



Rockbeare Parish Council

COMMUNITY FACILITIES FEASIBILITY STUDY 2025



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1. Introduction and Background

Rockbeare is a village in East Devon with a population of 1,030.

Nestled in the heart of the countryside, Rockbeare is an English village that blends rural tranquillity with rich historical character. Just 5 miles East of Exeter, it offers a peaceful setting surrounded by rolling countryside, ancient hedgerows, and winding lanes. The village is steeped in history, with roots tracing back to the Domesday Book, and its name likely derives from “Roche” and “Bere,” meaning a rocky woodland or grove.

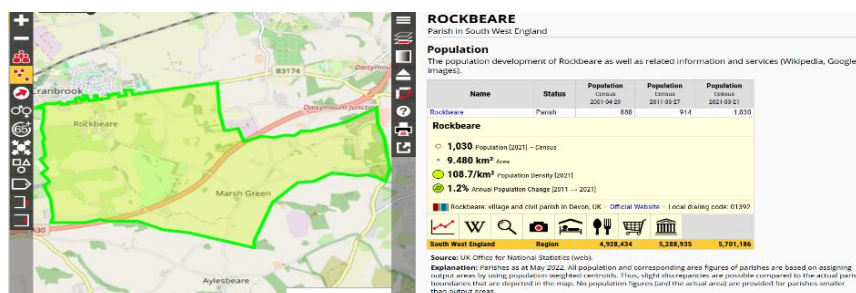
At the heart of the village stand St. Mary with St. Andrew Church, Rockbeare primary school, a village hall, playing fields and allotments making the community close-knit and welcoming with local events that bring residents together throughout the year.

Though small in size, Rockbeare is part of a dynamic region. It lies near the East Devon Area of Outstanding Natural Beauty and is within easy reach of the Jurassic Coast, a UNESCO World Heritage Site. The village also benefits from proximity to the emerging Cranbrook development with its shops and rail facilities, Exeter Airport for access to rest of the UK and abroad as well being in easy reach of the regional capital of Exeter, whose Eastern edge offers The Met Office and Science Park among other employers, industries and businesses. The leads to a rich blend of rural pastoral life and modern convenience.

According to mid-2020 estimates, Rockbeare has a home ownership that is notably high, with 77.84% of residents owning their homes either outright or with a mortgage, compared to the national average. Only 22.16% rent, either privately or through social housing. The village also has a lower rate of immigration than East Devon, the South West, and England overall.

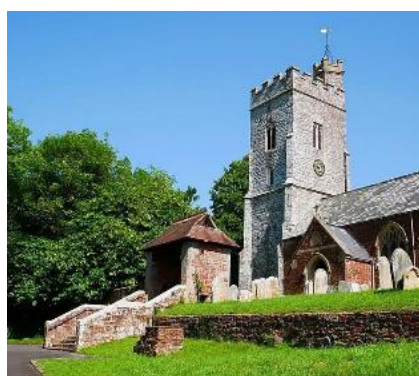
All these attributes also pose challenges for the parish as the community works hard to preserve it’s rural, village character amidst close large developments in places like Cranbrook and other sites nearer to the East of Exeter.

This feasibility study had been written by Ben Hunt from Park Life Consulting in Heavitree, Exeter with the brief to explore new opportunities to enhance, improve and expand the community facilities in the village.



(Figure 1. 2021 Census Data for Rockbeare Parish)

(Figure 2 Community Facilities in Rockbeare)



2. Evidence of Need – The Case for Support

The evidence of need is clear and can be summarised in these 3 areas:

1. Community Facilities in villages like Rockbeare are vital for community cohesion, connecting people together and reducing loneliness and isolation
2. They support the Physical and Mental Health and Wellbeing of the residents.
3. They help provide a sustainable community – economically from income streams such as rent and employment and volunteering opportunities. Environmentally with opportunity for growing, planting, recycling and renewable energy.

'Village and community halls in England offer extensive economic and social benefits to rural communities, a report from ACRE has revealed.

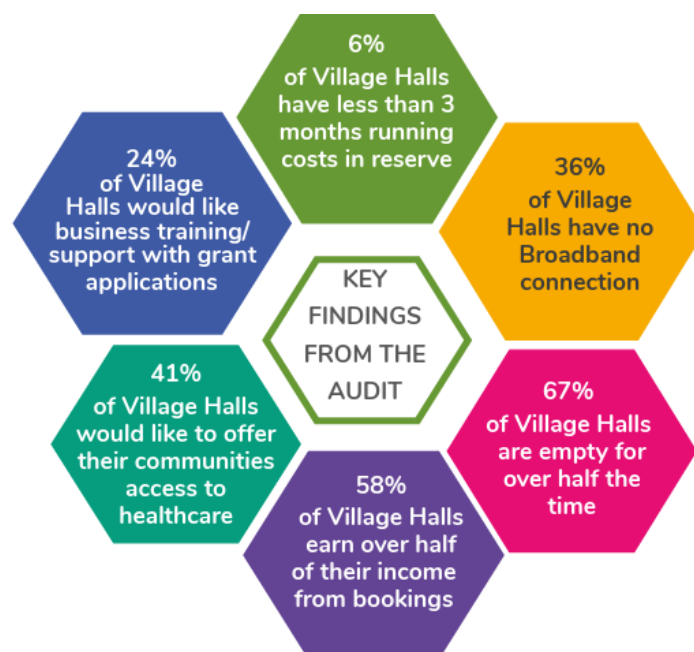
Village halls also offer extensive social and cultural benefits, ACRE's research found.

Those living in rural areas are at heightened risk of social isolation, which can lead to poor health, loss of independence and lower quality of life, according to the Local Government Association.

This makes the work of village halls particularly important. An astonishing 60% of respondents stated that their halls are the only meeting place for their community, with activities such as coffee mornings and luncheon clubs helping to address loneliness among vulnerable groups.

Community activities build strong communities and create better mental and physical health, not just for vulnerable individuals but for everyone. 80% of respondents knew someone whose lives have changed for the better as a result of joining activities at their local hall. The service provided by these unique spaces is needed more than ever."

(Figure 3 DCT Village Hall Audit 2024)



<https://www.devoncommunities.org.uk/projects/village-halls-community-buildings-audit>

3a. Supporting Evidence – Rockbeare Neighbourhood Plan

The Rockbeare Neighbourhood Plan, Census and Office for National Statistics data and 2025 Community Facility Survey provide excellent sources of information to help define the community and its needs.

The following extracts are taken from the Rockbeare Neighbourhood Plan and will be used to support any planning or funding applications:

9.10 East Devon District Council carried out an open space supply analysis by parish. It showed that whilst Rockbeare may be over-provided for in total hectares using accepted standards per head of population, it is **short of general amenity space, outdoor pitches, parks and play space**. The survey report also suggested that both **the Allotments and the Playing Field needed improvements**.

9.11 The Community Survey in 2015 identified a **dissatisfaction with the quality of outdoor facilities and the need for better maintenance and an up-grading of local facilities**. This is echoed in the approved actions in East Devon District Council's 2015 Playing Pitch Strategy²⁵. Our Neighbourhood Plan Policies and their Explanation/Justification Policy No. Rock10 Community Buildings Proposals which seek to **improve or extend the existing local community facilities and assets**, or provide for appropriate shared use, will be supported where: i) there is a demonstrable need for them; and ii) there is no significant adverse impact upon nearby residents and uses.

Policy No. Rock12 **Outdoor Recreation Space Development proposals to improve facilities and amenities on, and accessibility to, existing play and recreation areas will be supported where there is a demonstrable need for them** and where they do not have an adverse impact on the amenity of nearby residents in terms of noise, light and visual appearance.

Whilst the number of community activities, such as the amazing weekly Community Hub / Café, seems to have grown in the 10 years (since the survey and Neighbourhood Plan (2018) were produced) there seems to have been little progress on improving, extending or enhancing the built fabric of community facilities.



(Figure 4 – Community Facilities in need of improvement)

3b. Supporting Evidence – Community Data and Statistics

The Office for National Statistics and census data below can be summarised to paint a picture of the community profile of the area.

- Rockbeare has an older population when compared to neighbouring Cranbrook.
- Residents of Rockbeare are more likely to describe their health as Bad or Very Bad and less likely to describe it as Good or Very Good.
- 220 adults in the area described themselves as sometimes lonely or isolated
- 1258 people in the census area are living with one or more indicator of deprivation (employment, education, health, disability or overcrowding)
- 531 adults are inactive in terms of health and exercise
- Only 178 children are classed as having an active lifestyle

All of which points to the need to build community and improve facilities.

Health	Cranbrook (Ward)		Whimple and Rockbeare (Ward)	
General Health	Count	%	Count	%
All usual residents	6,745	100.0	3,012	100.0
Very good health	4,066	60.3	1,502	49.9
Good health	2,051	30.4	1,030	34.2
Fair health	450	6.7	343	11.4
Bad health	141	2.1	102	3.4
Very bad health	37	0.5	35	1.2
Long-term health problem or disability	Count	%	Count	%
All usual residents	6,745	100.0	3,010	100.0
Disabled under the Equality Act: Day-to-day activities are limited a lot	288	4.3	195	6.5
Disabled under the Equality Act: Day-to-day activities are limited a little	593	8.8	326	10.8
Not disabled under the Equality Act: Has a long-term physical or mental health condition, but day-to-day activities are not limited	463	6.9	258	8.6
Not disabled under the Equality Act: No long-term physical or mental health conditions	5,401	80.1	2,231	74.1
Provision of unpaid care	Count	%	Count	%
All usual residents aged 5 and over	6,006	100.0	2,903	100.0
Provides no unpaid care	5,590	93.1	2,611	89.9
Provides 19 hours or less of unpaid care a week	191	3.2	172	5.9
Provides 20 to 49 hours of unpaid care a week	103	1.7	44	1.5
Provides 50 or more hours of unpaid care a week	122	2.0	76	2.6

Demographics and Migration	Cranbrook (Ward)		Whimple and Rockbeare (Ward)	
Sex	Count	%	Count	%
All usual residents	6,745	100.0	3,012	100.0
Female	3,383	50.2	1,563	51.9
Male	3,362	49.8	1,449	48.1
Age	Count	%	Count	%
All usual residents	6,742	100.0	3,017	100.0
Aged 4 years and under	739	11.0	111	3.7
Aged 5 to 9 years	723	10.7	154	5.1
Aged 10 to 15 years	522	7.7	219	7.3
Aged 16 to 19 years	227	3.4	121	4.0
Aged 20 to 24 years	346	5.1	126	4.2
Aged 25 to 34 years	1,675	24.8	200	6.6
Aged 35 to 49 years	1,582	23.5	530	17.6
Aged 50 to 64 years	651	9.7	746	24.7
Aged 65 to 74 years	194	2.9	434	14.4
Aged 75 to 84 years	60	0.9	277	9.2
Aged 85 years and over	23	0.3	99	3.3

The Community Dynamics (census 2021)

Number of residents in households or communal establishments	Cranbrook (Ward)	Whimble and Rockbeare (Ward)
Households by Deprivation Dimensions (four dimensions of employment, education, health and disability, overcrowding).	Counts	
Households not deprived in any dimension	1,620	679
Household is deprived in one dimension	653	443
Household is deprived in two dimensions	181	114
Household is deprived in three dimensions	43	21
Household is deprived in four dimensions	6	1
Disability		
Disabled under the Equality Act: Day-to-day activities are limited a lot	202	148
Disabled under the Equality Act: Day-to-day activities are limited a little	404	229
Loneliness and Isolation (Assessment undertaken between Oct 23/Mar 24)		
7% of adults (16+) reported that they felt lonely often or always	333	177
Adults aged 16 to 24 (10%),	57	25
25 to 34 (9%), were more likely to report that they felt lonely often or always	151	18

Physical Activity Profile	2024 % population	Cranbrook (Ward)	Whimble and Rockbeare (Ward)
Cycling (source - Cycling UK's cycling statistics Cycling UK)	%	Count	
Children (aged 5+), adults up to 49 yrs. (erring on the side of caution).			
Cycled more than once a week - 14% (2022) - 12% (2023)		507	135
Cycled occasionally each month - 10% (2022) - 8% (2023)		305	81
Cycled a few times/once or twice during the year - 10% (2015-19) - 10% (2021)	10%	507	135
Physical Activity Assessment 2023/24 (source - Physical Activity - Data - OHID (phe.org.uk))			
Percentage of physically active adults (19+)	67.4%	2,923	2,380
Percentage of physically inactive adults (19+)	22.0%	954	531
Percentage of physically active children and young people (5 to 16)	47.8%	973	178

(figure 5 All About the Place Census Data)

3c. Supporting Evidence – 2025 Community Facilities Survey Results



(Figure 6 Consultation questionnaire results summary)

47 participants took part in a community consultation between May-October 2025. (Details included in appendix iv)

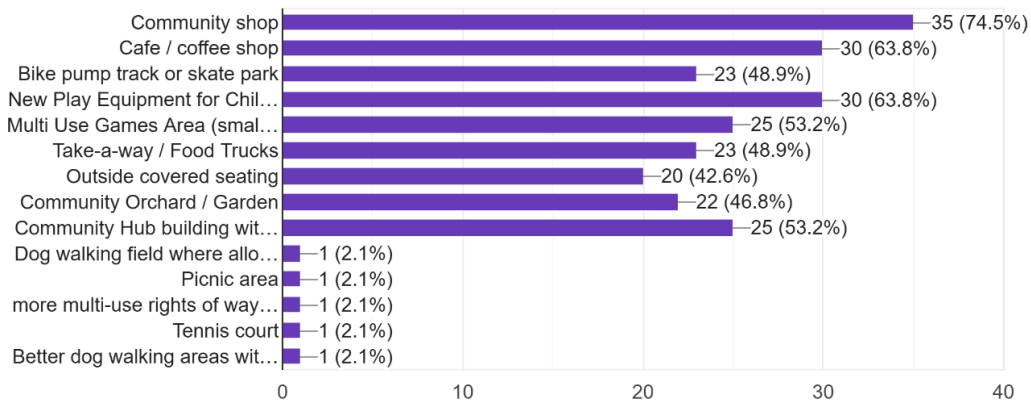
Some clear themes are present and have been included in the aims and ideas for potential facilities moving forward.

In summary these are:

1. Places to meet – a community building housing a Café, Community Shop and meeting room and hireable spaces
2. Improved outdoor facilities such as play areas, fitness trail, Multi Use Games Area (MUGA), pump track, community orchard and wild spaces.

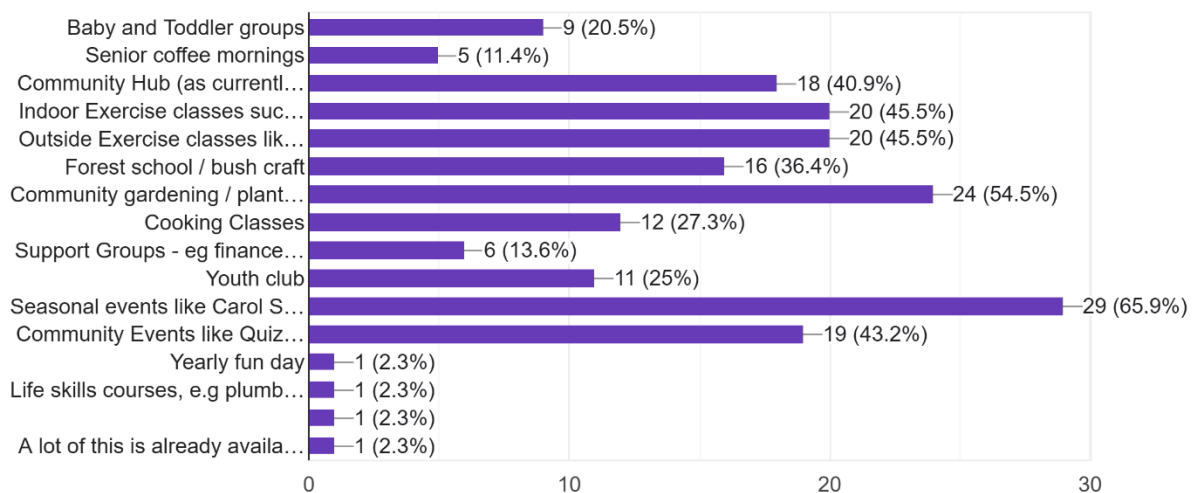
If any of these facilities came available would you use them? Tick as many as you want

47 responses



Which of the following activities / programmes would you use or attend?

44 responses



(figure 7 – charts from consultation Questionnaire)

4.Images to support the ideas



AIM 1 – BUILDING COMMUNITY AND REDUCING ISOLATION

EVENTS / MEETING SPACE / CAFÉ
AND SHOP





AIM 2 – IMPROVE PHYSICAL & MENTAL HEALTH & WELLBEING

SPORT / PLAY EQUIPMENT





AIM 3 – HELP CREATE A MORE SUSTAINABLE COMMUNITY

COMMUNITY SHOP / GROWING / ORCHARD

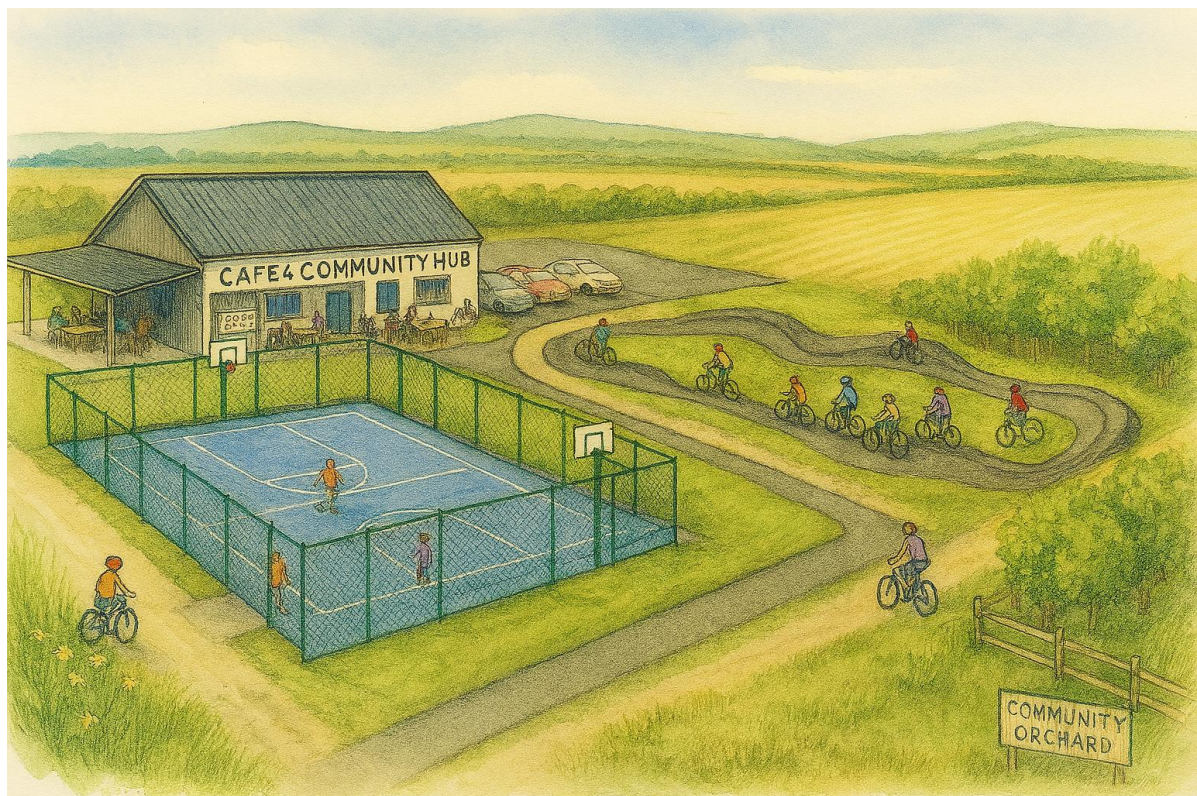


5. A suggested Plan for the use of the land.

New community facilities should be built on the land which has been given to Rockbeare Parish Council. These should complement rather than compete with the existing facilities in the village.

If funding was no object, then these would include the following:

- Café
- Meeting space / hireable room
- Community Shop
- Nature area, community orchard and communal growing area.
- Pump track
- Fitness trail
- Play Equipment
- Multi Use Games Area (MUGA)



(figure 8 AI generated illustration)

If money is a consideration, then a staged approach is suggested to ensure the land is usable in the short term.

Stage 1.

- Community planting day to mark the boundaries to the land delivering wild flowers, nature area and community orchard.
- Road access, car parking and a hard standing to be included in the planning application for the new homes and delivered as part of the developers build.
- Potential to include services to the site in this agreement particularly electricity, water and drainage.
- Hard standing will allow for food trucks, seating areas, pop up marquees or gazebos to be used for events
- Build a small, non-tarmacked pump track on the land, similar to the one built by Park Life Heavitree in Heavitree Pleasure Grounds, Exeter



(figure 9 Heavitree Pump Track)

Stage 2

- Build a MUGA on the land and an agricultural style covered building on the hard standing from stage 1.



(figure 10 MUGA and agricultural building)

Stage 3

Convert part of the agricultural building for a café and / or shop or meeting and event space. Continue to convert further parts as the business case, funding and usage allows.



(figure 11 part converted agricultural buildings)

6. Costs for Capital spend

Approx potential costs (these could be cherry picked as per the 3 stages outlined in section 6)

- Planting – community Orchard, wild flowers and vegetables (£5,000)
- Planting infrastructure and landscaping eg signage / raised beds (£8,000)
- Play Equipment – wooden play area and landscaping (£15,000)
- Outdoor Table Tennis – (£1,000)
- Fitness Trail (£5,000)
- Pumptrack - purpose built and tarmac (£50,000) or gravel (£20,000)
- MUGA - <https://www.kompan.com/en/gb/p/fre600103> (£41,040) plus installation (20,000)
- New pedestrian and vehicle access and car park (£10,000)
- Grass cutting, tree management and general site clearance (£18,500)
- Hard standing and services to area (water and electric) (£20,000)
- Temporary Structure Café, canopy and seating area (£50,000)

TOTAL = £243,540 (with tarmac pump track)

7. Business Case

The Parish Council Community Facility project needs a strong business case in order to secure capital funding and ensure the ongoing financial sustainability of the project. Below are some outline costs and income sources to show this. One of the next steps after feasibility would be a comprehensive business plan.

Outgoings once built

1. Utilities – Water and Electric
2. Maintenance of the car park, structures, buildings etc
3. Grounds keeping, grass cutting, trees etc
4. Insurance – public liability and buildings

Income Streams

1. Community Events to act as fundraisers – eg. Quiz night
2. Renting spaces to groups – meetings, football club for MUGA
3. Shop – renting it to external company or run it yourselves
4. Café - renting it to external company or run it yourselves
5. Renting space or taking a cut for others to use your land. Eg Pizza truck on a Friday night

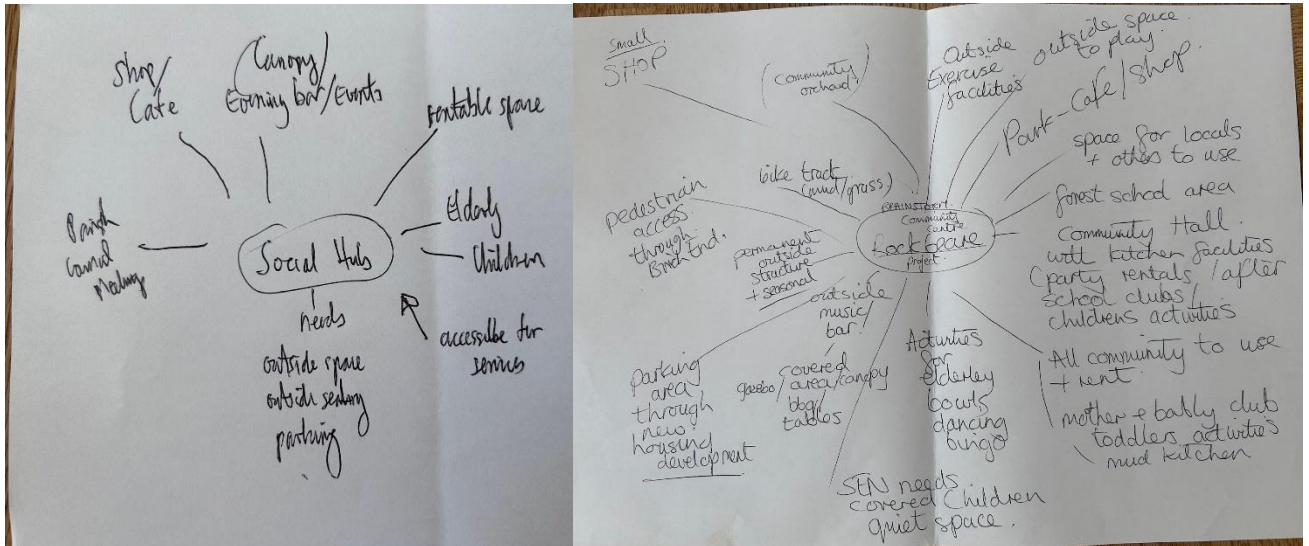
8. Next Steps for this project

These are suggested next steps and not necessarily in order:

- Rockbeare Parish Council needs to seek some legal advice to look at the contract for taking ownership of the land from Mr Emmett
- Seek quotes from insurance companies for public liability insurance as soon as you take ownership of the land – it will be your asset and your problem once you own it!
- Agree in writing with Mr Emmett and Grainge Architects how far they are taking your project within the house building scheme – **This is a key detail.** Does it include the road to you land? Car Park? Utility connection and drainage?
- Appoint an architect to work on the scheme for you. I've spoken to Grainge Architects about this. They are very experienced on Community projects and come well recommended
- Meet with The Rockbeare Village Hall Committee to discuss the scheme and the wider community facilities. How does the Parish Council project work alongside the village hall and playing fields to ensure that they do not compete especially when it comes to funding?

Appendixes

i) Images and maps



ii) Rockbeare Neighbourhood plan

* Rockbeare Neighbourhood Plan 2018

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9.12 9.13 9.14 The Parish is fortunate to have a small number of community buildings that help ensure a range of community activities take place and we can retain a sense of being a community. The two village halls are managed and maintained by charitable trusts, run by local people. They are very well used. The Church of St Mary with St Andrew in Rockbeare village is seeking ways, besides services, to broaden its use for the benefit of the community. The Primary School has served local children for well over a century. We do not want to lose these precious community facilities of which we are proud. We want them to continue to be at the heart of community life for many years to come. The NPPF (para. 70) says we should ensure that established facilities and services can develop and modernise in a way that is sustainable and retained for the benefit of the community. Policy Rock10 recognises that the facilities may need to change and adapt to remain relevant i.e. to meet local needs. We support development at these facilities, of an appropriate scale, as long as it does not result in activities that would constitute an unacceptable nuisance to nearby residents and uses and conforms with the design requirements of the East Devon Local Plan. Policy No. Rock11 Allotments

25 <http://eastdevon.gov.uk/media/1182367/adopted-east-devon-pps-2015.pdf> 28 Rockbeare Neighbourhood Plan – Referendum Version

Policy No. Rock12 Outdoor Recreation Space Development proposals to improve facilities and amenities on, and accessibility to, existing play and recreation areas will be supported where there is a demonstrable need for them and where they do not have an adverse impact on the amenity of nearby residents in terms of noise, light and visual appearance.

9.17 9.18 9.19 9.20 There is one sports and recreation site in the Parish, the playing fields on Silver Lane in Rockbeare village. The site is over two hectares of outdoor sports pitches a youth multisports area and a junior playground. There is plenty of scope, and much community support, for improvements. With the development of new sports and recreation facilities nearby on Cranbrook, there appears no real need to increase the number of local facilities. Focus should be on making sure that the local facility we do have is well cared for and subject to continuous improvements / enhancements improved to meet a range of local needs and encourage local participation in sport and recreation. This is a stated aim of the East Devon Playing Pitches Strategy 2015. The NPPF (para. 73) says access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. In response to the Rockbeare Parish Community Questionnaire 2015, residents expressed a need to protect the playing fields, public house as a local hub. 69% of respondents to the Community Questionnaire 2015 told us that improving recreational and sports facilities was important. Policy Rock12 is supportive of changes and additions to the recreation areas of the Parish as long as any development is appropriate, and it does not result in activities that would constitute an unacceptable nuisance to nearby residents and uses.

iii) All About the Place data



All About
THE PLACE

Rockbeare Village and Cranbrook Social Data Report

Benjamin Hunt

St Peters Church of England Aided School

OPPORTUNITIES OF SOCIAL VALUE AND IMPACT

The following sections outline examples of community engagement and support opportunities that establish a foundation for measuring and evaluating social value and impact opportunities.

Data is based on the 2021 Census.

Demographics and Migration	Cranbrook (Ward)		Whimble and Rockbeare (Ward)	
	Count	%	Count	%
Sex				
All usual residents	6,745	100.0	3,012	100.0
Female	3,383	50.2	1,563	51.9
Male	3,362	49.8	1,449	48.1
Age	Count	%	Count	%
All usual residents	6,742	100.0	3,017	100.0
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Aged 50 to 64 years	651	9.7	746	24.7
Aged 65 to 74 years	194	2.9	434	14.4
Aged 75 to 84 years	60	0.9	277	9.2
Aged 85 years and over	23	0.3	99	3.3

Demographics and Migration	Cranbrook (Ward)		Whimble and Rockbeare (Ward)	
	Count	%	Count	%
Country of birth				
All usual residents	6,745	100.0	3,013	100.0
Europe	6,533	96.9	2,916	96.8
Europe: United Kingdom	6,158	91.3	2,862	95.0
Europe: Ireland	6	0.1	8	0.3
Europe: Other	369	5.5	46	1.5
Africa	73	1.1	39	1.3
Middle East and Asia	91	1.3	27	0.9
The Americas and the Caribbean	33	0.5	12	0.4
Antarctica and Oceania (including Australasia) and Other	15	0.2	19	0.6
Usual resident population	Count	%	Count	%
All usual residents	6,745	100.0	3,009	100.0
Lives in a household	6,745	100.0	2,991	99.4
Lives in a communal establishment	0	0.0	18	0.6
Household composition	Count	%	Count	%
All households	2,499	100.0	1,255	100.0
One-person household	441	17.6	294	23.4
Single-family household	1,933	77.4	904	72.0
Other household types	125	5.0	57	4.5
Ethnic group, national identity, language and religion				
	Count	%	Count	%
All usual residents	6,745	100.0	3,011	100.0
Asian, Asian British or Asian Welsh	88	1.3	11	0.4
Black, Black British, Black Welsh, Caribbean or African	42	0.6	4	0.1
Mixed or Multiple ethnic groups	142	2.1	25	0.8

White	6,433	95.4	2,958	98.2
Other ethnic group	40	0.6	13	0.4

Work and Travel	Cranbrook (Ward)		Whimble and Rockbeare (Ward)	
Economic activity	Count	%	Count	%
All usual residents aged 16 years and over	4,760	100.0	2,526	100.0
Economically active (excluding full-time students)	3,845	80.8	1,440	57.0
In employment	3,767	79.1	1,393	55.1
Unemployed	78	1.6	47	1.9
Economically active and a full-time student	87	1.8	37	1.5
In employment	73	1.5	28	1.1
Unemployed	14	0.3	9	0.4
Economically inactive	828	17.4	1,049	41.5
Retired	259	5.4	783	31.0
Student	160	3.4	87	3.4
Looking after home or family	194	4.1	74	2.9
Long-term sick or disabled	136	2.9	55	2.2
Other	79	1.7	50	2.0
Hours worked	Count	%	Count	%
All usual residents aged 16 years and over in employment the week before the census	3,837	100.0	1,422	100.0
Part-time	943	24.6	499	35.1
15 hours or less worked	235	6.1	170	12.0
16 to 30 hours worked	708	18.5	329	23.1
Full-time	2,894	75.4	923	64.9
31 to 48 hours worked	2,528	65.9	717	50.4
49 or more hours worked	366	9.5	206	14.5

Work and Travel	Cranbrook (Ward)		Whimble and Rockbeare (Ward)	
	Count	%	Count	%
Industry				
All usual residents aged 16 years and over in employment the week before the census	3,834	100.0	1,422	100.0
Agriculture, forestry and fishing	27	0.7	56	3.9
Mining and quarrying	5	0.1	2	0.1
Manufacturing	174	4.5	55	3.9
Electricity, gas, steam and air conditioning supply	82	2.1	11	0.8
Water supply; sewerage, waste management and remediation activities	67	1.7	15	1.1
Construction	337	8.8	133	9.4
Wholesale and retail trade; repair of motor vehicles and motorcycles	543	14.2	191	13.4
Transport and storage	181	4.7	60	4.2
Accommodation and food service activities	174	4.5	60	4.2
Information and communication	153	4.0	49	3.4
Financial and insurance activities	104	2.7	46	3.2
Real estate activities	59	1.5	21	1.5
Professional, scientific and technical activities	286	7.5	121	8.5
Administrative and support service activities	167	4.4	70	4.9
Public administration and defence; compulsory social security	314	8.2	97	6.8
Education	361	9.4	168	11.8
Human health and social work activities	647	16.9	195	13.7
Other	153	4.0	72	5.1

Work and Travel	Cranbrook (Ward)		Whimple and Rockbeare (Ward)	
	Count	%	Count	%
Occupation				
All usual residents aged 16 years and over in employment the week before the census	3,841	100.0	1,421	100.0
1. Managers, directors and senior officials	436	11.4	252	17.7
2. Professional occupations	786	20.5	305	21.5
3. Associate professional and technical occupations	597	15.5	201	14.1
4. Administrative and secretarial occupations	414	10.8	143	10.1
5. Skilled trades occupations	370	9.6	160	11.3
6. Caring, leisure and other service occupations	378	9.8	111	7.8
7. Sales and customer service occupations	301	7.8	90	6.3
8. Process, plant and machine operatives	222	5.8	70	4.9
9. Elementary occupations	337	8.8	89	6.3
Travel to work				
All usual residents aged 16 years and over in employment the week before the census	3,841	100.0	1,422	100.0
Work mainly at or from home	1,079	28.1	546	38.4
Underground, metro, light rail, tram	1	0.0	0	0.0
Train	31	0.8	13	0.9
Bus, minibus or coach	155	4.0	12	0.8
Taxi	3	0.1	1	0.1
Motorcycle, scooter or moped	42	1.1	8	0.6
Driving a car or van	2,218	57.7	741	52.1
Passenger in a car or van	93	2.4	41	2.9
Bicycle	64	1.7	15	1.1
On foot	123	3.2	35	2.5
Other methods of travel to work	32	0.8	10	0.7

Housing	Cranbrook (Ward)		Whimble and Rockbeare (Ward)	
	Count	%	Count	%
Tenure				
All households	2,502	100.0	1,259	100.0
Owned: Owns outright	256	10.2	583	46.3
Owns with a mortgage, loan, or shared ownership	1,525	61.0	415	33.0
Social rented	400	16.0	121	9.6
Private rented or lives rent-free	321	12.8	140	11.1
Car or van availability	Count	%	Count	%
All households	2,502	100.0	1,258	100.0
No cars or vans in the household	158	6.3	77	6.1
1 car or van in the household	1,079	43.1	432	34.3
2 cars or vans in household	1,066	42.6	526	41.8
3 or more cars or vans in a household	199	8.0	223	17.7
Accommodation type	Count	%	Count	%
All households	2,502	100.0	1,258	100.0
Detached	666	26.6	694	55.2
Semi-detached	857	34.3	327	26.0
Terraced	800	32.0	172	13.7
In a purpose-built block of flats or tenement	167	6.7	9	0.7
Part of a converted or shared house, including bedsits	6	0.2	14	1.1
Part of another converted building, for example, a former school, church or warehouse	1	0.0	6	0.5
In a commercial building, for example, in an office building, hotel or over a shop	3	0.1	2	0.2
A caravan or other mobile or temporary structure	2	0.1	34	2.7

Housing	Cranbrook (Ward)		Whimble and Rockbeare (Ward)	
	Count	%	Count	%
Central heating				
All households	2,502	100.0	1,257	100.0
No central heating	15	0.6	32	2.5
Mains gas only	294	11.8	89	7.1
Tank or bottled gas only	8	0.3	235	18.7
Electric only	436	17.4	173	13.8
Oil only	28	1.1	478	38.0
Wood only	5	0.2	12	1.0
Solid fuel only	0	0.0	12	1.0
Renewable energy only	77	3.1	42	3.3
District or communal heat networks only	1,449	57.9	11	0.9
Other central heating only	40	1.6	5	0.4
Two or more types of central heating (not including renewable energy)	128	5.1	147	11.7
Two or more types of central heating (including renewable energy)	22	0.9	21	1.7

Education	Cranbrook (Ward)		Whimple and Rockbeare (Ward)	
	Count	%	Count	%
Highest level of qualification				
All usual residents aged 16 years and over	4,761	100.0	2,530	100.0
No qualifications	358	7.5	292	11.5
Level 1 and entry level qualifications	406	8.5	246	9.7
Level 2 qualifications	770	16.2	355	14.0
Apprenticeship	229	4.8	145	5.7
Level 3 qualifications	1,183	24.8	452	17.9
Level 4 qualifications or above	1,760	37.0	978	38.7
Other qualifications	55	1.2	62	2.5
Schoolchildren and full-time students				
	Count	%	Count	%
All usual residents aged 5 years and over	6,006	100.0	2,901	100.0
Student	1,479	24.6	492	17.0
Not a student	4,527	75.4	2,409	83.0

Health	Cranbrook (Ward)		Whimble and Rockbeare (Ward)	
	Count	%	Count	%
General Health				
All usual residents	6,745	100.0	3,012	100.0
Very good health	4,066	60.3	1,502	49.9
Good health	2,051	30.4	1,030	34.2
Fair health	450	6.7	343	11.4
Bad health	141	2.1	102	3.4
Very bad health	37	0.5	35	1.2
Long-term health problem or disability				
	Count	%	Count	%
All usual residents	6,745	100.0	3,010	100.0
Disabled under the Equality Act: Day-to-day activities are limited a lot	288	4.3	195	6.5
Disabled under the Equality Act: Day-to-day activities are limited a little	593	8.8	326	10.8
Not disabled under the Equality Act: Has a long-term physical or mental health condition, but day-to-day activities are not limited	463	6.9	258	8.6
Not disabled under the Equality Act: No long-term physical or mental health conditions	5,401	80.1	2,231	74.1
Provision of unpaid care				
	Count	%	Count	%
All usual residents aged 5 and over	6,006	100.0	2,903	100.0
Provides no unpaid care	5,590	93.1	2,611	89.9
Provides 19 hours or less of unpaid care a week	191	3.2	172	5.9
Provides 20 to 49 hours of unpaid care a week	103	1.7	44	1.5
Provides 50 or more hours of unpaid care a week	122	2.0	76	2.6

Physical Activity Profile	2024 % population	Cranbrook (Ward)	Whimble and Rockbeare (Ward)
Cycling (source - Cycling UK's cycling statistics Cycling UK) Children (aged 5+), adults up to 49 yrs. (erring on the side of caution).	%	Count	
Cycled more than once a week - 14% (2022) - 12% (2023)	10%	507	135
Cycled occasionally each month - 10% (2022) - 8% (2023)	6%	305	81
Cycled a few times/once or twice during the year - 10% (2015-19) - 10% (2021)	10%	507	135
Physical Activity Assessment 2023/24 (source - Physical Activity - Data - OHID (phe.org.uk))			
Percentage of physically active adults (19+)	67.4%	2,923	2,380
Percentage of physically inactive adults (19+)	22.0%	954	531
Percentage of physically active children and young people (5 to 16)	47.8%	973	178

The Community Dynamics (census 2021)

Number of residents in households or communal establishments	Cranbrook (Ward)	Whimble and Rockbeare (Ward)
Households by Deprivation Dimensions (four dimensions of employment, education, health and disability, overcrowding).	Counts	
Households not deprived in any dimension	1,620	679
Household is deprived in one dimension	653	443
Household is deprived in two dimensions	181	114
Household is deprived in three dimensions	43	21
Household is deprived in four dimensions	6	1
Disability		
Disabled under the Equality Act: Day-to-day activities are limited a lot	202	148
Disabled under the Equality Act: Day-to-day activities are limited a little	404	229
Loneliness and Isolation (Assessment undertaken between Oct 23/Mar 24)		
7% of adults (16+) reported that they felt lonely often or always	333	177
Adults aged 16 to 24 (10%),	57	25
25 to 34 (9%), were more likely to report that they felt lonely often or always	151	18

PARTNERSHIP CANDIDATES TO HELP MAKE IT HAPPEN

Wider Community (East Devon)

- There are **658+ registered charities** and voluntary organisations across the East Devon area offering a broad range of local community-focused development and support services.
- **73 community interest companies**, out of which 50% provide education, health and social work services supporting people.

Business Sector

- **Over 7,234 active registered businesses and social enterprises** delivering more than 130 different business services. 76% are community-focused small/medium enterprises (SMEs) employing between 0-4 people. According to the Office for National Statistics (ONS), large businesses—defined as those with 250 or more employees—constitute approximately 0.1% of the total UK business population. Applying this percentage to Exeter's 7,000 registered businesses suggests there may be around **8 large businesses in close proximity**.

East Devon Anchor Institutions

- **East Devon District Council:** The local government authority responsible for city services, planning, and development, influencing the area's growth and community well-being.
- **Royal Devon University Healthcare NHS Foundation Trust:** Operating the Royal Devon and Exeter Hospital, it provides essential healthcare services and is a major local employer.
- **University of Exeter:** A leading research university contributing significantly to the local economy and community through education, research, and employment.
- **Exeter College:** A further education institution providing a range of academic and vocational courses, playing a crucial role in local education and workforce development.
- **Exeter Science Park:** A hub for science and technology businesses, fostering innovation and economic development in the region.
- **Devon Integrated Care System (ICS):** A partnership between NHS organisations, local authorities, and community groups aiming to deliver joined-up healthcare services in Exeter and beyond.

Public Health Partnerships

- **Devon Public Health:** Operates across the county, including Exeter, addressing public health challenges and working closely with local healthcare and community organisations.

Primary Care Services

NHS Devon's primary care services are organised into several Primary Care Networks (PCNs), each comprising multiple general practices collaborating to serve their communities. The PCN for Eastern Devon covering Cranbrook and Rockbeare Village is:

- **Outer Exeter:** This network consists of five practices serving a population of over 40,000 patients in the Outer Exeter area. The member practices are:
 - Cranbrook Medical Centre
 - Ide Lane Surgery
 - Pinhoe & Broadclyst Medical Practice
 - Topsham Surgery & Glasshouse Medical Centre
 - Westbank Practice

Research and Innovation

- **Southwest Academic Health Science Network (SW AHSN):** Based in the region, it works to improve health outcomes by supporting innovation and collaboration between health services and communities.
- **Exeter Living Systems Institute (University of Exeter):** A hub for biomedical and environmental research, contributing to advancements in healthcare and community wellbeing.

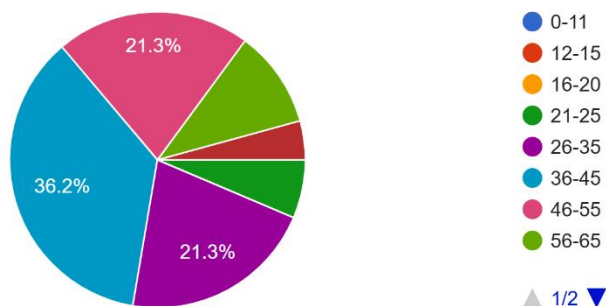
FUNDING PROSPECTS

- One Eastern Devon Local Care Partnership (NHS Devon Health Inequalities Funds - 2025/26)
- Community Ownership Fund (UK Government)
- National Lottery Heritage Fund (East Devon District Council)
- Share Prosperity Fund (East Devon District Council)
- National Lottery Community Fund.

iv) Questionnaire results in full

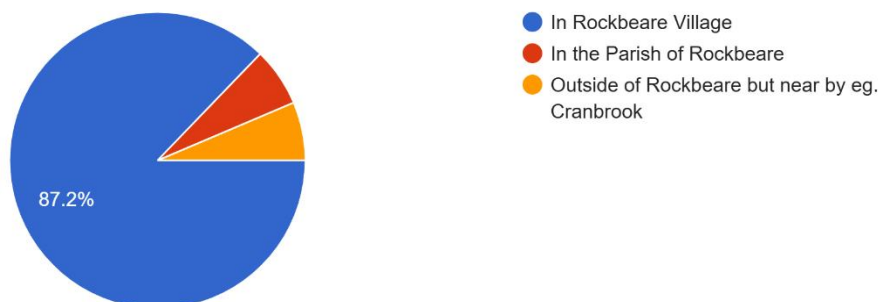
How old are you?

47 responses



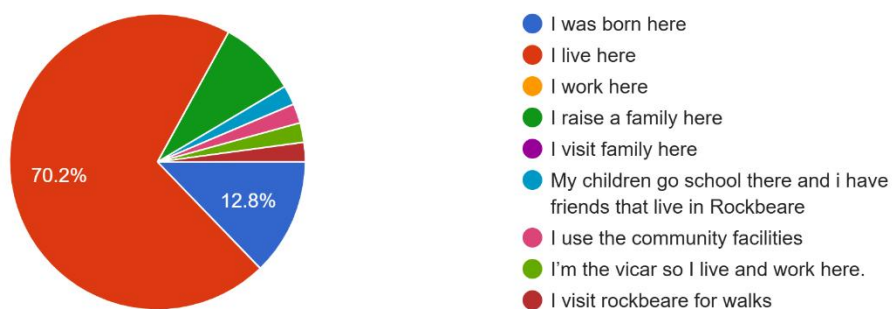
Where do you live?

47 responses



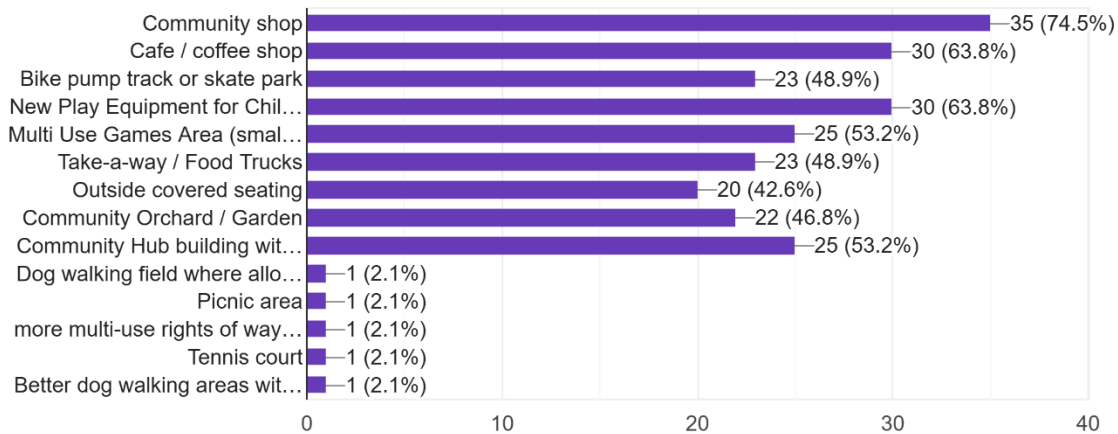
How are you connected to Rockbeare?

47 responses



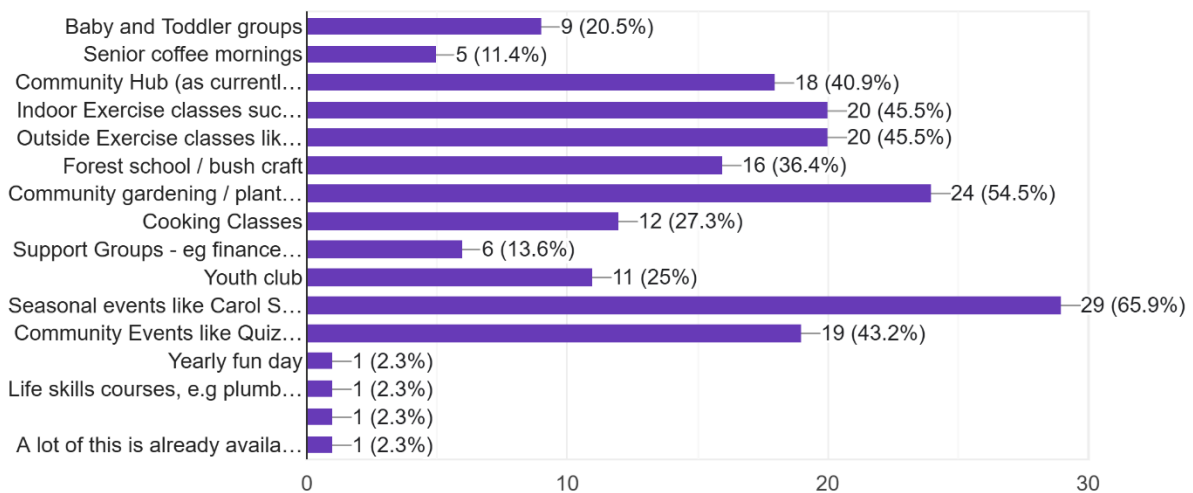
If any of these facilities came available would you use them? Tick as many as you want

47 responses



Which of the following activities / programmes would you use or attend?

44 responses



Why is Rockbeare special? What are the best things about this place? 38 responses

It has a great community feel whereby we all look after each other. It has beautiful surroundings and is very peaceful.

Community

The community feel and everyone is very welcoming

Rural location and proximity to Exeter and the coast

Being close to the airport, we love seeing the planes! It's rural feel and peace and quiet

It's a village, a small community. The library phone box, the village school, the playing field and village hall. The farmers fields surrounding the village to keep it away from Cranbrook

The countryside. The proximity to Exeter/M5/beaches/moorland.

Community spirit and village life whilst bringing up children

The quiet, the woods, the handy location yet you feel away from the hustle and bustle, kind neighbours.

Lovely quiet village, and country views

Friendly local village, was a rural location close to a larger city, but that is going with Cranbrook and developments in the village.

USED TO BE COMMUNITY

Its welcoming and family friendly events

Born here lived here all my life and love park but it could do with a refresh

Quiet and a friendly place

Neighbours and community. Isolation from surrounding larger communities.

Community but lacking facilities

The views! The community is lucky to have a rural haven just a short drive from city amenities

Quiet, small community.

sense of community spirit: and please it isn't just "Rockbeare" it is Marsh Green & all the little houses around the parish!

Lovely quiet village, community feel

It's rural but not rural as there are services such as shops that can be accessed. It does still have a village feel despite being close to the new town of Cranbrook.

It's a small village (just about still!), the community aspect, the beautiful walks and green space, the wonderful school, the wonderful church!

The safe atmosphere for children and the park

Lovely friendly community, green spaces

Beautiful old village near all local amenities

Community

my community

That it's a small community led village! We want it to stay that way!

I love ehod Rockbeare used to be a lovely quiet, tucked away village. The natural beauty

It's peaceful but that'll soon change once the next lot of building is complete

The proximity to facilities and services whilst remaining rural

The local football community

Small, quiet and within easy access to the coast and motorway.

Good Primary school, phone box Library, Village hall.

It's rural but not rural as there are services such as shops that can be accessed. It does still have a village feel despite being close to the new town of Cranbrook.

It's a small village (just about still!), the community aspect, the beautiful walks and green space, the wonderful school, the wonderful church!

The safe atmosphere for children and the park

Lovely friendly community, green spaces

What improvements would you like to see? What would make Rockbeare an even better village? 36 responses

The play park for our children needs upgrading with new equipment. A cafe/small shop would be great.

The parish council needs to be more inclusive, the school is a huge part of the village and the clerk will not support/engage with them which needs to change

Be nice to see a yearly event held like a lot of villages have a fun day perhaps all the people that use the Village Hall/field could club together to make an event.

Village shop and/or cafe

Safe walking pathways all through the village and a safe walking route to Cranbrook and it's facilities. A village shop.

No more developments. No more planning. A cricket/football pavilion would be excellent. Owning the field so we can get lottery funding.

Parking. Facilities for children of all ages to play creatively. Facilities for the elderly to connect to the community. A more reliable bus service for those who don't drive. Low cost housing, so that the young adults that grew up here can live independent lives. Bungalows for less able people to continue living in a village that they love.

Astro flood lit football facilities

More going on - a shop ? , better play facilities More groups, food trucks

More young children friendly climbing frame in the park

Unfortunately with the encroachment of Cranbrook and development in the village the best thing would be a Cycle and walking path to main road / Cranbrook. Clay hill is not suitable to walk on.

Double yellow lines by rockbeare church and village hall opposite the silver lane junction.

More community events

More community activities.

More facilities for children - pump track, updated park climbing frames, mud kitchen/ forest school etc. picnic areas food vans or little shop cafe would be a good heart to the village.

A central hub for meetings/gatherings/enterprise

village shop (I remember Hoopers bakery which used to be there).

Better park for children and a bike track/pump track

A small shop or space for a community cafe.

The park needs updating desperately. A little local produce shop A cafe / socialising space A play group for local children Parking for the school Street lamps Pavements the school end of the village

The parking especially for football and the village hall it's horrendous

Improved / updated park for young children, pump track. No shop so a small community shop or food vans would be welcome!

Community hub for more community functions and bring outsiders locals into village

Better facilities for children I.e improved park, pump track as well a community cafe or shop

More events or fun days

attractive indoor and outdoor community meeting spaces

Updated play park, pump track for children

A little shop with local produce, improved park play equipment for our children, a little coffee/cafe shop and improved walkways and street lighting.

Coffee shop

Stop building there

Better paths, safe walking and cycling routes to nearby schools and facilities, more access to open countryside for dog walks etc. Would love a cafe or shop within safe walking distance

Better parking for school, football and VH activities. Better route access for pedestrians. Better dog walking routes and bin facilities.

A better play area, safer access for pedestrian's including street lighting for safety. Parking areas on wasted green verges by school. Regular, reliable bus service. A community shop.

