



DAWLISH PARISH

Neighbourhood Plan

March 2012

Revised Draft for Examination

to meet local needs

Supported by

 **Teignbridge**
DISTRICT COUNCIL
South Devon



and other community representatives

About this Neighbourhood Plan

A Steering Group of local people working with Teignbridge Planners has prepared this Neighbourhood Plan over the last thirteen months. The Neighbourhood Plan will be an informal community planning document to help inform the preparation of a new local development plan for Teignbridge. A draft Neighbourhood Plan was consulted on in September 2011 and over 400 people responded to it. The Steering Group, with the planners have read all the comments received, these have been taken into consideration in the preparation of this revised Plan. The revised Plan reflects the Steering Group's vision for the Parish. It differs on some issues with policies and proposals included in Teignbridge District Council's Core Strategy Preferred Option consultation report.

We aim to make Dawlish an even better place to be, now and for future generations

The Dawlish Parish Neighbourhood Plan tries to meet your needs and your aspirations. It suggests positive changes in the Dawlish Parish over the next 20 years to support a population that is expected to grow by 1,800. Positive changes will help local people of all ages be able to live and work in the area, improve prosperity and well-being, regenerate the town centre, support tourism, and protect valued open space and important nature conservation interests. They will also help address social issues within the area, by helping residents to have better access to housing, jobs, health services and other facilities.

To achieve these positive changes the Neighbourhood Plan makes provision for:

- Dawlish to meet 44% of its affordable housing need over the next 20 years helping many local people get on the housing ladder, through 900 new homes across the parish but mainly located to the north and west of Secmaton Lane. About 270 of these new homes will be affordable homes.
- New job opportunities and a range of community facilities to keep people working locally and to encourage walking, cycling and use of public transport.
- Dawlish to regain its premier resort status through regeneration and new visitor attractions.
- Protecting areas of open space that you value and maintaining the high quality coastal natural environment.

The Neighbourhood Plan is a vision about what Dawlish Parish will be like in the next 20 years. This **vision** will guide future planning decisions in the area. This includes a **series of actions** describing where positive changes will happen across the Dawlish area that will benefit you and the wider community.

Sources of information we have used to prepare the Neighbourhood Plan are referred to at the back of this document.



What Dawlish Parish will be like in the next 20 years



Dawlish Parish will be:

- A sustainable, thriving and prosperous place that supports a high quality of life for all its residents
- Regenerated as a premier year round visitor resort
- Safe from flood risk, adaptable to climate change and have reduced carbon dependence
- An area with a high quality natural environment and protected important wildlife interests



Actions to deliver the Vision

We have identified 10 sets of actions.

Many of these actions are also included in the Teignbridge Core Strategy Preferred Options document that has recently been consulted on by Teignbridge District Council. This is because the Core Strategy has been informed through the preparation of this Neighbourhood Plan.

1.0 Homes to meet the needs of local people



900 new homes will provide a choice of types of accommodation, through a mix of sizes and tenures at Dawlish and Holcombe. At least 30% of the total new homes allocated will be affordable to help meet local housing needs.

The plan identifies new land for:

1.1 810 new homes (including 240 affordable) north west of Secmaton Lane, Dawlish

This will be a mixed use sustainable urban extension with about 35 new homes per hectare. It will include some employment, local shops and services and open space / play provision. Part of the site now has approval for 76 new homes subject to a legal agreement being completed.



1.2 20 new homes (including 6 affordable) on land west of Southdowns Road, Dawlish

To include an improved vehicular

access to existing homes fronting Dawlish Road through provision of a turning area or other suitable highway improvement.

1.3 50 new homes (including 15 affordable) at Meadow Park, Dawlish

Retaining green ridge above Dawlish town.

1.4 20 new homes (including 6 affordable) at 'Littleleigh', Holcombe

1.5 50 bed extra care housing scheme and supported housing, north west of Secmaton Lane

To meet specialist housing needs of an ageing population.

The new homes could generate nearly £12 million to invest in other proposed actions set out below.

2.0 Job Creation



The creation of jobs, making land available for business use and providing improved education and skills training opportunities locally is vital for our community. The plan therefore proposes:

2.1 3 hectares of land for business uses

New employment land will be allocated south of Shutterton Lane. This will include workspace / innovation hubs and starter business units as part of the development area to the north of Dawlish. Providing more local jobs will help reduce the need to travel elsewhere to work.

2.2 Enhanced Community College

Improved post 16 training and education facilities will help more young people to remain in Dawlish to further their education and employment prospects. This will mean local young people won't be forced to get their training elsewhere. There is expressed interest and strong support for dedicated post 16 provision at Dawlish. The Community College is exploring options of working with other educational establishments about providing such a facility. Enhancement will also need to include development of a broad range of Adult Education provision that appeals to all sections of the community. Alongside this, the development of a Business and Enterprise zone within the facility will encourage local job growth.



2.3 Improvements to Dawlish Business Park

To continue improvements to the appearance and economic performance of Dawlish Business Park and find solutions to current environmental issues.

3.0 To support tourism



Tourism is vital to the economy of Dawlish Parish and needs to be supported and enhanced. Dawlish Warren currently holds the prestigious Blue Flag award and every effort should be made to retain such status. Improved facilities and attractions need to be provided to support year round tourism at Dawlish as a local focus for arts, culture, entertainment and play. Unique selling points will include a Coastal Park, new public routes along blue and green corridors and enhanced town centre facilities at the Lawn and Dawlish Water.



3.1 Dawlish Coastal Park

Situated between Dawlish and Dawlish Warren this will include new serviced visitor accommodation/hotel and 'Changing World' visitor centre, childrens' adventure / sheltered play area, outdoor amphitheatre, and open space for informal recreation and dog walking with multi-use tracks and trails for walkers, cyclists and horse-riders. The Coastal Park will provide a new recreation facility and visitor destination at Dawlish to reduce visitor pressure at Dawlish Warren to help protect its fragile nature conservation habitat.

3.2 Marketing and Signing

To lift the image of Dawlish Parish as a visitor destination and to help people find their way around the area.

To promote the area as the start of the Exe Estuary and as part of the South West Coast Path, as well as being part of the National Cycle Network.

To promote nature conservation and provide nature interpretation.

Part of this marketing will be to set up a 'maintenance and tidying' programme to look after the existing assets within the Dawlish Parish.

3.3 The Warren Beach Huts

Introduce more beach huts in appropriate locations to support a more traditional seaside experience.

4.0 Better facilities for all the community



There will be a range of multi-use buildings and outdoor sport / recreation space that will provide a mix of community facilities for everyone.

4.1 Hospital improvements

Support for improvements to Barton Hill community hospital to enable provision of a fuller and more comprehensive service.

4.2 Doctor's Surgery and Dental Practice Facilities

Provision of a multi-purpose building capable of

incorporating a range of health care facilities adjacent to Langdon Hospital entrance on the A379. This will improve access to primary healthcare in northern Dawlish.

4.3 Improved Leisure Centre Facilities

Improvements to Dawlish Leisure Centre are needed to maximise its offer and to ensure the facility continues to meet the community needs. A Teignbridge Active Leisure Strategy has recently been consulted on by Teignbridge District Council and a Leisure Review Group formed. This may highlight facilities for improvement or new facilities that may be needed.

4.4 Community Space

Enhanced playing fields and open space at Sandy Lane with supported sports / leisure facilities at Dawlish Leisure Centre and youth / skills training facilities at the Red Rock centre. This area will be protected from residential use and other development, for the benefit of the Dawlish community.

4.5 Museum

Replacement museum on an alternative, more prominent site to provide a visitor attraction and educational resource in the town centre.

4.6 Enhanced Primary School facilities and Children Centre/Nursery

Enhancements at existing primary schools.

4.7 Community Centres

Enhanced indoor flexible community spaces in the Parish for all its residents.

5.0 To enhance the 'gateways' to Dawlish Seafront and Dawlish Warren



Improvements to the public spaces facing the sea.

5.1 Tuck's Plot

To include a variety of projects to enhance Tuck's Plot as a civic space.



5.2 Warren Approach

Improve the appearance of the entrance to Dawlish Warren, including enhancement at the Sun Burnt Arms, Lee Cliff Park, Shutterton and surrounding areas. Delivery of such enhancements could be through partnerships with the District and Town Councils, and private and commercial sectors.

5.3 Dawlish Seafront

Enhancement of seafront with improved access to beach, jetty and along sea wall. This should include improved access for disabled or less mobile members of the community and for those with pushchairs. Notice boards should be erected that can inform residents and visitors alike to important information including tide times. A replacement kiosk and seating should also be considered.

6.0 Town centre regeneration



Through enhancements to support a vibrant town centre.

6.1 The Strand

Support changes to the Strand, giving more space to people and improving the links to the Lawn. These improvements will encourage potential private investment in local shops, cafes and restaurants to support a niche shopping experience and thriving evening economy. Support will be given to improve the townscape / heritage through improvements to shop fronts along the Strand.

6.2 Bandstand

Provide an improved structure that will provide a focus for events.

7.0 Improve accessibility



By a choice of means of transport, and improvements to public transport facilities, car and coach parking and connectivity between places within the town and beyond.

7.1 Public transport improvements

Additional bus services to serve existing and new areas as appropriate.



7.2 New roads

Part of the new major development area, including a link from Elm Grove Road to the A379 Exeter Road.

7.3 Strategic blue and green routes

A series of new and existing public routes along blue and green corridors, two such examples could include: Dawlish Warren to Langdon Road (along Shutterton Brook) and Dawlish seafront to the Newhay incorporating Dawlish Water and the Lawn. These routes will enable the community to take full advantage of walking, cycling and horse riding as well as providing biodiversity links for nature.

7.4 Cycleway paths and facilities

Connecting places within Dawlish, including bike parks in the town centre. Promotion of strategic cycleways including the National Cycle Network that passes along the Exe Estuary and continues south towards Teignmouth. Where possible/ appropriate ensure cycleways, cycle trails, and any public routes are capable of being used by other users including walkers and horse riders.



7.5 Railway Station / Facilities

Improved facilities and services as well as access for the disabled.

7.6 Warren Car Park

Improvements to Dawlish Warren car parks.

7.7 Cockwood Car Park

Off road parking provision.

7.8 Strand Car Park

Enhance car park near Dawlish Library as part of wider Strand enhancements.

7.9 Barton Hill Car Park

Improvements to facilitate drop-off point and coach parking with better signs to the town centre.

7.10 Amberline route enhancement

Develop and improve footpaths, bridleways, cycle paths, roads and railway links that join different places in Dawlish together and link to other settlements, and the countryside / Haldon. This will assist movement by sustainable alternatives to the private car and promote health, fitness and well-being.

7.11 Enhancements for Dawlish town centre / A379

Review the function of the A379 route through Dawlish town centre. Investigate opportunities to reduce traffic congestion and improve the pedestrian environment, such as two way traffic on a widened Jubilee Bridge.

Investigate opportunities for road improvements elsewhere along the A379.

8.0 To provide a strong and adaptable place



In response to the effects of climate change and diminishing fossil fuel resources.

8.1 Flood protection

Continued maintenance of the flood defences including Network Rail assets protecting the town centre and Dawlish Warren. Continue to assess the risk of flooding to businesses and property.



8.2 Allotments and community orchards

These are important to Dawlish Parish residents and can help them to become more self-sufficient in food to cope with rising food prices and to improve local food supply.

New community garden areas and allotments in and around the town and as part of new developments.

8.3 Air Quality Enhancements

Support improvements to air quality as appropriate.

8.4 Replacement Dawlish Recycling Centre

8.5 Carbon Reduction

New development will require an 'Energy Strategy' to:

- Apply energy efficiency measures to reduce demand.

- Provide on-site renewable energy.
- Encourage greener travel.

8.6 Infrastructure, water, sewerage, roads, sea water quality should be fit for purpose now and for the future

9.0 To protect landscape, nature conservation and built heritage interests



The high quality setting of Dawlish Parish is important to the area's appeal as a visitor destination. There are legal requirements to protect national and international nature conservation interests.

9.1 Cirl Bunting Habitat Enhancement

Management agreements to secure and improve habitat for Cirl Buntings.

9.2 Dawlish Warren Spit and Exe Estuary Enhancement

To manage visitor impact (through protection to meet legal requirements).



9.3 Informal Green Space

In new major development areas.

9.4 Protection of important buildings and spaces of historic value

9.5 Strategic Open Breaks

Protect strategic open break between Teignmouth, Holcombe and Dawlish. Protect undeveloped coast elsewhere between Dawlish, Dawlish Warren and Cockwood village.



9.6 Cliff Tops and ridgelines

Protection of cliff tops and ridgelines around Dawlish.

9.7 Community Park

The new community park will be located within or adjacent to the development proposed north and west of Secmaton Lane. It should provide a mix of recreational opportunities including play areas, sports facilities, informal recreation, dog walking opportunities and multi-use links for walkers, cyclists and horse-riders to Dawlish Warren and the hinterlands. The Community Park will help reduce visitor pressure at Dawlish Warren and help protect its fragile habitat.



10.0 To ensure quality design in places and buildings



10.1 Design

Require better quality design in new development in keeping with the area. Design of any buildings and places must take all opportunities available to improve the character, quality and make a positive contribution to the area.

Design of new development must incorporate features which reduce environmental impact; are adaptable to the changing needs of residents and not dominated by highways and car parking but friendly to cyclists and walkers.

In new developments density will be important; some areas may have a lower density than others depending on a number of factors. In making the best use of land and by requiring excellent design, orientation and construction of new development incorporating the use of renewable energy technologies homes must have a smaller carbon footprint and be more self sufficient in energy and power.



Encouragement, where appropriate of the use of nest boxes and other biodiversity features should be incorporated into the overall design of homes.

10.2 Continued heritage protection

Developments in conservation areas and changes to listed buildings should be appropriate in character and appearance. Any new developments should be of a very high quality design standard, consider the local identity of the area and use local materials as appropriate.

In the town centre consideration will be given to applying for a 'Townscape Heritage Initiative' lottery bid to enable positive enhancements including upgrading and enhancing fascias, shop fronts and signs. This will make the town centre more attractive.



10.3 Productive homes, buildings and communities

Planning for food and promoting and developing a culture and opportunities for growing food.

- As well as identifying places for growing food, to address the issue of food security, encourage all new developments & homes to have ready-to-grow spaces as well as shared growing areas. This will enable residents to produce food in a sustainable way.
- Encourage space for growing food within the grounds of existing schools.
- Encourage all social landlords to allocate space for growing food.



When positive changes will happen and how they will be paid for

The emphasis for growth at Dawlish is to meet local needs for new homes, jobs, community facilities, and regeneration. Over the next 20 years this will also provide an opportunity for nearly £12 million to be spent on improvements to bring positive changes to the Dawlish area. This funding will come mostly from a Community Infrastructure Levy on market housing, and also through the New Homes Bonus scheme where the Government will match fund the Council Tax on all new homes for 6 years following their completion, with an additional amount for affordable housing.

Not all of the improvements can be paid for at once. The Neighbourhood Plan gives priority to bring about improvements to the Dawlish area in phases, best meeting when they are likely to be needed.

Furthermore, not all of these projects and positive changes will be delivered through income generated by development. Some projects can and will be delivered by other means including, community regeneration schemes, through the Town, District or County Councils, grant bids or private funding.

Phase 1 – (2013-2018)

About 310 new homes on allocated sites deliverable within the first five years of the Plan (including about 95 affordable homes to meet local needs).

About £1.9m will help start to pay for:

- New land for businesses to achieve the early delivery of jobs
- Enhanced post 16 years education and adult learning

- Enhanced primary school facilities and children's centre / nursery
- Enhancements to public transport
- Coastal and community park provisions
- Replacement habitat for Cirl Buntings (a protected species of bird) and protection of nature conservation interests at Dawlish Warren and the Exe Estuary.
- Allotment /community garden provision

Phase 2 – (2019-2023)

About 250 new homes on allocated land (including 75 affordable homes to meet local needs).

About £4m will help pay for:

- Continued investment in Phase 1 improvements
- Provision of new healthcare facilities at the north of Dawlish
- Enhancement of the Tuck's Plot area, Dawlish seafront and the approach to Dawlish Warren.

Phase 3 – (2024-2033)

About 340 new homes on allocated land (including 100 affordable homes to meet local needs).

About £6m will help pay for:

- Continued investment in Phases 1 and 2 improvements
- Other Neighbourhood Plan projects as appropriate

Background to this Neighbourhood Plan

This Neighbourhood Plan has been prepared by a Steering Group of representatives from the Dawlish Community, including Dawlish Town Council and supported by Teignbridge District Council.

Our understanding about the key issues affecting the Dawlish Parish has been improved by:

Reviewing a range of published sources of factual information, technical studies, town masterplan and regeneration studies and previous plan making consultations. These have been used to prepare our booklet 'Find out the Facts about Dawlish' (May 2011).

Comments we have received from residents and visitors at our community engagement events held throughout the preparation of this Neighbourhood Plan, including:

- Drop-in days and events held across Dawlish during the spring/summer 2011, to raise awareness of issues affecting Dawlish, and tell people about the preparation of the Neighbourhood Plan and how they can get involved.
- Postal and on-line questionnaire survey for people to tell us what you like, dislike and want changed at Dawlish.
- A seminar held at the Hedley Way Centre on 14th June 2011, to explore the need for new homes and jobs locally.
- A workshop held at The Red Rock Centre on 25 June

2011, to consider issues, a planning vision, objectives, infrastructure priorities, funding and potential responses for the future planning of the Dawlish area.

- Public consultation on the draft Neighbourhood Plan for 3 weeks during September 2011. Intensive public engagement included; six drop-in exhibitions open to the public, four public meetings, one Parish Council meeting, three secondary school assemblies, and two primary school workshop days. 4,000 copies of the consultation document were printed for public circulation.

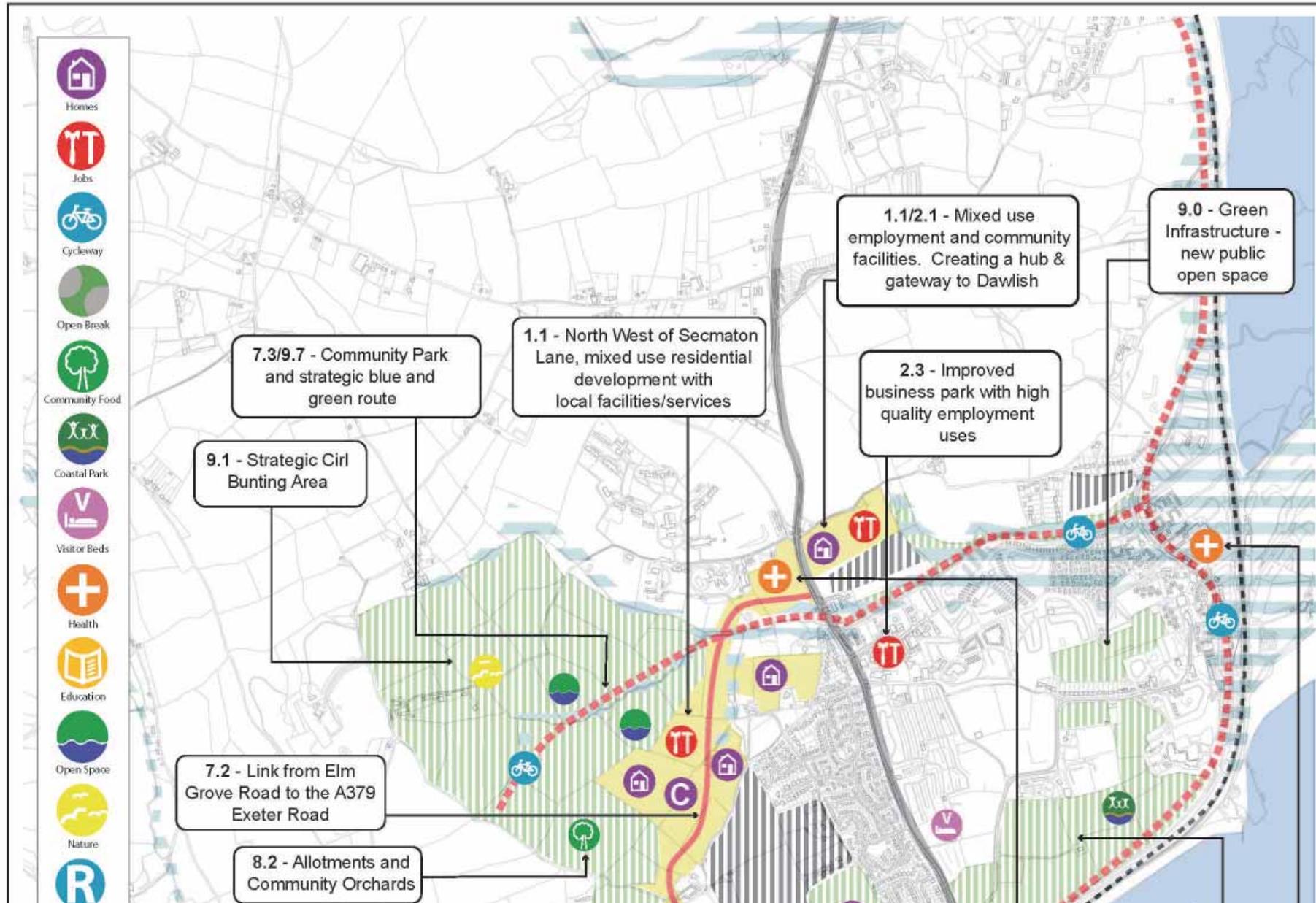
About 420 sets of comments have been received in response to the consultation draft Dawlish Parish Neighbourhood Plan. The Steering Group has taken these comments into consideration in making revisions to improve the draft Neighbourhood Plan.

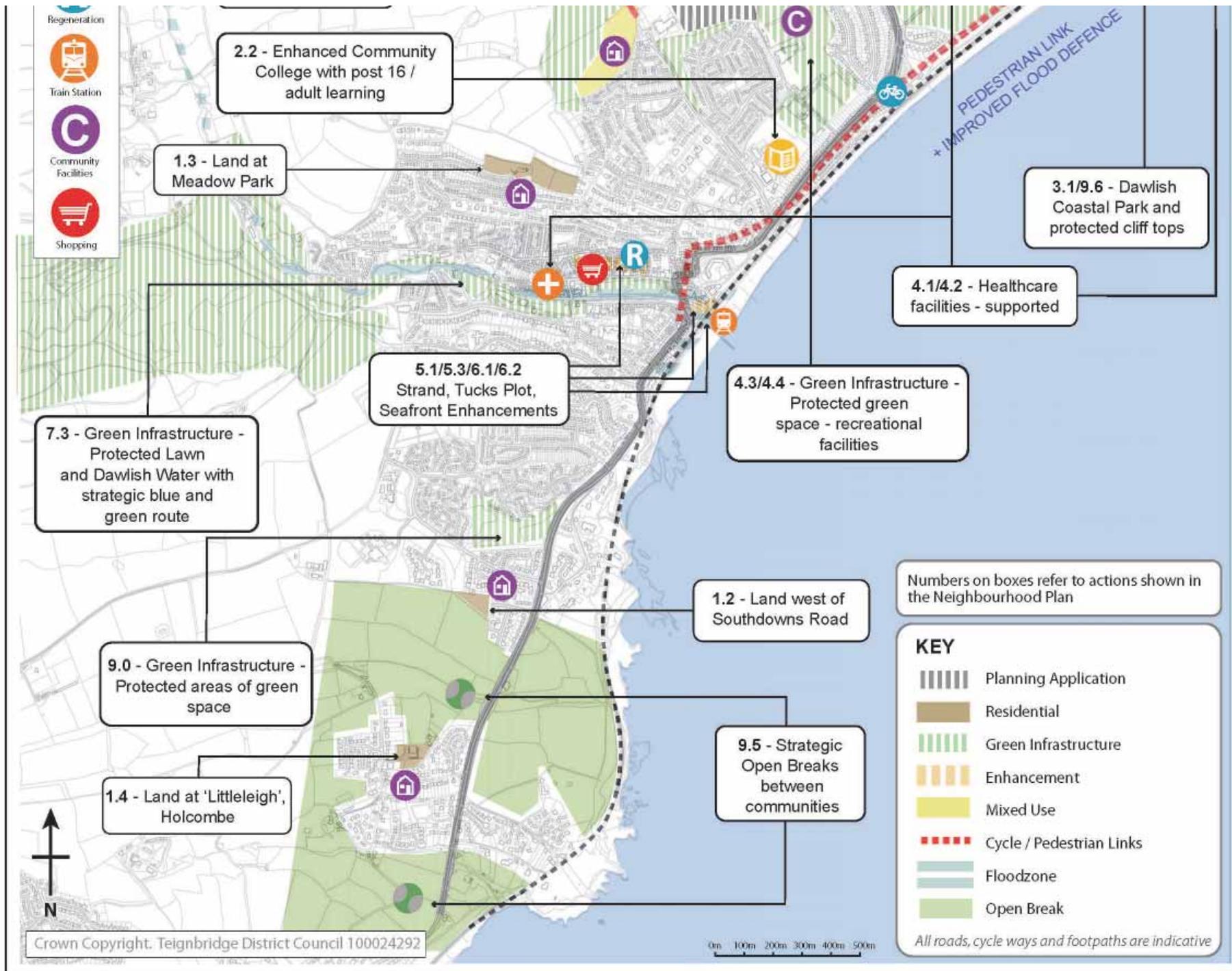


The Steering Group believes the revised Neighbourhood Plan will help meet the needs of the Dawlish community and bring about a number of positive changes for the Parish over the next 20 years.

**To find out more, we recommend you go to the website:
www.teignbridge.gov.uk/dawlish**

Vision Map - Opportunities for Positive Change





- Regeneration
- Train Station
- Community Facilities
- Shopping

2.2 - Enhanced Community College with post 16 / adult learning

1.3 - Land at Meadow Park

3.1/9.6 - Dawlish Coastal Park and protected cliff tops

4.1/4.2 - Healthcare facilities - supported

5.1/5.3/6.1/6.2
Strand, Tucks Plot,
Seafront Enhancements

4.3/4.4 - Green Infrastructure - Protected green space - recreational facilities

7.3 - Green Infrastructure - Protected Lawn and Dawlish Water with strategic blue and green route

Numbers on boxes refer to actions shown in the Neighbourhood Plan

9.0 - Green Infrastructure - Protected areas of green space

1.2 - Land west of Southdowns Road

KEY

- ||||| Planning Application
- Residential
- ||||| Green Infrastructure
- ||||| Enhancement
- Mixed Use
- Cycle / Pedestrian Links
- Floodzone
- Open Break

All roads, cycle ways and footpaths are indicative

1.4 - Land at 'Littleleigh', Holcombe

9.5 - Strategic Open Breaks between communities



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Dawlish Parish Neighbourhood Planning Steering Group

Council Officers / Town, District and County elected Councilors / the Dawlish Conservation Trust / Dawlish Learning Partnership / Teenbridge Project (Christian youth project) / DARE for the environment of Dawlish / Holcombe Residents' Association and other community interests / Dawlish & District Chamber of Commerce / Dawlish Community Trust / the NHS / Dawlish Warren Tourism Group / Dawlish Transition Ambition group / the Police / the United Reformed Church / Rotary / Women's Institute / British Horse Society & Rights of Way representative / Starcross Parish Council / Dawlish Community College / Cockwood Residents Association / Dawlish Senior Council.

