

Teignbridge Town Centre Health Checks

Bovey Tracey

Services

Along with the retail offer, town centres provide basic services for local residents. In 2018, Bovey Tracey had access to most of the main services as set out in the TDC Teignbridge Settlement Hierarchy Review.

Since 2011, Bovey Tracey now has a cycle-path, significant employment opportunities nearby and additional public transport services. Bovey Tracey is the largest town in Teignbridge not to be served by a nearby train station and secondary school.

In October 2018 Bovey Tracey lost its last remaining bank (Lloyds), replaced with a 'mobile branch' operating from a town centre car park.

Bovey Tracey	2011	2018
Bank	Y	Y
Community hall/centre	Y	Y
Convenience store	Y	Y
Traffic free cycle route to nearest town or local service centre*		Y
Cycle route provision to nearest town or local service centre	N	Y
Dentist	Y	Y
Dispensary	Y	Y
Health centre/doctors facility	Y	Y
Library	Y	Y
Significant local employment opportunities within 5km	N	Y
Place of worship	Y	Y
Post office	Y	Y
Public house	Y	Y
Rail station	N	N
School (nursery/pre-school)	Y	Y
School (primary)	Y	Y
School (secondary)	N	N
Peak hours public transport service to significant employment opportunity	N	Y
Frequent public transport service to towns / local service centres	N	Y

* No data available for 2011

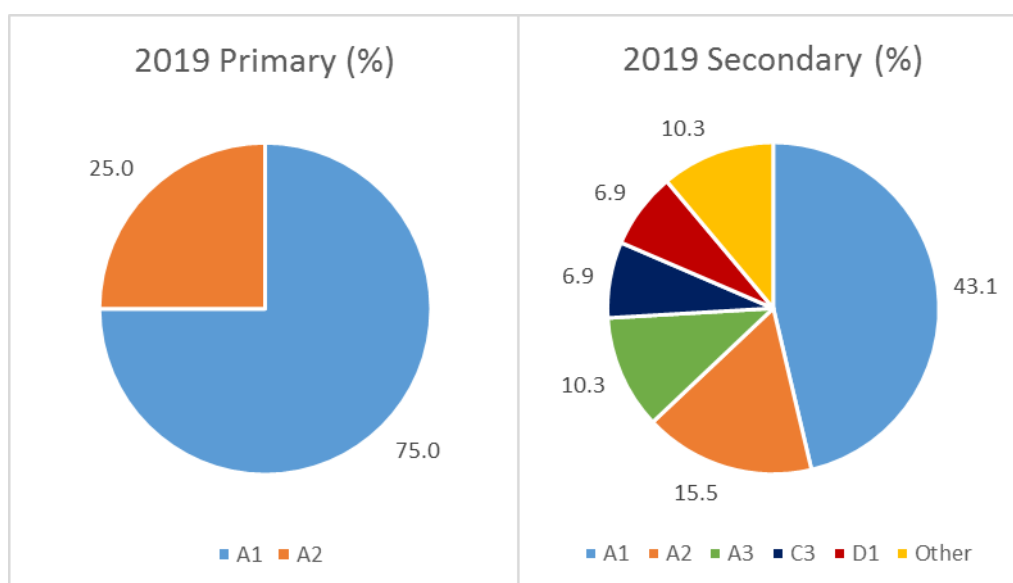
Use Class

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, showrooms, etc. The following figures are the number of ground floor frontages by use type, taken from the TDC Authority Monitoring Report dataset.

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.

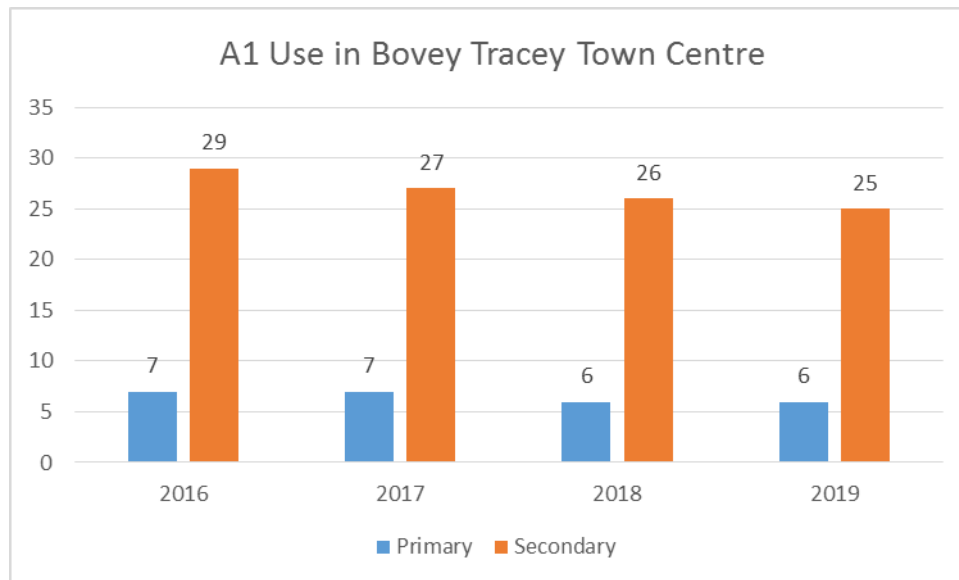
Primary	A1	A2	A3	A4	A5	C1	C3	D1	D2	S/G	TOTAL
2016	7	1	0	0	0	0	0	0	0	0	8
2017	7	1	0	0	0	0	0	0	0	0	8
2018	6	2	0	0	0	0	0	0	0	0	8
2019	6	2	0	0	0	0	0	0	0	0	8
Secondary	A1	A2	A3	A4	A5	C1	C3	D1	D2	S/G	TOTAL
2016	29	11	6	3	2	1	8	5	0	3	68
2017	27	11	8	2	2	1	13	4	0	2	70
2018	26	11	5	2	2	1	5	4	0	3	59
2019	25	9	6	2	2	1	4	4	0	3	58

The figures above show that retail is still the most popular use in Bovey Tracey town centre. Whilst there has only been one loss in A1 use for the primary shopping area over the past four years, the secondary area has seen a contraction. As such the percentage of units (primary and secondary combined) for A1 use stood at 47% in 2019, down from 47.8% in 2018.



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

The number of residential (C3) frontages has also stabilised since the leap from 2016 to 2017, although this leap may be largely explained by how the data was collected. These changes aside, both shopping areas show stability in the overall number of permitted units. These figures do not include vacant units, which will be analysed separately.

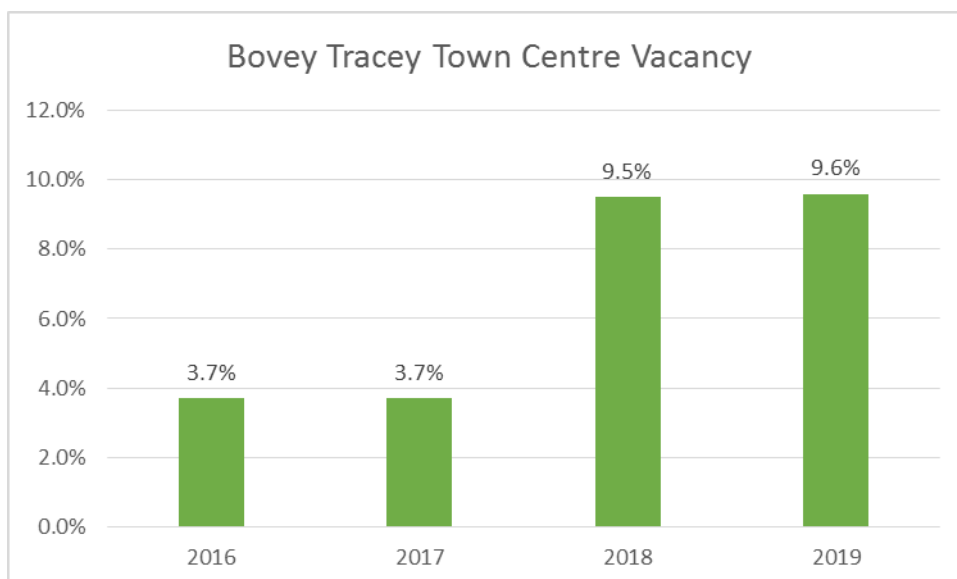


Vacancy

Vacancy rates are a key indicator of a town centre, demonstrating the attractiveness of a town to both retailers and customers. In the first half of 2019, the national average for GB town centres stood at 11.7%² - Bovey Tracey has remained well below this figure.

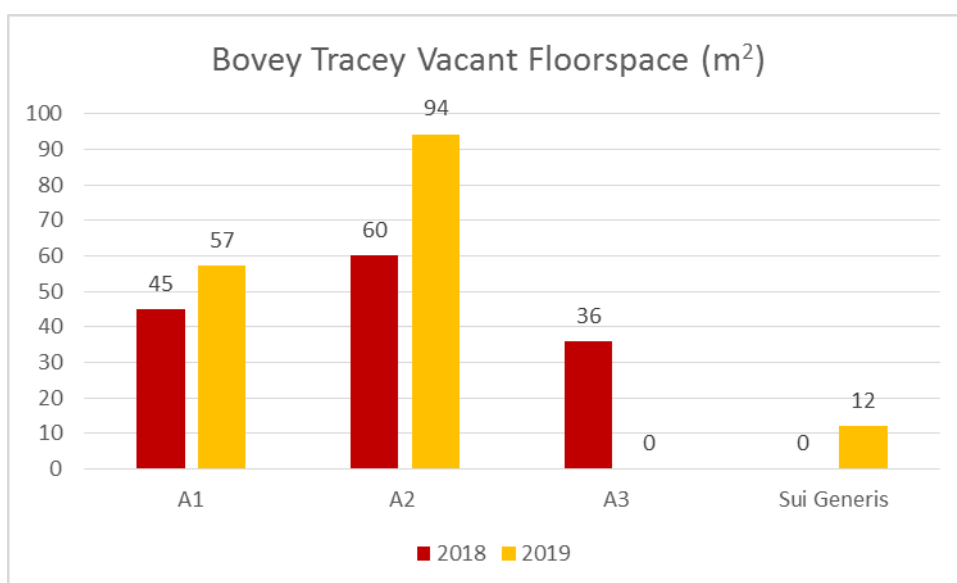
The vacancy rate in Bovey Tracey leaped from 2017 to 2018 with the rate stabilising at 9.6% in 2019. There were 7 vacant units in 2019 and 2018, up from 3 in 2017.

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 number and percentage of vacant units does not reveal the amount of vacant space within those units. [Valuation Office](#) data for the specific vacant properties in Bovey Tracey shows that vacant space in the primary and secondary shopping areas decreased from 245sqm in 2018 to 164sqm in 2019. This shows that despite the number of vacant units remaining constant, the average size of those units is much smaller.

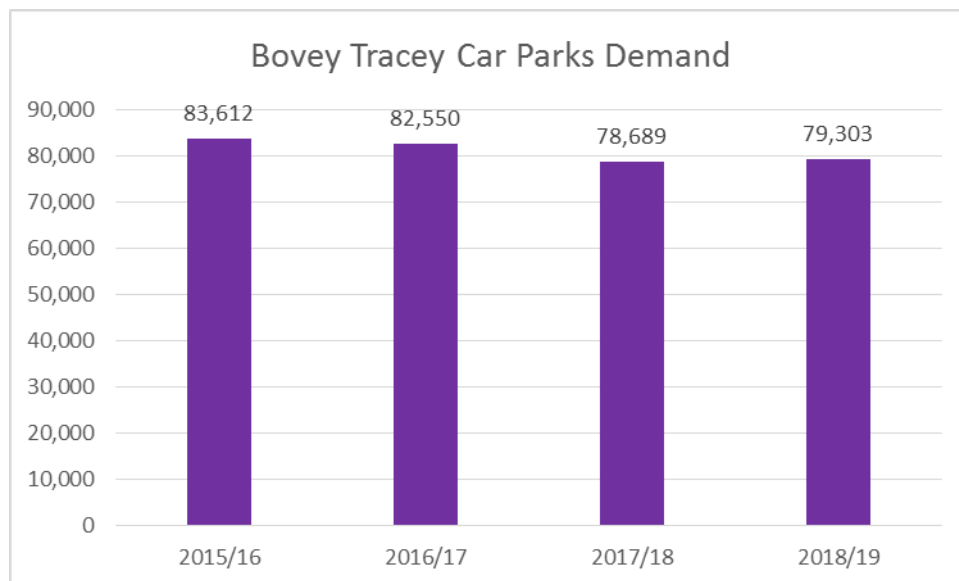
35% of vacant space in 2019 was formerly A1, with A2 and Sui Generis making up 58% and 7.3% respectively. These figures do not include the former King of Prussia pub and does not include vacant space within units with an active use. The high A2 figure in 2018 is due to the closure of the Natwest bank (now an active A3 use) and the high 2019 figure due to the Lloyds bank closure which remains vacant.



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 the town centres.

The car parks analysed for Bovey Tracey include: Mary Street, Methodist Church and Station Road. On-street, private and out of town parking is not included, nor are those with parking permits.



Figures appeared to be on a steady decline with 2018/19 bucking the trend. The significant drop in tickets purchased in November 2016 led to the lower 2016/17 figure, this was due to district wide ticket machine upgrades.

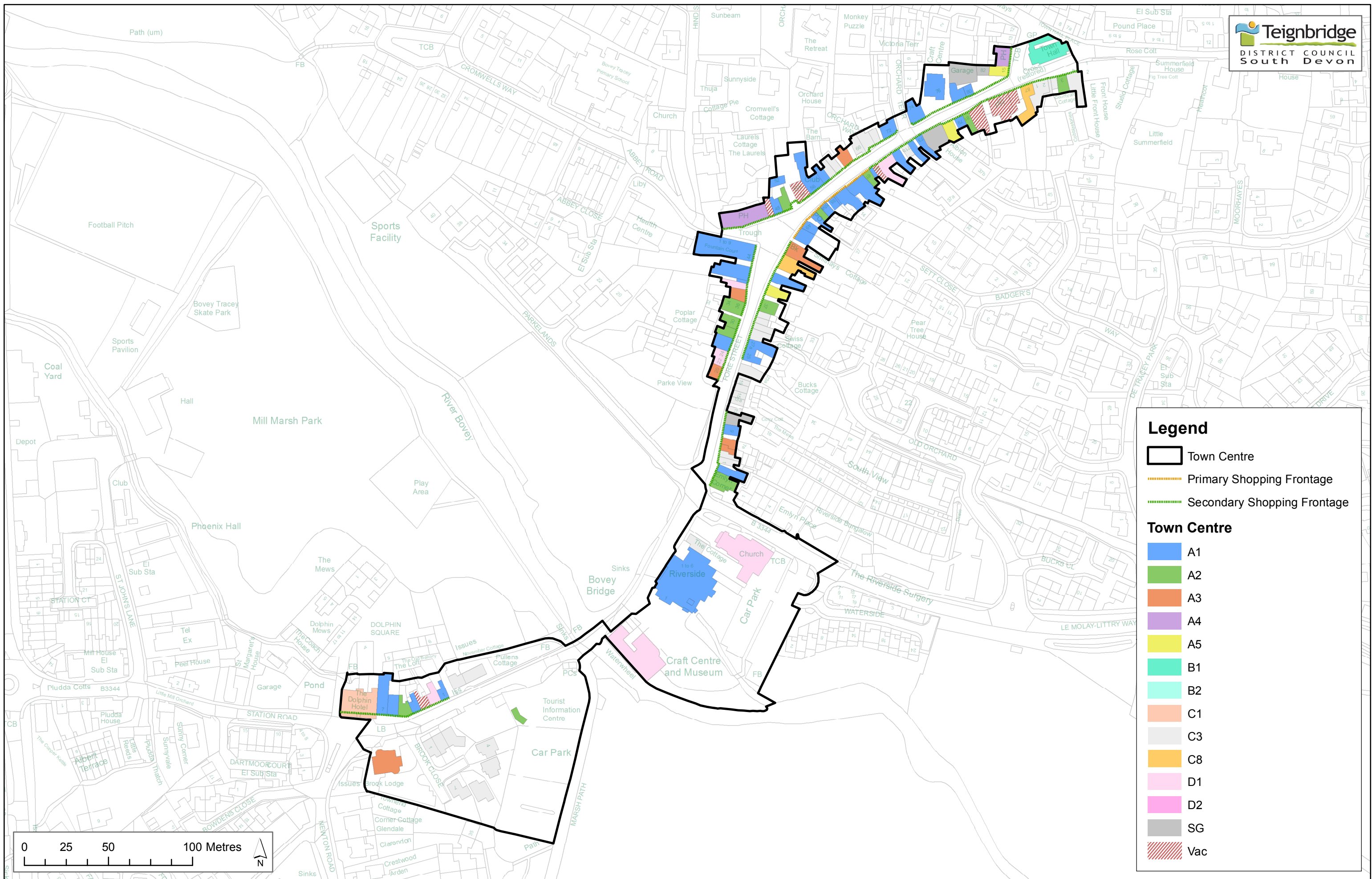
Crime

Crime maps available at [Devon and Cornwall Police](#) allow users to track the quantity of reported crimes within a customisable area. The town centre area for Bovey Tracey³, as defined in the Local Plan, has comparable annual data from 2016.

Year	Number of reported crimes
2016	22
2017	25
2018	23
2019	24

³ The area covered can be viewed at [Devon and Cornwall Police](#)

The most frequent crimes are anti-social behaviour, criminal damage and arson, and violent and sexual offences.



Bovey Tracey Town Centre Survey - July 19

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:	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.
	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.
	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.
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.