

5 October 2018

Dear Sir/Madam

**NOTICE IS HEREBY GIVEN** that a Meeting of the Council at which your attendance is requested, will be held in the **COUNCIL CHAMBER, FORDE HOUSE, BRUNEL ROAD, NEWTON ABBOT, TQ12 4XX** on **Monday, 15th October, 2018** at **10.00 am** in the **Council Chamber** to transact business specified in the Agenda as set out.



Phil Shears  
Head of Paid Service

***If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting***

To: The Chairman and Members of Teignbridge District Council

## **A G E N D A**

### **Part I**

#### **(Open to the Public)**

1. Apologies for absence
2. Minutes (Pages 1 - 8)  
To approve as a correct record and sign the minutes of the previous Council meeting.
3. Chairman's announcements
4. Declarations of interest

Making a healthy and desirable place where people want to live, work and visit

5. Public questions session under Council Procedure Rule 4.5(j) (if any)
6. Councillor questions under Council Procedure Rule 4.5(k)

Question submitted by Councillor Hook:-

*There appears to be an epidemic of overflowing litter and dog waste bins. I read of a new policy relating to the issue, but no one seems to be aware of it. Could the PH make the new policy available to all members and explain how and when it will begin to impact positively on the problem many of us are aware of?"*

Question submitted by Councillor John Nutley:-

*Would the Leader state if Teignbridge District Council has any investments in companies carrying out fracking. If so, from what source does the money come? Does he think supporting the production and use of fossil fuels is compatible with this councils declared aims of fighting climate change?*

Question submitted by Councillor David Cox:-

*Bitton Park Road Air Quality:*

*Teignmouth is still waiting for the Council to publish its (statutory) review of the 2009 Air Quality Action Plan.*

*The review was completed more than 18 months ago but has not yet been 'signed off'. The 2016 Air Quality Annual Status Report (ASR), published in June 2017, states under Conclusions and Priorities -"The main priority for the Council is to ensure that the Action Plan is approved. This would then allow us to pursue what will be a more targeted set of actions within this Plan."*

*Given that available data for Bitton Park Road continue to indicate annual levels of NO2 significantly in excess of targeted values this remains an area of concern for Teignmouth. Please can a date be set for publication of the Review and a plan for a targeted set of actions?*

7. Notices of motion under Council Procedure Rule 4.5(l)

The following Notice of Motion was submitted by Councillor Hook and supported by Councillors Dewhirst, Nutley, Parker, Rollason and Wrigley:

*The recent decision of Devon County Council to reopen the Heathfield Farm landfill site is a backward step for the local environment and reflects the failure of policy over the recent past. It is a blow to local residents to again face the environmental damage this will inevitably cause. We were told this site was to be closed permanently, residents have been badly let down.*

*Despite assurances to the contrary, litter will increase; muddy roads will return as will rats (both the land based and aerial variety). Seasonal smells will be noted but perhaps even more significant will be the environmental damage caused as materials that should be recycled are buried.*

*Teignbridge Council consequently unites to criticise this decision of Devon County Council*

*and will convey that view to the County Council urging a more proactive approach to waste reduction.*

8. Standards Committee Update (Pages 9 - 12)  
To receive an update from the Chairman of Standards Committee.
9. Support for A382 Improvements (Pages 13 - 16)  
To consider the report of Principal Delivery Officer.

**Part II (Private)**

**Items which may be taken in the absence of the Public and Press on the grounds that Exempt information may be disclosed.**

10. Exclusion of the Press and Public  
Council is recommended to approve the following resolution:  
  
That under Section 100(A)(4) of the Local Government Act 1972, the Press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1, 2 and 3 of Part 1 of Schedule 12A of the Act.
11. Land Works and Management (Pages 17 - 34)  
To consider the report of the Business Manager Spatial Planning & Delivery.
12. Statutory Officer Appointment (Pages 35 - 38)  
To consider the report of the Managing Director.
13. Statutory Officer Appointment (Pages 39 - 46)  
To consider the report of the HR & OD Manager and Portfolio Holder for Corporate Resources.
14. The Chairman will announce:  
“That the Common Seal of the Council be affixed to any document or documents necessary to give effect to the resolutions passed by the Council at this meeting.”

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## **FULL COUNCIL**

**MONDAY, 30 JULY 2018**

Present:

Councillors Kerswell (Chairman), Keeling (Vice-Chairman), Austen, Barker, Bromell, Bullivant, Christophers, Clarence, Clemens, Colclough, Cook, Cox, Dennis, Dewhirst, Eden, Golder, Evans, Goodey, Gribble, Haines, Hockin, Hocking, Jones, Lake, Matthews, Morgan, Nutley, Rollason, Russell, Smith, Thorne, Winsor and Wrigley

Apologies:

Councillors J Hook (was Brodie), Connett, Ford, Fusco, Hayes, G Hook, Jeffery, Mayne, Orme, Parker, Peart, Pilkington and Prowse

Also Present:

Phil Shears, Managing Director  
Martin Flitcroft, Section 151 Officer  
Trish Corns, Democratic Services Officer

### **101. MINUTES**

The Minutes of the meeting held on 4 June, 2018 were approved as a correct record and signed by the Chairman.

### **102. DECLARATIONS OF INTEREST**

There were no declarations of Interest.

### **103. PUBLIC QUESTIONS UNDER COUNCIL PROCEDURE RULE 4.5(J)**

There were no public questions.

### **104. COUNCILLOR QUESTIONS UNDER COUNCIL PROCEDURE RULE 4.5(K)**

Questions were asked as follows:

Questions asked by Cllr Dewhirst

*“Devon County Council’s Risk Assessment has indicated that the consequences of Brexit now mean that it is at the highest level of risk for the operation of the Council.*

*The Risk Indicator FIN41 include issues such as the short to medium term funding will have a negative impact on our national economy and funding will decrease. Devon County Finance Officers believe that Brexit is likely to have a significant negative impact on the 2020/21 budget when a new funding regime begins with the possibility of a one-year settlement. They also believe*

*that the Business Rate retention scheme might not continue into the next financial year, if the scheme is scrapped this will have an additional negative impact on the 2020/21 financial year.*

*Additional Risks associated with Brexit include the valuation of the Council's pension scheme and the ending of EU grants currently funded until March 2019."*

### **Question 1**

*"Does the Leader of the Council believe that Teignbridge District Council's Risk Register ST02, last updated on 15<sup>th</sup> June 2018, and identified by our Council's Section 151 Officer at the last Audit Scrutiny Committee adequately identifies these risks in the light of the recent events in Westminster?"*

The Leader, Councillor Christophers advised that although the question was directed to himself, the answer would be given by the Portfolio Holder for Corporate Resources, Councillor Barker. Councillor Barker answered as follows.

"Yes it does. The financial uncertainty risk covers both national and local budget restraints which incorporate anything from an economic/financial perspective and we look at all aspects of funding and financing within our mitigations e.g. budget setting, reports, review and risk analysis."

Councillor Dewhirst asked a supplementary question:

"In which case, why is this issue mitigated to be the highest level of risk at Devon County Council and a low risk at Teignbridge?"

The Portfolio Holder advised that the financial responsibility between the two Authorities are significantly different.

### **Question 2**

*"Can he please identify which of the ST02 Risks pertain to the risk to our local economy and the possibility of a new funding scheme for this Council area?"*

The Answer was given by the Portfolio Holder for Corporate Resources, Councillor Barker

"We look at all aspects of our finances locally based on known factors and likely future ones. Significantly we look at all information which could impact locally as a result of national changes and any trends we can identify in terms of income received from all sources e.g. planning, rental income, leisure and car parking etc. With regard to a new funding scheme I am not sure there is a new scheme – just the one year pilot reverting back to the 50% retention scheme and some rebasing of the existing scheme in 2020-21. We are monitoring likely outcomes with experts in this field and maintaining sufficient earmarked reserves to cushion any adverse changes that may arise."

Councillor Dewhirst asked, by way of a supplementary question, the risk to the Council and local economy when the area was largely agricultural based.

Councillor Barker advised that the Government had announced that DEFRA grants would continue beyond Brexit to support the rural economy. He added that the difference in the pound sterling had resulted in an increase in exports from the UK.

### Question 3

*“Can he also identify which risks relate to the possibility of negative impact on the pension scheme due to Brexit and the impact of the loss of EU Grants in the Teignbridge District?”*

The Answer was given by the Portfolio Holder for Corporate Resources, Councillor Barker:

“The outcomes from Brexit are still not clear. There were expectations of property price collapses but this hasn’t happened. The stock market has also risen considerably in recent times. The pension fund valuation is pulled together from a mixture of elements. In the last 12 months we have seen a reduction in our pension deficit so it remains to be seen as to whether there will be an increased deficit. The pension fund invests in both property and stocks and shares so these look positive at present. We continue to make contributions to the fund to reduce the deficit moving forward. It is not clear what grants will be lost but we don’t have any projects currently budgeted which are dependent upon EU funding. We have already taken account of the loss of EU Election funding in our medium term financial plan.”

Councillor Dewhirst referred to the investment in relation to pension scheme, which Devon County Council had identified as a risk. He asked, by means of a supplementary question, why the Council had not identified this as a risk on the Council’s Risk Register ST02 when the pension scheme for both Councils are similar.

The Portfolio Holder for Corporate Resources, Councillor Barker advised that the budget approved in February 2018 had identified risks. This issue was identified as a low risk.

### Question asked by Cllr Wrigley

*“Dawlish Warren has mix of holiday accommodation and full time residential dwellings. The local residents are concerned that some of the holiday units are used for permanent residence. This both puts pressure on local services, and means that residents improperly residing in the holiday units neither pay council tax nor are catered for by council services or medical or emergency services. Planning applications for static caravan parks require the owner/operator to maintain an up to date register (as per the example below).*

*How often in each of the past three financial years has the Council ensured that accurate registers as per the planning conditions exist for each set of holiday units in Dawlish Warren?*

*And how often in each of the past three financial years have the registers been examined in detail for each set of holiday units in Dawlish Warren?*

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Example planning clause

Application ref no: 16/02739/MAJ

3. *The holiday units shall be occupied for holiday purposes at the holiday park only and*

*shall not be occupied as a person's sole or main place of residence. They shall:*

*a) only be occupied between 1 March and 14 February (inclusive); and,*

*b) not be occupied for more than six months in any calendar year by any individual occupant, group of individuals or family.*

*The owners/operators shall maintain an up to date register of the details of all occupiers, including their names and main home addresses, of the holiday unit(s) on the site and shall make it available for inspection at all reasonable times by the Local Planning Authority.*

*REASON: To ensure that the holiday accommodation is not used for permanent residential accommodation."*

The answer was given by the Portfolio Holder for Planning and Housing, Councillor Clemens:

"Dawlish Warren is a large area encompassing a range of touring caravan, static caravan and chalet sites. The area has developed organically over a long period of time. Although it is predominantly a holiday area, the degree of control over occupation of the various sites differs depending on how far back in time the planning permission for the site was granted. In the very early days of planning it was not unusual to simply have a condition requiring a period of non-occupation (often a very short one) to seek to avoid the holiday accommodation being used as permanent housing.

As time and planning practice evolved it became clear that this was not a very effective means of controlling occupation as residents could occupy the accommodation virtually all year round, but take a winter break to comply with the condition. Alternative conditions were imposed limiting the occupation of accommodation solely to holiday purposes and/or limiting the length of time that any individual occupant or family could occupy a holiday unit. Whilst these conditions more clearly set out what was expected, they were still very difficult to monitor in the event that complaints were received of non-compliance. Any investigation could only look at the current position without any records of how the accommodation might have been used over a period of time.

Over the years it became apparent that some of the old type of conditions were so poorly worded as to have little effect on limiting occupancy, or had been breached for a continuous period of time such that enforcement action to prevent permanent occupation could no longer be taken. This was not an issue that was confined to Teignbridge.

In 2006 the then Department for Communities and Local Government published the Good Practice Guide on Planning for Tourism. Annex B considered the use of seasonal and holiday occupancy conditions, drawing on work carried out by the East Riding of Yorkshire Council, who established a joint working group to establish the best approach to secure holiday use of caravan parks. This group comprised councillors and council officers; representatives from the British Holiday and Homes Parks Association Ltd; the park operators and their agents; and the caravan manufacturers. It concluded that planning conditions needed to

be stronger, requiring documentary evidence of occupiers maintaining a primary residency elsewhere to be provided. The following conditions were suggested as being appropriate:

- (i) the caravans (or cabins/chalets) are occupied for holiday purposes only;
- (ii) the caravans (or cabins/chalets) shall not be occupied as a person's sole, or main place of residence;
- (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Since publication of this guidance Teignbridge has regularly used these conditions throughout the district when approving new holiday accommodation. It was not envisaged that the Council would regularly trawl the holiday sites requesting evidence that the registers were being kept, or that routine inspections of the registers would take place. Clearly this would require a considerable and ongoing resource. However if complaints are received that there is a potential breach of the holiday occupation or sole residence condition the Council can now ask to inspect a register. This situation has only occurred once in the last 3 years.

It is not only for planning reasons that it is important for the Council to understand how properties are occupied. The Council is currently in the process of seeking approval for a new post to supplement the work we already do to maximise council tax and business rates income. The remit of the post would include verifying residency for council tax purposes as well as maximising New Homes Bonus. It is expected that this post will help provide a more pro-active approach to monitoring occupancy at sites like Dawlish Warren where planning enforcement resources can only currently provide a reactive service."

Councillor Wrigley asked, by means of a supplementary question, when the Council would start collecting Council Tax from holiday accommodation being used as permanent housing, and would this happen before extensions to such sites are granted in future.

The Portfolio Holder for Planning and Housing, Councillor Clemens advised that residents should submit the evidence of permanent residency to enable the matter to be investigated.

Question asked by Cllr Wrigley

*"The Licensing sub-committee meeting of 14th August 2017 notes that: "The Guidance issued under Section 182 of the Licensing Act 2003 Part 11, sets out the procedures when a review application has been received by the authority from an interested party.*

*When there are anti-social behaviour issues associated with a late licence for a premises, what level of local residents (or other interested parties) complaints is the minimum threshold for a Licence Review to be considered?"*

The answer was given by the Chairman of the Licensing Committee:

“One application to review must be submitted to start the process, this can be one interested party, or one responsible authority, it is the evidence behind the request which is crucial element.”

Councillor Wrigley asked, by means of a supplementary question what level of evidence is required for a review to commence. In relation to a particular establishment with a late licence, residents and complainants have gathered evidence including video footage.

The Chairman of the Licensing Committee answered that the receipt of a complaint and request to review a licence would suffice. The police would be consulted along with all other statutory consultees.

**105. NOTICES OF MOTION UNDER COUNCIL PROCEDURE RULE 4.5(L)**

There were no Notices of Motion.

**106. REFERRAL FROM AUDIT SCRUTINY - 2017/18 STATEMENT OF ACCOUNTS INCLUDING THE ANNUAL GOVERNANCE STATEMENT AND TREASURY MANAGEMENT RESULTS**

Councillor Clarence, Chairman of the Audit Scrutiny Committee referred to the report circulated with the agenda. The Council's accounts had received an 'excellent rating' from external audit.

Councillor Clarence proposed the approval of the recommendations as set out in the report circulated with the agenda. The proposal was seconded by Councillor Hockin.

Councillor Dewhurst thanked all those involved in producing the budget. He expressed concern at the level of debt which had increased from £415k to £547k at a time when other authority debts were being reduced.

The Leader of the Council emphasised that the Council tax had been increased just twice over the last eight years, which equated to a £10.00 increase per household, for the average Band D since 2011. In addition, grants from central government, which equated to £10 million in the previous administration, have eroded during the past eight years of the current administration, and would be zero this year. Taking these factors into account the Leader advised that the Council was on a firm footing for the future.

Cllr Barker, the Portfolio Holder for Corporate Services added that the write off debt included debts from several previous years, and will vary from year to year. Such debt remained in the Council's accounts to enable the debt to be recovered, and debtors traced if at all possible. The Council had robust accounting procedures in place and it was performing well.

In response to a query by Councillor Rollason regarding the processing of journals, the Section 151 Officer advised that External Audit had accepted and

agreed the Council's procedures and mitigations due to the nature of having a small Finance team.

The vote was taken on the proposal above and it was carried by 22 votes for, 0 against and 10 abstentions.

Resolved

- (a) The 2017/18 Statement of Accounts including the Annual Governance Statement and letter of representation as recommended by the Audit Scrutiny Committee, as circulated, be approved.
- (b) The Treasury Management results for 2017/18 be noted.
- (c) The Audit Findings Report from Grant Thornton be noted and the actions arising from the action plan be approved.

**107. EXCLUSION OF THE PRESS AND PUBLIC**

Resolved

That under Section 100(A)(4) of the Local Government Act 1972, the Press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Part 1 of Schedule 12A of the Act.

**108. APPOINTMENT OF STANDARDS INDEPENDENT PERSON AND COMMITTEE CO-OPTED INDEPENDENT PERSON UNDER THE LOCALISM ACT 2011**

Consideration was given to the report circulated with the agenda, which set out the requirements under the Localism Act 2011 for the Council to appoint an Independent Person to assist the Council in promoting and maintaining high standards of conduct. The Council currently had one Independent Person but it was desirable to appoint a second Independent Person and a co-opted Independent Person to the Standards Committee. Without the additional appointment the workload of the current Independent Person could increase to an unsustainable level. The overall cost to the Council shall not increase as a direct consequence of these appointments.

It was noted that the remuneration rate recommended in the report would be considered by the Independent Remuneration Panel as part of the current review of Members Allowances.

Councillor Dennis advised that he and Councillor Prowse supported the appointments and would meet the appointees along with the other members of the Standards Committee.

It was proposed by Councillor Dennis, seconded by Councillor Hockin and carried by a unanimous vote, that

Resolved

- a) Ms Amanda Smith be appointed as an Independent Person for a period of four years.
- b) Ms Janette Bird be appointed as an Independent Co-opted Member of the Standards Committee for a period of years.
- c) Both appointments be remunerated at the rate of £50 per half-day or £100 per full-day.

**109. COMMON SEAL OF THE COUNCIL**

The Chairman announced that the Common Seal of the Council be affixed to any document or documents necessary to give effect to the resolutions passed by the Council at this meeting.

AVRIL KERSWELL  
Chairman

## COUNCIL

CHAIRMAN: Cllr Avril Kerswell

**DATE:** 15 October 2018

**REPORT OF:** Chairman of Standards Committee and the Interim Monitoring Officer

**SUBJECT:** UPDATE FROM THE CHAIRMAN OF THE STANDARDS COMMITTEE

### PART I

#### RECOMMENDATION

**That the Council is asked to receive this update on Standards matters and note the Code of Conduct training to which all Members should make best endeavours to attend.**

#### 1. PURPOSE

This report is to update Members on:-

- a) the current position regarding the work of the Standards Committee; and
- b) the adopted Code of Conduct for Members in particular regarding proposed training for Members on Standards issues and formal complaints.

#### 2. BACKGROUND

This report follows on from the update to Full Council on 22 February 2018 regarding the current position of the work of the Standards Committee and Code of Conduct.

#### 3. CURRENT ACTIONS

##### 3.1 Standards/Code of Conduct Training

The Council has engaged Hoey Ainscough Associates Ltd to provide Code of Conduct/standards training to all Members.

## TEIGNBRIDGE DISTRICT COUNCIL

Hoey Ainscough Associates Ltd was set up in 2012 by its co-directors Paul Hoey and Natalie Ainscough to support local authorities following the abolition of Standards for England.

They provide authoritative advice and guidance to individual authorities on standards procedures and individual cases and share good practice on standards issues through a subscription website.

They specialise in training for members and officers on standards, investigating high-profile, complex and contentious standards cases, doing detailed governance reviews of parish councils and reviewing local Codes of Conduct and case-handling procedures for local authorities.

Since setting up in 2012 they have helped representatives from over 400 authorities on all aspects of the standards framework.

They also work with national representative bodies on standards-related policy issues, including the Committee on Standards in Public Life, and organise and speak at national conferences.

**Paul Hoey** - Paul previously worked extensively for central government nationally and internationally for over 20 years in a range of policy roles including over ten years as the director in charge of strategy and stakeholder relations at Standards for England. He has been the acknowledged national expert on the local government standards framework for the last decade and has given expert evidence to both the Parliamentary Select Committee and Committee on Standards in Public Life enquiries into local government standards.

**Natalie Ainscough** - Natalie had worked on public policy development for various Government agencies, including nearly 6 years at Standards for England in a key policy role developing and implementing an evolving local standards framework where she led a multi-disciplinary team in the development of statutory guidance. She has experience of working with senior politicians and officers at national and local level and extensive knowledge of negotiating at the highest political levels across parties. She is a specialist in understanding Parliamentary procedures and advising senior figures on how to influence political and civil service thinking at senior levels.

**Training Content** - The training will look at why an authority needs to have a code of conduct and why standards in public life matter. The training will then explore, through interactive discussion with members, a number of real case scenarios. This will be divided into two parts:

The first part will be the behavioural aspects of the Code, exploring the issues around public and private conduct, use of social media, respect, confidential information etc.

The second part will look at the principles and rules around registration and declaration of interests and predetermination, again with case studies.

## TEIGNBRIDGE DISTRICT COUNCIL

The intention is to run two training sessions on Tuesday 6 November 2018, so Members can chose to attend either the morning or afternoon session.

The intention is to repeat this training in May/June 2019 as part of the Induction Programme for all new members and as a refresher for re-elected Members.

### 3.2 Complaints

The Chairman of Standards Committee recently met with the Interim Monitoring Officer and the Independent Person to discuss the current complaints against member of both Teignbridge District Council and members of parish and town councils in the district.

Some of these complaints will now be the subject of a formal investigation the findings of which may, in due course, be presented to the Standards Committee.

Members of the Standards Committee will, in the near future, be invited to an informal meeting to review its working practices and procedures in readiness to receive any reports that may follow-on from the formal investigations.

**Cllr Rosalind Prowse**  
**Chairman**

**Justin Price-Jones**  
**Interim Monitoring Officer**  
**Sarah Selway – Democratic Services**

#### BELOW TO BE FILLED IN BY THE REPORT AUTHOR:

<b>Wards affected</b>	
<b>Contact for any more information</b>	Sarah Selway Democratic Services 01626 215159
<b>Background Papers (For Part I reports only)</b>	
<b>Key Decision</b>	N
<b>In Forward Plan</b>	N
<b>In O&amp;S Work Programme</b>	N
<b>Community Impact Assessment attached:</b>	N
<b>Appendices attached:</b>	N/A

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# COUNCIL

Leader: Cllr Jeremy Christophers

Portfolio Holder: Cllr Humphrey Clemens

**DATE:** 15 October 2018

**REPORT OF:** FERGUS PATE, PRINCIPAL DELIVERY OFFICER

**SUBJECT:** SUPPORT FOR A382 IMPROVEMENTS  
**PART I**

## RECOMMENDATIONS

**Council is recommended to approve the draft letter at Appendix 1, which outlines Teignbridge's continued support for the planned A382 corridor improvements.**

### 1. PURPOSE

- 1.1. Devon County Council has made a Compulsory Purchase Order associated with the A382 improvements and submitted it to the Secretary of State for confirmation. The Order is now heading towards a Public Inquiry, which is expected to take place in spring 2019. It is recommended to restate the Council's clear support through the attached letter at Appendix 1

### 2. BACKGROUND

- 2.1. The Teignbridge Local Plan and Infrastructure Delivery Plan both emphasise the importance of the A382 corridor improvements to overall delivery of Teignbridge's development strategy.
- 2.2. The planning application for the road improvements between Drumbridges Roundabout and Newton Abbot was approved by Devon County Council in June 2017. When the application was being considered Teignbridge responded in very supportive terms and the Leader spoke in favour of the scheme at the Committee meeting.
- 2.3. A Compulsory Purchase Order (CPO) has now been made for the first phase of the scheme between Forches Cross and a point close to the Whitehills Cross ('Causeway') junction. An associated Public Inquiry is expected in Spring 2019 and it is recommended to send the attached letter to Devon County Council's Head of Planning, Transportation and Environment, reiterating Teignbridge's very strong support for the project.

### 3. MAIN IMPLICATIONS

- 3.1. The proposed letter will emphasise the need for the A382 corridor improvements. It will help to inform the CPO Inquiry and an Inspector's decision on whether the Order should be confirmed.

**Fergus Pate**  
**Principal Delivery Officer**

## TEIGNBRIDGE DISTRICT COUNCIL

<b>Wards affected</b>	All in Teignbridge Planning Authority area.
<b>Contact for more information</b>	Spatial Planning & Delivery, 01626 215702
<b>Key Decision</b>	Y
<b>In Forward Plan</b>	Y
<b>In O&amp;S Work Programme</b>	N

**Please Ask For:** Jeremy Christophers  
**Tel:** 01626 361101  
**Email:** [jeremy.christophers@teignbridge.gov.uk](mailto:jeremy.christophers@teignbridge.gov.uk)



Mr Dave Black  
Head of Planning, Transportation and Environment  
County Hall, Topsham Road  
Exeter, EX2 4QD

05 October 2018

Dear Dave

**Teignbridge District Council's support for the A382 improvements**

I am writing to underline Teignbridge District Council's overwhelming support for the A382 road improvements.

As you know, the Heart of Teignbridge is undergoing a transformational change associated with its economic offer and housing supply. A programme of town centre investment is underway now and will lead to a £60 million capital injection into Newton Abbot's retail and leisure offer. We are also working to deliver more than 40 hectares of employment land that will cater for around 4,000 new jobs; and with house building having recently doubled, more than 6,000 new homes will be delivered in the Newton Abbot, Kingsteignton and Kingskerswell area across the current Local Plan period.

Integral to the success of this programme will be a transport network that is fit for purpose. The A382 improvements are key to this. They will help to address existing transport issues and make access to Newton Abbot much easier for all users, including those traveling by bus and bike, and on foot. Building on the benefits of the South Devon Highway's opening and the much needed upgrade at Drumbridges Roundabout, the project will also ensure that this part of the road network provides a foundation for our area's continued success and forms a high quality gateway to the district's economic centre.

The Teignbridge Local Plan and Infrastructure Delivery Plan both identify the scheme as a top priority and the District Council's Capital Programme includes a very significant first tranche of funding support that will sit alongside game changing investment from the Local Enterprise Partnership.

We gave the project our full backing through the A382 planning application and I made sure I was at the Planning Committee meeting to passionately emphasise Teignbridge's position. Now that the Compulsory Purchase process is underway, I wanted to make sure there was no doubt about Teignbridge's view that the project must come forward swiftly and successfully if the area is to continue to maximise its potential and flourish.

Yours sincerely

**Jeremy Christophers**  
Leader, Teignbridge District Council

**Teignbridge District Council, Forde House, Newton Abbot, Devon TQ12 4XX  
DX121075 Newton Abbot 5**

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