

APPENDIX 7 (A7) Community Facilities Assessment

TABLE LISTING IMPORTANT PARISH FACILITIES

The Surgery. The Post Office The Village Shop. The Pharmacy. The School. Village Hall, Community Centre. The John De Grandisson / The Ring of Bells/ The Elizabethan. Central Garage/ Metro Motors. Cockhaven Hotel. The Almshouses.	Jack's Patch Garden Centre. Shute Fruit. St John the Baptist Church/ Methodist Church and Hall. The Scout Centre. Hairdresser. The Lawns Recreation Area. Old Walls Vineyard and Cafe. Red Rock Brewery/Bar. Bishopsteignton House/ Moors Park Residential Homes.
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REPORT ON THE DEVELOPMENT OF THE FACILITIES POLICY

INTRODUCTION

The most important element of gathering information/evidence is to ensure that everyone concerned with a topic is given the opportunity to give their views at different stages throughout a process. If people make a decision not to do so, they are not in a position later to object to the views expressed by others and the resulting Policy. All consultations will gather differing views but the majority views expressed must be those that predominate. In the consultations carried out by the NP team the response was considered by TDC to be either above average or average for similar community consultations.

The TDC Planning team appointed to support the development of Neighbourhood Plans recommended that different methods of consultation be used. Questionnaires, open days, focus groups, surveys and face to face interviews were considered to be appropriate and all these methods were used in the preparation of the Draft Bishopsteignton Neighbourhood Development Plan (BNDP). Information that was gathered was published on the website and reported at different stages in Open days. Regular up- dates were given to the Parish Council and the village via the Parish Chronicle and the Bishopsteignton Residents group. Reports and Material was published on the Neighbourhood Plan website.

The development of the facilities policy is outlined in the following paragraphs and should be read in conjunction with the process clearly set out in the Communications Strategy and Consultation Statement.

1 .Drop-in Day 31st March 2012

Posters and banners were displayed around the village and an invitation was delivered to every household to attend a Drop-in Day. There was also an opportunity for those who could not attend to give their views by completing a questionnaire and placing them in boxes in strategic locations.

At the event residents were given information on what a neighbourhood plan could and could not do, and were asked via a number of open questions to give their views. These were on topics such as housing, traffic, facilities, business, environment, green issues, sustainability and well-being. There was an opportunity to express views on any topic they wished and to identify parish Strengths, Weaknesses, Opportunities and Concerns. (A record of these comments are available. In many instances people ticked a comment that had been already made rather than write it again)

Information received on the drop in day and from the boxes was collated and a summary sent to the Parish Council. The information gathered on facilities was considered against the guidelines given in the National Policy Planning Framework on promoting healthy communities.

These were

- Communities should provide opportunities for meetings between members of the community who might not otherwise come into contact with each other.
- Safe and accessible environments where crime and disorder and the fear of crime , do not undermine quality of life or community cohesion
- Safe and accessible developments containing, legible pedestrian routes and high quality space which encourage the use of public areas.
- Plan positively for the provision of shared space, community facilities and other services to enhance the sustainability of communities and residential environments.
- Guard against the unnecessary loss of valued facilities and services
- Ensure that established shops , facilities ,and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

2. Further information was gathered via focus groups from the school council, the PTA and a group of young people working at a local hotel.

Stakeholder mapping was done to identify every organisation in the village that used any of the current halls and a questionnaire was sent to find out what they considered to be important to the effective running of their organisation. They were asked to consider the difference between what was 'important' and what 'was desirable but not essential' to ensure it was not just a wish list. The aim of this being the start of a process to see if improvements could be achieved within current provision that would meet the needs identified. The purpose throughout has not been to build a hall but to identify if there was a need and to consider possible sites, this being one of the requirements of neighbourhood plans

3. Facilities Workshop and Drop-in afternoon 26th January 2013

The different categories of organisations using the halls were then identified eg clubs and societies, drama groups, social events and celebrations, youth events, outdoor activities and sporting and keep fit activities. The workshop was arranged inviting representatives from these groups and all the current halls and public venues, the Parish council, and representative of young families, this being a 20 year plan. They were asked to consult the groups they represented prior to the workshop to ensure the widest possible representation of these stakeholder groups.

The aims and objectives of the workshop were:

Aim: To establish the needs for facilities for the next 15 to 20 years for Bishopsteignton Parish to be included in the Neighbourhood and Community Plans

Objectives:

- To clarify and confirm the purpose of the Community and Neighbourhood plans and where facilities fits within them.
- To share the findings of the Drop-in Day held in March 2012 and the questionnaires sent to all clubs and societies
- To have the opportunity to add to these findings and comment further.
- To identify gaps in provision
- Consider the strengths and weaknesses of current facilities and what additional improvements there could be to current facilities
- Explore and develop possible options to meet the gaps.

A presentation was given on the national recognised basic criteria for a community hall and Bishopsteignton facilities were measured against this criteria. (Diagrams in the appendix of the draft plan are there to show how our current facilities measure against this criteria. They are not plans for a hall). Members of Teignbridge planning department assisted with the preparation of the day ensuring that it was being delivered in a way appropriate to Neighbourhood Planning Standards. They attended the whole day.

In the afternoon all of the information gathered at the workshop was displayed in a Drop-in event for all residents again to have an opportunity again to add their comments and views and suggestions.

4. Analysis and possible options were investigated.

An analysis was carried out of all of the village venues and representatives from these organisations were asked to supply the relevant information.

As none of these venues was able to fulfil the long term criteria identified, the most important of these being a hall that could accommodate 150 people with parking adjacent, consideration was given to possible sites that may be considered for the future. As the plan is about land use not about developing proposals, identification of possible sites was important. The following were considered:

(a)The most popular option seemed to be to develop the school site and a meeting was held at the school with the head teacher and governors. After careful consideration of the site and costs and the future needs of the school for expansion it was deemed unachievable.

(b)Village Hall site was considered carefully but the site was not large enough to achieve a suitably sized hall with parking. The same applied to the Methodist Hall

(c) The village green was considered but as a village green ‘must be preserved for local inhabitants sport and recreation used in perpetuity with no development whatsoever’ this was not a possible option

(d) The Lawns was considered a possibility as it is a very large site and is owned by the parish and would only take up 3% of the total green space. It was felt a community hall could possible accommodate an integrated new scout hall and meet both needs identified. There was provisional support for this from the scout and guide association.

5. Options Open Day 7th March 2014

An exhibition of the information collected so far and its analysis was presented to the village and showed the results of the housing survey, the business survey and all the information gathered and analysed on facilities. This material was presented to support and give further background on how the Options had been arrived at. There was an opportunity for those who attended to express their views.

6. Options questionnaire and an explanatory leaflet were hand delivered to every house in the village (1300) 7-9TH March 2014

The response forms were available on-line and also in key retail outlets. The returns were originally analysed by Teignbridge District Council.

7. The review of all information collected was carried out between June and November 2014 and the draft BNDP was reviewed with 70% of the 330 replies supporting the proposals on facilities.

During this period all community inputs were reviewed to check for omissions and to make sure all contributions were understood. Policies were then developed to deliver the proposals supported by the Community. The draft was submitted to TDC Planning department and their professional advice and suggestions were followed up. Independent experts were employed through the Locality Government Grant to review and help ensure the policies and supporting material conformed to the National Planning Policy Framework and emerging Planning Guidelines for Neighbourhood Plans.

8. Pre-plan submission consultation on the Draft BNDP Dec 14TH 2014 to 5th February including an Open Day on 17th January 2015

Summaries were delivered to all 1300 households in the Parish. Statutory bodies such as Natural England, Network Rail etc.. were consulted, together with those who had contributed locally to the research and surveys carried out. The response forms were accessible electronically and in hard copies through the parish office. Issues were identified concerning the bat colony at Bishopsteignton House and substantial changes were made to improve clarity and provide detail in response and one of the Facilities policies was removed and the wording on another improved.

Conclusion: Community Halls in Bishopsteignton

Through the various consultations held with the community the need for a large capacity community hall was identified that could meet the needs of the population now and for the next 20 years.

A workshop was held with representatives of the organisations currently using the existing halls and together with feedback from two open days, the following needs were identified:

- A large capacity hall
- Parking and close, easy access to the building
- A permanent stage with media resources
- Good sized changing rooms
- Large entrance lobby
- Large cloakroom
- Catering kitchen
- Storage facilities for organisations to use
- Sports Hall

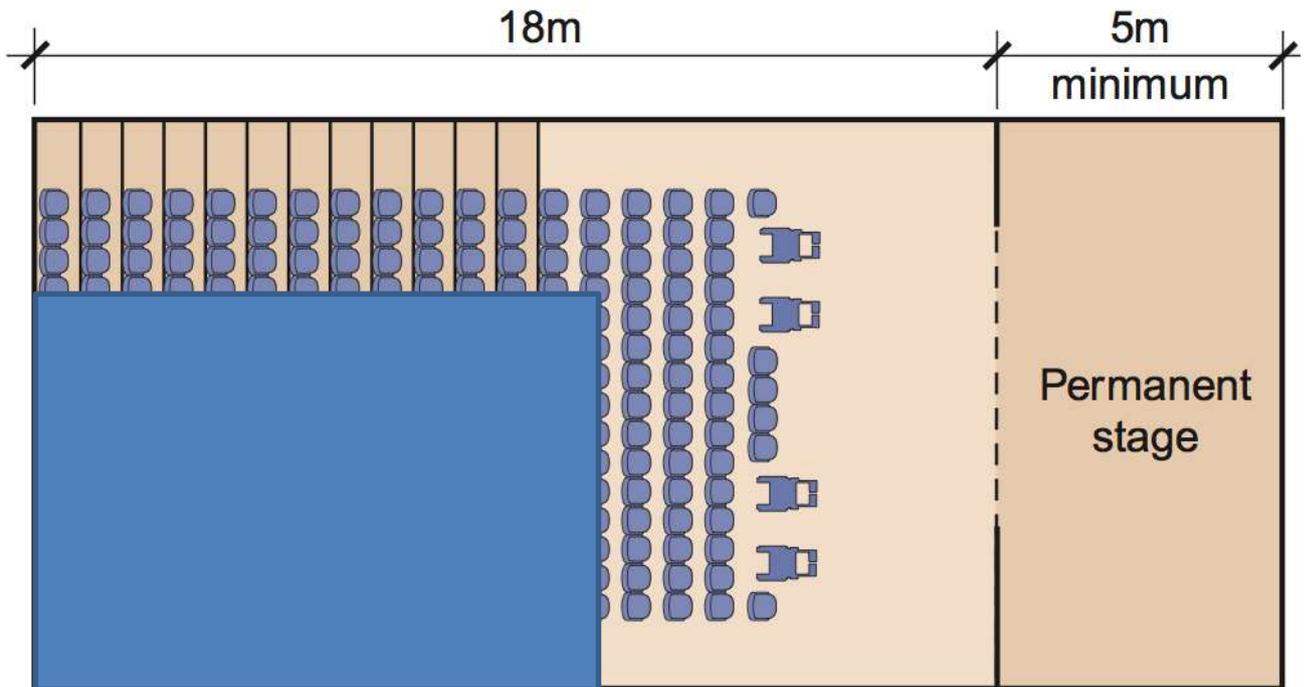
The following analysis shows there a significant shortfall in the facilities and size of the existing halls in the village. The diagrams illustrate the current size of the three largest existing halls against the size that would be required.

NB a standard One Court Hall with stage is 23m x10m = 230 m² as defined by Sport England in 'Village and Community Halls'

Restrictions and limitations

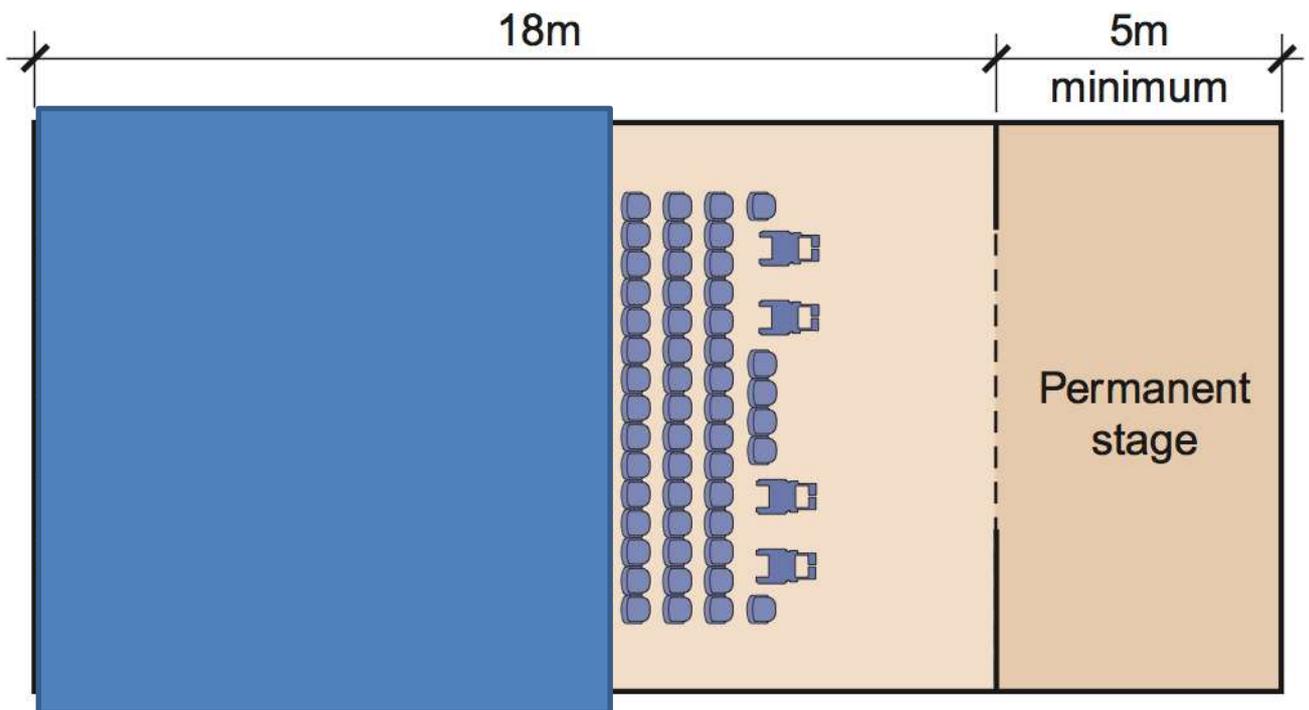
1. **Community Centre:** licensing laws apply. Drinks license included in rental cost. Stop selling drinks by 11.30 pm and music to stop by 11.30. Hall to be cleaned and vacated by 10.30 the following morning for evening events
2. **Village Hall:** Restrictions are based on current licensing arrangements Bar till 11.30 (weekends 1.00am) Close to houses so noise can be an issue although fire doors help. On the whole self-regulating. They say its fully booked and they are planning an extension towards the garden area next to the kitchen
3. **Parish Church:** There is nothing formalised each situation or request will be considered by the vicar and church wardens. Some restrictions around the fabric of the building as it is grade 1 listed building.
4. **Methodist Hall and Church: No Alcohol**
5. **School:** currently not available for hire. If developed in partnership with the village there would restricted use to weekends and some evenings and school holidays. Would need totally separate storage, kitchen, etc.
6. **Scout Hall:** Not available for hire. Very old building in poor condition. Jointly owned by The Scout Association and the Girl Guides Association

Community Centre super imposed on One Court Hall with Stage:



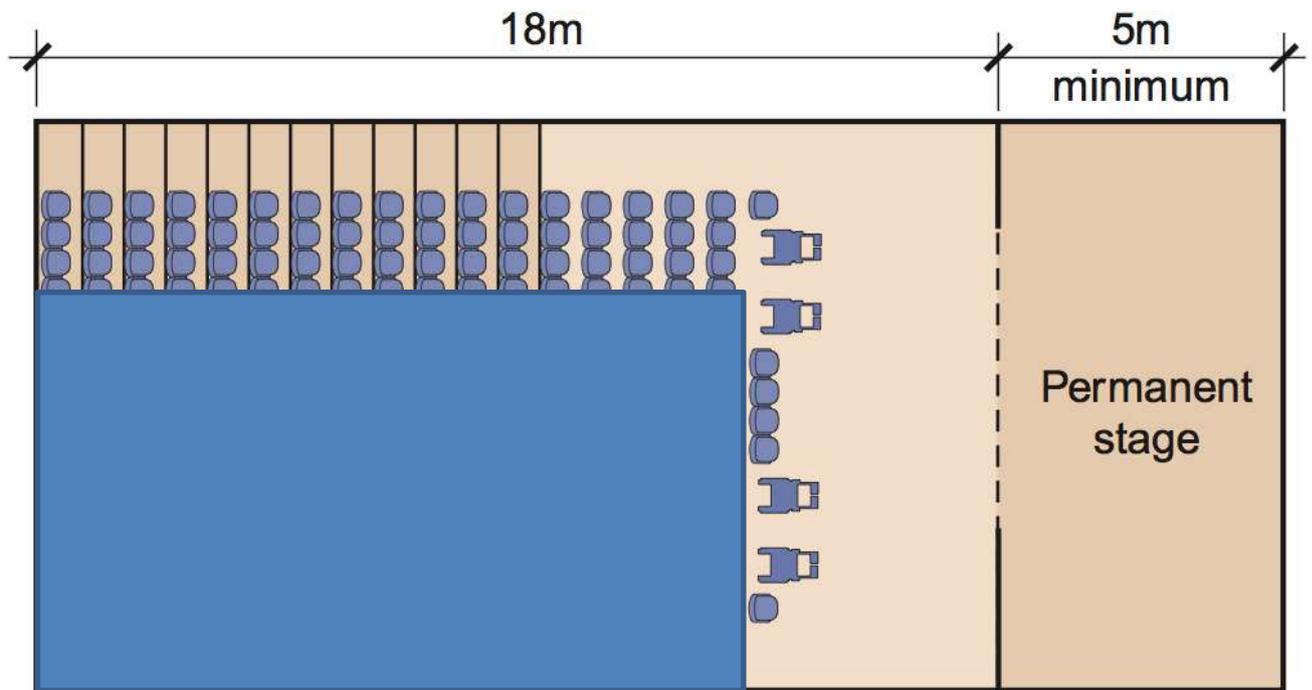
One-court hall with stage – up to 261 seats

School Hall superimposed on one court hall with stage:



One-court hall with stage – up to 261 seats

Village Hall superimposed on one court hall with stage:



One-court hall with stage – up to 261 seats

