

Presentation to Overview & Scrutiny

Executive Member for Planning

Cllr Gary Taylor
22 September 2020



Coming up

1. Reflect on T10 Great Places to Live and Work ambitions
2. Budget
3. Headlines from the past year
4. Decision making performance
5. The future of joint planning
6. Newton Abbot Garden Community
7. Key events and decisions
8. Priorities for the coming year

Coming up later in the week.....



.....planning reforms and housing numbers





T10: Great Places to Live and Work

- We ensure through our Plans and Decisions that sufficient homes and infrastructure is planned to meet the development needs of everyone living in, working in and visiting Teignbridge
- We deliver Local Plan projects on the ground and coordinate the spending of the Council's CIL which so far has generated over £9m from commenced developments
- We support the preparation of Neighbourhood Plans, giving communities more certainty and control about development in their localities
- We use our planning powers and harness funding resources to deliver essential infrastructure whilst protecting our built and natural environments

Budget

- Staffing costs
- Working to increase income
- Levering in funds to support capacity and delivery

Headlines from the past year

7

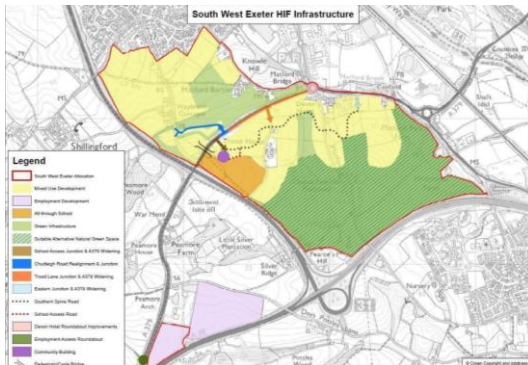


Housing Supply

- Strong housing land supply (7.1 years)
- Weaker delivery rate in 2019/20 (460 homes)
- Current housing target is 760 per annum

Major Infrastructure

- Planning permission for A382 corridor improvements, including Houghton Barton link and Jetty Marsh Link
- Works commenced on phase 1 A382 improvements, with £5.1m CIL and £2m S106



Funding support

- Housing Infrastructure Fund agreement complete for SW Exeter. £55m forward funding for infrastructure.
- Planning permission for SW Exeter all-though school campus

- 19 Tree Preservation Orders
- 1118 decisions
- 411 Enforcement Complaints Closed
- £153,530.35 from S106 for Biodiversity collected
- £107,506.44 from S106 for improvements to Dawlish Warren/Exe Estuary
- Costs awarded against us in planning appeals amounted to £9420
- CIL Liability (after exemptions) was £8,732,751 compared to a total from 2014 of £18,614,661



Development Management Performance

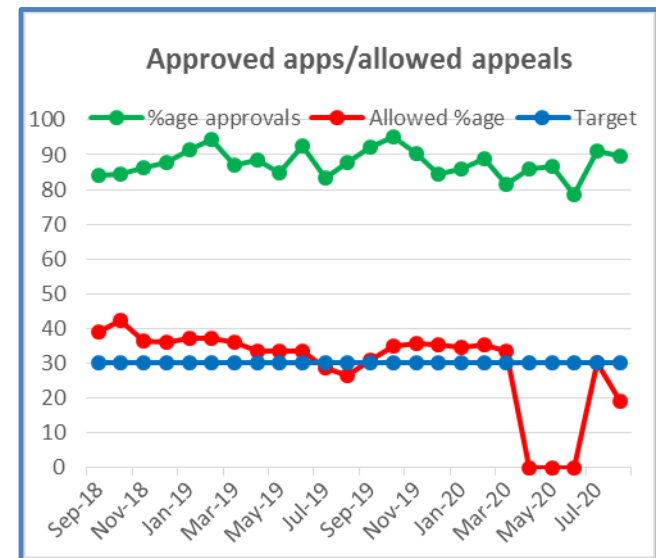
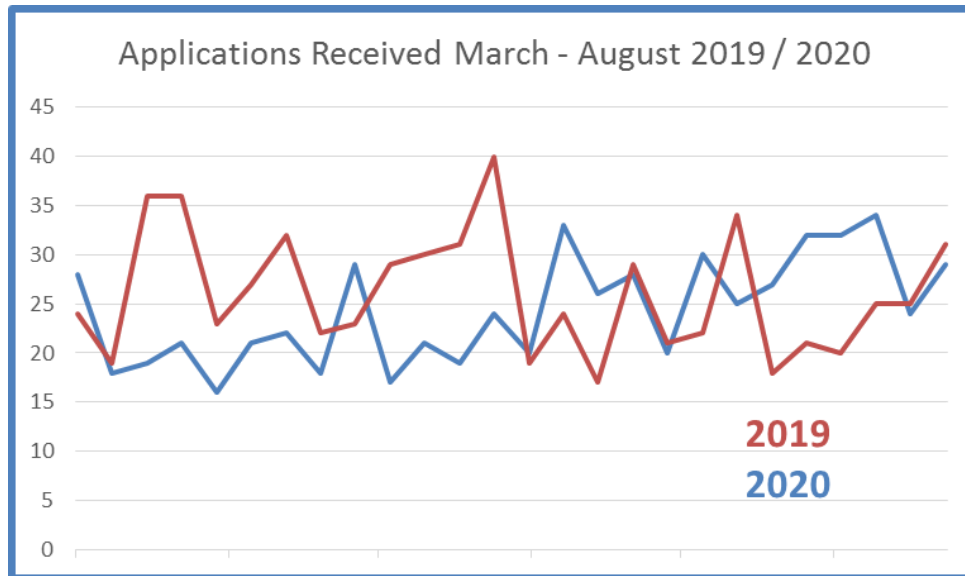
10

2019/20

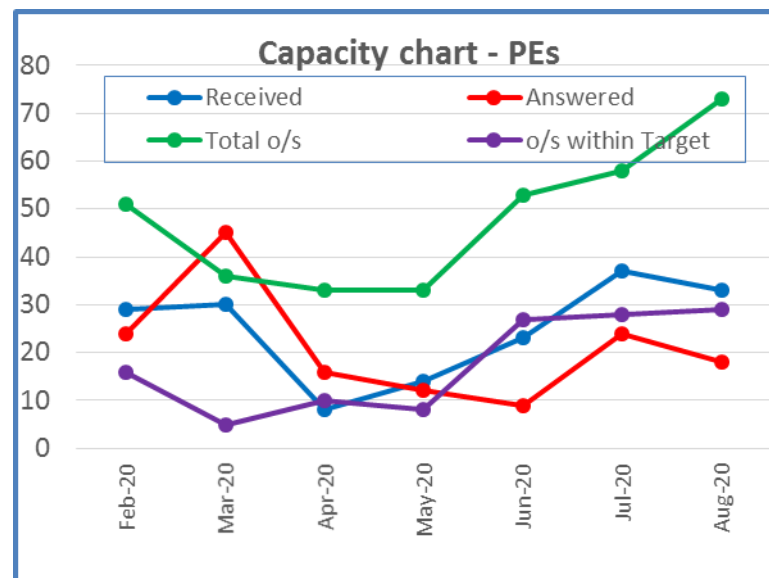
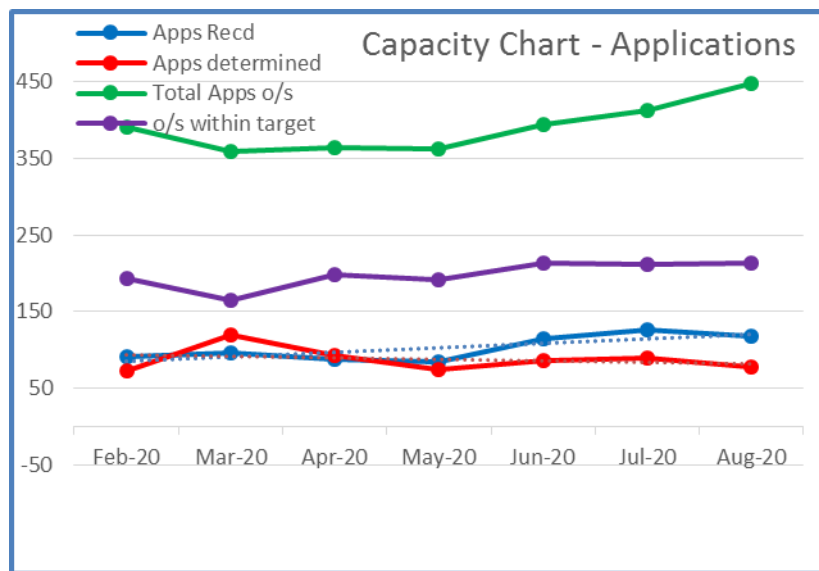
Quarterly NI figures (rolling percentage)					
	Q1	Q2	Q3	Q4	target
Major	88.89%	93.75%	96.00%	93.94%	60
Minor	76.40%	80.50%	81.62%	81.62%	65
Other	94.37%	94.44%	93.94%	91.85%	80

National Indicator figures for 2019-20

- Well above the National Target
- Still room for improvement
- Q1 2020/21 remains above National target



- Applications continue to be submitted
- 4 posts not filled as savings
- Staff turnover + recruitment processes = reduced staffing levels
- Successful recent recruitment to 4 of 5 vacancies, 1 advert out now



The future of joint planning

Why joint planning?

- Continues to be our best opportunity for leveraging in investment
- People, places and environments do not stop at political boundaries – so we have to think bigger than our district

What's happening with GESP?

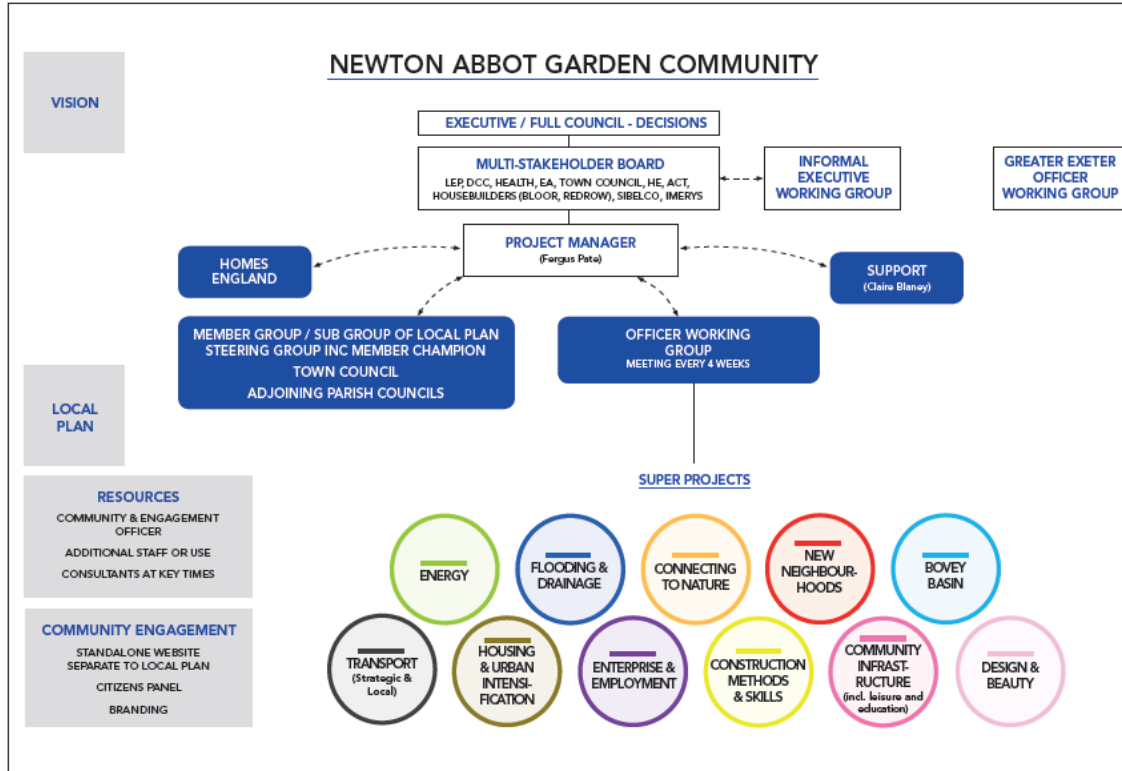
- The withdrawal of East Devon signals an end to GESP and a **statutory plan** but not to joint planning

So what now?

- All 4 authorities will accelerate their individual Local Plan timetables
- Continue to work together as an economically and socially important sub-region to prepare a **non-statutory** plan or prospectus alongside Local Plans

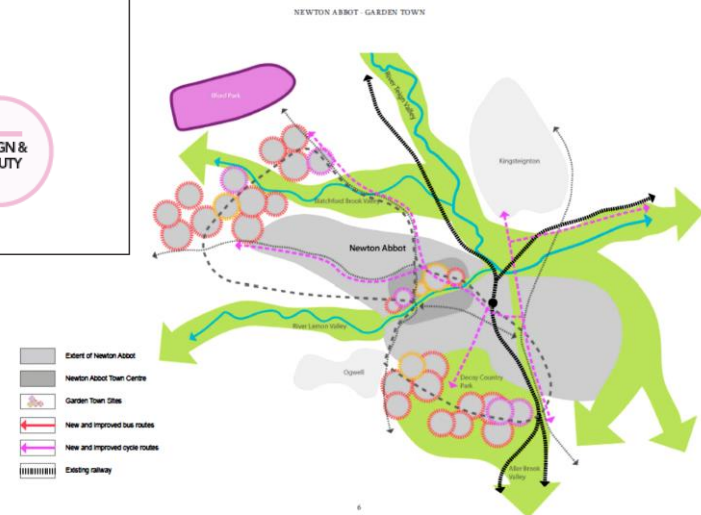
Newton Abbot Garden Community

13



- Confirmed as one of 49 Garden Communities
- Focus on low carbon, sustainable transport, green infrastructure
- Reviewing opportunities for brownfield redevelopment

Widespread community engagement will help to establish a town wide vision, as well as goals for individual neighbourhoods (new and existing)



What are the key events and decisions coming up?¹⁴



Determination of planning application for Houghton Barton (NA1)



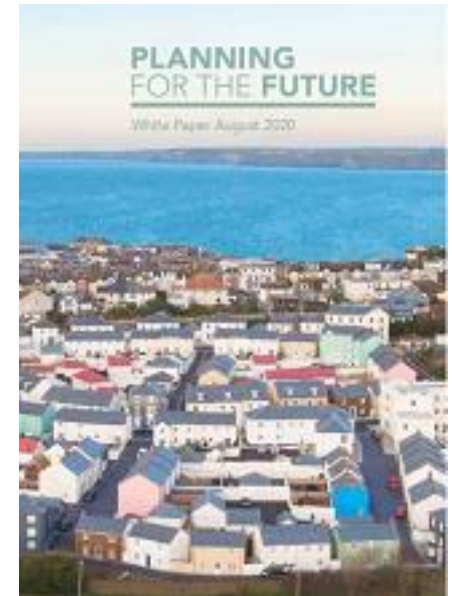
South West Exeter District Heating Network



Teign Estuary Trail



Opening of Phase 1 of South West Exeter Countryside Park



Planning Reforms
Thursday 24th
September: 2pm –
via Zoom

Priorities for the next year



Planning key contacts

- Development Management
Ros Eastman
- Strategic Planning & Neighbourhood Planning
Michelle Luscombe
- Delivery
Fergus Pate