 1100 homes are proposed at adjacent site at Bradmore – all of this will place additional pressures on community and health infrastructure.</p>	
Briefly describe how the scheme will support and benefit the development of your local area by funding either:	
<p>a) the provision, improvement, replacement, operation or maintenance of infrastructure; or</p> <p>b) anything else that is concerned with addressing the demands that development places on an area:</p> <p>The Project will address the demands that the NA3 development has placed on the NHS and other community services, by working with the developers to bring forward a Health &amp; Wellbeing Centre that addresses local need and brings forward a robust and deliverable proposal.</p> <p>This project will address two of the four key issues identified in Newton Abbot and District Community Plan 2022-2032:</p> <ul style="list-style-type: none"> <li>-major housing developments (Houghton Barton and then Bradmore) increasing pressure on NA infrastructure, <b>particularly health services</b> Health and wellbeing at heart of this project.</li> <li>- the <b>importance of community sector organisations managing community facilities</b> to prop-up and address lack of resourcing amongst public sector organisations</li> </ul> <p>In addition, the provision of community facilities in new neighbourhoods was identified as a priority in the town’s Neighbourhood Plan published in 2016.</p>	
Please confirm which of the Council’s priorities this project contributes to:	
<input checked="" type="checkbox"/> Improve the wellbeing of the people of Newton Abbot.	

Manage the Council's assets and resources responsibly and transparently.

Manage the Council's services effectively to meet the needs of the communities we serve.

Work to become greener and cleaner in our activities as well as supporting our communities and partners to be as green as possible.

Promote opportunities for economic success of the area.

Strive for continuous improvement and service development.

Work with partners to deliver our core values and strategy.

### Community Support:

How do you know that the community want this? Please detail any consultation that has taken place or is needed.

2017 detailed residents survey in the area with 250 residents providing overwhelming support for improved community facilities

2020 Houghton Barton community centre business plan based on this survey and discussions with potential project partners

2023 consultation with 200 households again showed universal support for a community centre within this neighbourhood.

2024 Houghton Barton business plan review showed strong support for the project from key health stakeholders, NHS Devon, Devon Partnership NHS Trust. Draft Heads of Terms for anchor tenancy of the centre are currently in development.

Is this proposal supported by local Ward Councillors representing the area where the project will be located? If yes, please provide confirmation below:

The need for and the principle of having a community centre at Houghton Barton has been widely discussed with both District and Town Councillors. Councillors at both levels are supportive of the need and the use of CIL funds for project development.

In addition to any Ward Councillor support, please provide confirmation of other local community support for the project:

Recent surveys with householders have shown strong support for this project as detailed above

NHS Devon and Devon Partnership Trust are keen to ensure this project can provide much needed health provision to thousands of new residents in the area.

Teignbridge Energy Communities are keen to be involved to ensure the building is energy efficient and Carbon Neutral, with the ambition to be involved in community energy advice for residents of Houghton Barton.

Children's Services are to be contacted and incorporated into discussions regarding Family Hubs and the possibility of usage – this is within next steps to be agreed.

Exeter Diocese are keen to support the development of the Houghton Barton centre.

We are working with youth service providers to address the lack of youth facilities within this community. The provision of a building for youth service delivery has been identified as the first

hurdle to overcome before services can be delivered.

We anticipate, through existing partnerships (police, NHS, Citizen's Advice etc), we can incorporate and leverage support.

Ward Councillors have indicated their support for this proposal

**Project Cost (including VAT):**

Total project cost	£25,000 (for this phase – it is likely that a second application will be submitted for the project in 2-3 years time.
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What is the cost breakdown i.e. to show expected budget lines on any salaries (plus employer national insurance and pension contributions), overheads, marketing, building works, maintenance, equipment hire, feasibility etc.

Consultancy costs of £20,000 +VAT – to be expended in the development of the Houghton Barton proposal, to include negotiation with key stakeholders

Total external funding secured:	£0
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Total CIL funds sought:	£25,000
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**Delivery Details:**

Does this link to any existing Council projects? No

If yes, please give the details:

**Additional Information:**

Please detail any additional information that you feel may be helpful to this application.

We are keen to resolve the lack of community infrastructure within the Houghton Barton community, and seek to address the demands that the high levels of housing development are placing on local services.

We hope that the learning and the partnerships established through this work can be applied in other new developments, including at Wolborough.

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**From:** Alex Lessware <Alex.Lessware@Teignbridge.gov.uk>  
**Sent:** Monday, October 14, 2024 1:01 PM  
**To:** Phil Rowe <Phil.Rowe@newtonabbot-tc.gov.uk>  
**Subject:** RE: CIL application

Hi Phil,

This bid appears to satisfy the relevant regulations in that it relates to funding to ensure the satisfactory provision and operation of infrastructure (eg the Health and Wellbeing centre) at NA1.

On this basis I would not expect TDC to raise any concerns.

Many thanks,  
Alex.

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**From:** Phil Rowe <[Phil.Rowe@newtonabbot-tc.gov.uk](mailto:Phil.Rowe@newtonabbot-tc.gov.uk)>  
**Sent:** Friday, October 11, 2024 3:56 PM  
**To:** Alex Lessware <[Alex.Lessware@Teignbridge.gov.uk](mailto:Alex.Lessware@Teignbridge.gov.uk)>  
**Subject:** FW: CIL application

Hi Alex,

Please see attached.

Can I take this application to my Council in the knowledge that TDC supports its eligibility for CIL funding please?

Regards

*Phil*

Philip Rowe PSLCC  
Town Clerk  
Newton Abbot Town Council  
Newton's Place  
Wolborough Street  
Newton Abbot  
Devon  
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01626 201 120



***Newton's Place, 'A Community Space'***