

E-mail: comsec@teignbridge.gov.uk

20 April 2022

FULL COUNCIL

A meeting of the **Full Council** will be held on **Thursday, 28th April, 2022** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS
Managing Director

Membership:

Councillors Austen, Bradford, Bullivant, Clarence, Colclough, Connett, Cook, D Cox, H Cox, Daws, Dewhirst, Eden, Evans (Vice-Chair), Foden, Goodman-Bradbury, Gribble, Haines, Hayes, Hocking, G Hook, J Hook, Jeffery, Jeffries, Jenks, Keeling, Kerswell, MacGregor, Morgan, Mullone, Nutley, Nuttall, Orme, Parker-Khan, Parker (Chair), Patch, Peart, J Petherick, L Petherick, Phipps, Purser, Rollason, Russell, Swain, Taylor, Thorne, Tume and Wrigley

Please Note: The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting \(public-i.tv\)](#) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

AGENDA

Part I

1. **Apologies for absence**

2. **Minutes**

(Pages 5 - 16)

To approve as a correct record and sign the minutes of the previous Council meeting.

3. **Announcements**

Announcements only from the Chair of Council, Leader, Members of the Executive or the Managing Director.

4. **Declarations of interest (if any)**

5. **Public Questions (if any)**

Members of the public may ask questions. A maximum period of 15 minutes will be allowed with a maximum period of three minutes per questioner. The deadline for questions is 5pm three clear working days before the meeting for this meeting being Friday 22 April 2022 at 5pm.

6. **Funding for Jetty Marsh Link Road Newton Abbot** (Pages 17 - 32)

7. **Levelling Up White Paper** (Pages 33 - 46)

8. **Teignmouth, Brunswick Street** (Pages 47 - 52)

9. **Local Government (Access to Information) Act 1985 - Exclusion of 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 item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

Part II: Item suggested for discussion with the press and public excluded

10. **Teignmouth, Brunswick Street** (Pages 53 - 60)

11. **Local Government (Access to Information) Act 1985**

To recommend that the following items be discussed with the press and public present.

12. **Teignmouth, Brunswick Street**

See Agenda item 8.

13. **Notice of Motion**

Notice of Motion's shall be referred to the appropriate Committee meeting. The mover of the motion can outline the proposal and then it will stand adjourned. The motion may be debated to assist debate later if agreed by two-thirds of Council Members.

Notice of Motion 1

The following motion on Stagecoach bus services in Teignbridge has been presented by Cllr Foden and supported by Cllrs Dewhirst, G Hook. Nutley and Parker.

To thank Devon County Council and Stagecoach for this notice in change in bus services, which various routes throughout Teignbridge, serving Dawlish, Dawlish Warren, Starcross, Exminster, Chudleigh, Newton Abbot, Kingsteignton, Bovey Tracey, and Teignmouth.

Please can there be reassurance that at the first opportunity, when the driver recruitment difficulties have eased:

- 1) That every effort be made to increase the frequency of services from Exeter to Newton Abbot via Exminster, Dawlish, and Teignmouth, including every 20 minutes or adding express routes during peak times.
- 2) To increase the frequency of services between Dawlish Warren and Teignmouth during the holiday season.
- 3) Where Stagecoach have taken over from Country Bus on bus routes, eg. in Ide and Dunchideock, that the bus fares remain consistent with the pricing structure for other Stagecoach bus routes.
- 4) At this time of climate crisis, and petrol price increases, and increasing house-building (therefore increasing population and increasing car use) in the Parishes of Exminster, Dawlish, Teignmouth, Kingsteignton, Newton Abbot, Chudleigh, Bovey Tracey, and other villages in Teignbridge; we request the efforts of Devon County Council and Stagecoach for improved public transport and increased frequency of bus services in order to cut carbon emissions by reducing private car use and thereby easing traffic congestions, and to help people cut their individual carbon footprints.

We ask that the Leader of this Council write to Devon County Council and Stagecoach Devon to declare our Notice of Motion.

14. **Councillor Questions**

Members of the Council may ask questions of the Council subject to procedural rules.

For Information

15. **For Information - Urgent Decision - Decarbonisation Works** (Pages 61 - 62)

16. **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

Under Section 100(A)(4) of the Local Government Act 1972, the paper be excluded from the press and public on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

17. **For Information - Urgent Decision - Decarbonisation Works** (Pages 63 - 66)

If you would like this information in another format, please telephone 01626 361101 or

e-mail info@teignbridge.gov.uk

Full Council

Tuesday, 22 February 2022

Present:

Councillors Austen, Bradford, Clarence, Colclough, Connett, Cook, D Cox, H Cox, Daws, Dewhurst, Evans (Vice-Chair), Foden, Goodman-Bradbury, Hayes, Hocking, G Hook, J Hook, Jeffery, Jeffries, Keeling, Kerswell, MacGregor, Mullone, Nutley, Orme, Parker (Chair), Patch, Peart, J Petherick, L Petherick, Phipps, Rollason, Russell, Swain, Taylor, Thorne and Wrigley

Apologies:

Councillors Bullivant, Eden, Gribble, Haines, Jenks, Morgan, Nuttall, Parker-Khan, Purser and Tume

Officers in Attendance:

Trainee Solicitor, Head of Place & Commercial Services, Economic Development Officer Town Centres, Senior Estates & Development Surveyor, Democratic Services Officer, Chief Finance Officer & Head of Corporate Services, Trainee Democratic Services Officer, Communications Manager, Democratic Services Team Leader & Deputy Monitoring Officer, Managing Director, Green Infrastructure Officer, and Head of Legal Services & Monitoring Officer to the Council

10 Minutes

It was proposed by the Leader, seconded by the Executive Member for Recycling, Household Waste and Environmental Health that the minutes be approved. This was carried.

RESOLVED that the minutes of the meeting on 13 January 2022 be approved and signed as a correct record by the Chair.

11 Announcements

The Chair announced that he sent a letter to Her Majesty the Queen to congratulate her on her Platinum Jubilee and there would be a COVID Tree Memorial planting in the grounds of Old Forde House on 23 March 2022.

He continued that Members would recall at the 30 November 2021 Full Council meeting Cllr Patch announced that he had made an application to the High Courts to Judicially Review the Council. Yesterday for the second and final time the High Courts refused permission to Judicially Review the Council and ordered the Cllr to pay the Councils costs of £7,811.25.

In response to an interjection from Cllr Patch, the Leader moved that Cllr Patch be no further heard on this agenda item, this was seconded by Executive Member for Recycling, Household Waste and Environmental Health and carried.

12 Declarations of interest

Cllr Wrigley declared an interest in relation to the Future High Street Fund item (minute no.15) as he had been appointed by the Council to the position of Director of Newton Abbot Community Interest Company, he had no personal financial interest and no pecuniary interest and intended to speak on the item.

Cllr J Hook declared an interest in relation to Future High Street Fund item (minute no.15) as a Director of the Newton Abbot Community Interest Company and had no pecuniary interest and may speak on the item.

Cllr Clarence declared an interest in relation to the member questions (minute no.24) as he lived in one of the lower lying property's which had been subject to flooding in the past.

Cllr Daws declared an interest in relation to the Future High Street Fund item (minute no.15) as he was the owner of two mid-scale entertainment venues and had sat on the Culture Groups at Bath and Brighton and Hove.

Cllr Phipps declared an interest in relation to the budget item (minute no.13) as the Vice-Chair of the Dawlish Air Show Committee.

13 Budget and Council Tax 2022/23

The Executive Member for Corporate Resources proposed the recommendation from the Executive in relation to the Final Financial Plan Proposals 2021/2022 to 2024/25, this was seconded by the Leader.

In presenting the budget, the Executive Member for Corporate Resources thanked officers for their preparation of the budget and the Overview and Scrutiny Committees for their work and input into the budget proposals.

During the debate it was acknowledged that there was a piece of work that Overview and Scrutiny Committee could undertake with regards to a Framework for the Councillors Community Fund.

RESOLVED that:-

- a That the Teignbridge band D council tax for 2022/23 be increased by 2.78% or £5 to £185.17 per annum;
- b That general reserves be increased to 12.8% of the net revenue budget for 2022/23 or just over £2.0 million;
- c That £100,000 of the general reserve balance in any one year continues to be available to the Executive to meet unexpected expenditure in addition to the agreed revenue budget;
- d All other decisions with regard to budgetary change will be

approved by reference to virement rules in the financial instructions;

- e That the summary revenue budget for 2022/23 is £16.1 million as shown at appendix 4. In particular the revenue budget includes:
- Assumptions of a 2.0% pay from 1 April 2022
 - Revenue contributions to fund capital continue to be suspended in the medium term to protect the revenue budget
 - Voluntary grants are amended as detailed at 8 February Executive minute number 12 and adjusted in 2022/23 by virement
 - A 'Tidy Teignbridge' pot is introduced for 2022/23 at £40,000 per annum for 2 years
 - The councillors community fund grant is increased to £1,200 each and adjusted in 2022/23 by virement
 - A payment of £1,000,000 to reduce the pension deficit;
- f That fees and charges are approved as shown summarised at appendix 6;
- g That the capital programme as shown at appendix 7 be approved. In particular this includes:
- Increasing jobs and homes through continuing support for housing whilst backing business and encouraging community-led planning.
Work has begun on the Teignbridge 100 affordable housing project with a second site in Newton Abbot nearing completion. An increasing rented programme across urban and rural sites has commenced and delivery will continue over the next 3 years of the programme.
 - Increased investment for climate change projects following successful funding bids for low carbon heating and energy system improvements. Schemes are underway at leisure sites and Council offices with further provisions under the Carbon

Action Plan.

- Infrastructure delivery plan investment contributing to improving education, transport links, sports and open spaces

Regeneration investment, including one hotel in Newton Abbot funded mainly from prudential borrowing. The funding offer from the Government Future High Street Fund for grant of £9.2 million aimed at improving town centres was confirmed. This will have a positive impact on Newton Abbot and the wider Teignbridge economy. Co-funding includes CIL, grant from other sources and prudential borrowing. There is also an indicative provision for employment site investment to be funded through prudential borrowing. A business case will be brought to members for consideration once it is finalised;

- h That the prudential indicators are noted and the prudential limits approved all as set out in appendix 10;
- i That the updated treasury management strategy statement and authorised lending list as set out in appendix 11 is approved together with the capital strategy in appendix 11a;
- j That each scheme will be considered on its merits as explained at the end of appendix 11 to decide the calculation of minimum revenue provision for capital expenditure in 2022/23; and
- k That the council tax resolutions as recommended in appendix 14 be approved.

In accordance with the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014 the vote was recorded.

*For: Cllrs Austen, Clarence, Colclough, Connett, D Cox, H Cox, Dewhirst, Foden, Goodman-Bradbury, Hayes, Hocking, G Hook, J Hook, Jeffery Jeffries, Keeling, Kerswell Macgregor, Nutley, Orme, Peart, J Petherick, L Petherick, Phipps, Rollason, Russell, Swain, Taylor, Thorne, Wrigley, Evans and Parker
(32 members)*

*Against: Cllrs Bradford and Mullone
(2 members)*

*Abstain: Cllrs Daws and Patch
(2 member)*

*Not voted: Cllr Cook
(1 member)*

*Absent: Cllrs Bullivant, Eden, Gribble, Haines, Jenks, Morgan, Nuttall, Parker-Khan, Purser and Tume
(10 members)*

14 Public Questions

Public questions and responses attached to agenda.

See the live stream - [Council 22 Feb 22 - YouTube](#)

15 Future High Street Fund - Newton Abbot Market

The Executive Member for Economy and Jobs proposed the recommendation with an additional recommendation *'that the Council continues to engage and consult with regard to the design and considers the needs of the market and cultural hub/performance space through a new Steering Group chaired by the Portfolio Holder for Economy & Jobs, and that the council's appropriate committees are regularly updated on progress'*. This was seconded by the Executive Member for Homes and Communities.

The Chair proposed, seconded by Cllr Macgregor that because of the financially sensitive information to be discussed the Council go into Part II session and exclude the press and public. This was carried.

RESOLVED that under Section 100 (A) (4) of the Local Government Act 1972 that press and public be excluded from the meeting for the discussion of the financial sensitive information on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of part 1 of schedule 12 A of the Act.

The Chair proposed, seconded by Cllr Macgregor that the meeting return to Part I with press and public present. This was carried and the meeting resumed in Part I.

Cllr Colclough proposed an amendment that the Council welcome the £9 million to renovate Newton Abbot but that the Alexandra Theatre is not included in the proposal and it is keep as it is being an asset to the town. This was seconded by Cllr Clarence put to the vote and lost.

A recorded vote was asked for by at least five Members under Procedure Rule 4.13.5.

Recorded vote under Procedure Rule 4.13.5

*For: Cllrs Bradford, Clarence, Colclough, Daws, Hocking, Jeffery, Macgregor, Mullone, Patch, J Petherick, L Petherick, Phipps and Russell
(13 members)*

Against: Cllrs Austen, Connett, D Cox, H Cox, Dewhirst, Foden, Goodman-Bradbury, Hayes, G Hook, J Hook, Jeffries, Keeling, Nutley, Peart, Rollason, Swain, Thorne, Wrigley, Evans, Parker
(20 members)

Abstain; Cllr Taylor
(1 member)

Not voted: Cllr Cook
(1 member)

Absent: Cllrs Bullivant, Eden, Gribble, Haines, Jenks, Kerswell, Morgan, Nuttall, Orme, Parker-Khan, Purser and Tume.
(12 members)

Cllr Patch proposed an amendment that a six month time scale be given for an alternate scheme to be developed based on the Jeremy Newcombe plan to incorporate a financially viable business plan as to how that scheme might operate this being an alternative as to what is being put forward. With the alternative scheme to come forward for consideration by the Council. This was seconded by Cllr Daws, put to the vote and lost.

A recorded vote was asked for by at least five Members under Procedure Rule 4.13.5.

Recorded vote under Procedure Rule 4.13.5

For: Cllrs Bradford, Clarence, Colclough, Daws, Hocking, Jeffery, Macgregor, Mullone, Patch, J Petherick, L Petherick, Phipps and Russell
(13 members)

Against: Cllrs Austen, Connett, H Cox, Dewhirst, Goodman-Bradbury, Hayes, G Hook, J Hook, Jeffries, Keeling, Nutley, Peart, Rollason, Swain, Taylor, Thorne, Wrigley, Evans, Parker
(19 members)

Abstain - Cllrs D Cox and Foden
(2 members)

Not voted: Cllr Cook
(1 member)

Absent: Cllrs Bullivant, Eden, Gribble, Haines, Jenks, Kerswell, Morgan, Nuttall, Orme, Parker-Khan, Purser and Tume.
(12 members)

The substantive motion was put to the vote and it was:-

RESOLVED to:-

- (1) The budget outlined in part II of this report to deliver the project detailed in

section 4 be approved;

- (2) Delegated authority be given to the Head of Place and Commercial Services in consultation with the Chief Finance Officer and Executive Member for Economy and Jobs to take such decisions necessary to deliver the project: and
- (3) that the Council continues to engage and consult with regard to the design and considers the needs of the market and cultural hub/performance space through a new Steering Group chaired by the Portfolio Holder for Economy & Jobs, and that the council's appropriate committees are regularly updated on progress.

A recorded vote was asked for by at least five Members under Procedure Rule 4.13.5.

Recorded vote under Procedure Rule 4.13.5

*For: Cllrs Austen, Connett, Cook, D Cox, H Cox, Dewhirst, Foden, Goodman-Bradbury, Hayes, G Hook, J Hook, Jeffries, Keeling, Macgregor, Nutley, Peart, Phipps, Rollason, Swain, Taylor, Thorne, Wrigley, Evans and Parker
(24 members)*

*Against: Cllrs Bradford, Clarence, Colclough, Daws, Hocking, Jeffery, Mullone, Patch and Russell
(9 members)*

*Abstain: Cllrs J Petherick and L Petherick
(2 members)*

*Absent: Cllrs Bullivant, Eden, Gribble, Haines, Jenks, Kerswell, Morgan, Nuttall, Orme, Parker-Khan, Purser and Tume.
(12 members)*

16 Recommendation from Executive - Council Tax Reduction Scheme

It was proposed by the Executive Member for Corporate Services and seconded by the Leader that the recommendation be approved. This was carried.

It was acknowledged that Teignbridge was the only council in the district to have a 100% council tax reduction scheme.

RESOLVED that:-

- (1) The existing provisions within the Scheme be used to increase the upper income threshold in Band 1 from £75.00 to £78.00 and the lower threshold in Band B from £75.01 to £78.01; and
- (2) The Council Tax Reduction Scheme (attached as Appendix A) be adopted for the year 2022/23.

17 Recommendation from Executive - Dog PSPO Review

The Executive Member for Recycling, Household Waste and Environmental Health proposed the recommendation be approved, this was seconded by Cllr Foden and carried.

RESOLVED that the continuation of the Public Space Protection Order (PSPO) for Responsible Dog Ownership under ss59 to 75 of the Anti-Social Crime and Policing Act 2014 be approved, taking into account the following recommendations of the Task and Finish Group;

- (1) That the lead length should be reduced to one metre and it should be a fixed type lead; and
- (2) Officers increase the signage in key locations to inform the public of the controls.

18 Recommendation from Strata Joint Executive - Strata Budget

The Executive Member for Recycling, Household Waste and Environmental Health proposed the recommendation be approved, this was seconded by Cllr Macgregor and carried.

RESOLVED that the following be approved by East Devon District Council, Exeter City Council and Teignbridge District Council Full Councils:-

- (1) The interim Strata Business Plan noting that a new version of the Strata Business Plan would be completed and brought back for approval once the three authorities had undertaken their Digital and IT Strategy work and Agilisys had completed their review of Strata;
- (2) The provision of the PowerBI Premium of £70,000, this to be apportioned to the three authorities as per the percentages in the Strata Contract;
- (3) The total Strata Services Solutions Ltd budget of £7,371,549 as portioned below:-
East Devon District Council - £2,866,318
Exeter City Council – £2,444,655
Teignbridge District Council - £2,060,576; and
- (4) Capital requirements budget for the next 12 months of:
Public Switched Telephone Network Replacement - Exeter City Council - £40,000
Exeter City Council Civic Centre HFX Door Access Replacement - £100,000
System upgrade costs – 2012 server replacement - £100,000 apportioned as below:-
 - Exeter City Council - £35,936
 - East Devon District Council - £36,692

- Teignbridge District Council - £27,372
- Geographic Information Systems Cloud Migration £10,000 apportioned as below
- Exeter City Council - £3,594
 - East Devon District Council - £3,669
 - Teignbridge District Council - £2,737

19 Recommendation from Strata Joint Executive - Terms of Reference

The Executive Member for Executive Member for Recycling, Household Waste and Environmental Health proposed the recommendation be approved, this was seconded by the Leader and carried.

RESOLVED that Strata's Joint Executive Committee terms of reference be amended to allow for the officer representation to be the Chief Executive or their nominee of the three constituent authorities (rather than the Chief Executive) be approved.

20 Cycling and By-laws Newton Abbot

The Executive Member for Planning proposed the recommendation be approved, this was seconded by the Leader and carried.

RESOLVED that:-

- (1) Undertaking the process of replacing the Pleasure Grounds Byelaw 5(b) dated 1 June 1951 (Appendix A), using the wording in Appendix D be approved. This will follow the 2016 Byelaw Regulations (including public consultation), with the purpose of enabling cycling on dedicated, sign-posted routes of suitable width, such as the two described in the circulated report (and displayed in Appendix B & Appendix C); and
- (2) Delegated authority be given to the Head of Legal Services (or a person appointed by him), the Head of Place & Commercial Services and the Head of Operational Services to ensure the Byelaw process is properly conducted.

21 Recommendation from Procedures Committee - Notice of Motion

The Chair of Procedures Committee proposed the recommendations be approved, this was seconded by Cllr Swain and was carried.

RESOLVED that:-

- (1) 4.3.2(e): public questions - "*the business of the meeting*" be amended to read to "*the business of the council*";
- (2) Section 6, Schedule 2 row 2B3: minor amendments to the constitution, to add in after minor changes "*i.e. change which no Group Leader feels is significant in that it fundamentally changes existing provisions*"; and

- (3) To modified the constitution to use gender neutral language throughout to replace references to *chairman* with *chair* and *he/his* with *they/their*.

22 Recommendation from Procedures Committee - Public and Member Questions time lines

The Chair of Procedures Committee proposed the recommendations be approved, this was seconded by Cllr G Hook and was carried.

RESOLVED that the time lines for submitting public and member questions to committee be three clear working days before the meeting *i.e should the meeting be on a Thursday the deadline would be the Friday before at 5pm* be approved.

23 Notices of Motion

Least two third of members agreed to debate the Notice of Motion submitted by Cllr G Hook.

Cllr G Hook proposed his Notice of Motion on the Police, Crime, Sentencing and Courts Bill. The Bill is criticised by MPs of all parties; it is criticised by numerous former high-ranking police officers and chiefs, who have stated that the bill is " a threat to democracy"; 350 organisations have written to the Home Secretary condemning the bill. The Police Federation and Association of Police and Crime Commissioners have not been consulted on the protest measures in the bill.

Cllr D Cox seconded the Notice of Motion and it was carried.

RESOLVED that the Chair/Leader write to the Home Secretary and to the local MPs on behalf of this Council expressing the following opinion. Namely,

"Teignbridge Council supports the police in all its endeavours to uphold the law of the land and defend residents from any criminality. However, it is critical of the unnecessary draft legislation currently progressing through Parliament which threatens the very core of our democracy, namely the right to peaceful protest and assembly.

The Police, Crime, Sentencing and Courts Bill currently proceeding through Parliament is considered to be a direct threat in various ways to the civil liberties and democratic traditions of this country, currently enjoyed by all citizens, namely the right to peaceful protest. In its current form the Bill seeks to empower the police to arrest participants in peaceful protest for simply carrying a banner and to give the Home Secretary the authority to define what is " reasonable". Something which this Council considers to be unacceptable".

24 Councillor Questions

Member's questions and responses are attached to the agenda.

The relevant Executive Member responded to the supplementary questions arising therefrom. See the live stream [Council 22 Feb 22 - YouTube](#)

The meeting started at 10.00 am and finished at 3.46 pm.

Chair

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**Teignbridge District Council
Council
28 April 2022
Part 1**

Funding for the A382 Jetty Marsh Link Road

Purpose of Report

To approve a funding contribution of £600,000 from the Community Infrastructure Levy towards delivery of the Jetty Marsh pedestrian, cyclist and vehicular link road between Newton Abbot Hospital and the Bovey Tracey Road (A382)

Recommendation(s)

The Committee RESOLVES to:

- (1) Approve a contribution of £600,000 towards the new link road between Newton Abbot Hospital (West Golds Way) and the A382; and
- (2) Delegate authority to the Head of Place and Commercial Services to complete a funding agreement with Devon County Council associated with the contribution and take such other actions as may be necessary to make the payment.

Financial Implications

The financial contribution of £600,000 is detailed in 4.1 below and is a provision within our existing capital programme approved in the budget setting papers in February 2022.

Martin Flitcroft, Chief Finance Officer and Head of Corporate Services
Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

No further advice provided but legal implications are addressed at Section 4.

Risk Assessment

Key risks are already addressed at Section 4.
Fergus Pate, Principal Delivery Officer
Email: fergus.pate@teignbridge.gov.uk

Environmental/ Climate Change Implications

Environmental implications are addressed at Section 4.
William Elliott, Climate Change Officer
Email: william.elliott@teignbridge.gov.uk

Report Author

Fergus Pate, Principal Delivery Officer
Email: fergus.pate@teignbridge.gov.uk

Executive Member

Executive Member for Planning, Cllr Gary Taylor

Appendices

Appendix 1 – Map illustrating progress with improvements to the A382 corridor.
Appendix 2 – General arrangement of the Jetty Marsh Link
Appendix 3 – Letter from Devon County Council requesting funding
Appendix 4 – Equality Impact Assessment

Background Papers

Teignbridge Capital Programme 2022/23
[Devon County Council Cabinet: A382 Drumbridges to Newton Abbot \(October 2021\)](#)

1. Introduction

- 1.1 Ongoing upgrades to the A382 corridor are a priority for Teignbridge Council, as reflected in the Council Strategy and 2013–2033 Local Plan. Devon County Council is also focussed on improving the route between the A38 and Newton Abbot town centre, as well as bringing forward a connection through Houghton Barton from the A382 to the A383. A funding contribution of £600,000 is required to help deliver an important new link between Newton Abbot Hospital (West Golds Way) and the Bovey Tracey Road (A382).

2. Progress with the A382 improvements

- 2.1 Phase 1 of the A382 improvement programme, between Forches Cross and Whitehill Cross, was completed in 2021. Teignbridge made a £5.1 million contribution towards works with a total value of £13.2 million. The works were undertaken by contractors acting for Devon County Council and Teignbridge's contribution was funded through the Community Infrastructure Levy (CIL).
- 2.2 Since then, work has commenced on phase 1 of the Houghton Barton Link Road with both councils proactively forward funding £2.5 million of the £7.4 million cost in advance of developer contributions. £38.12 million has also been secured from government to upgrade the remainder of the A382 Drumbridges to Newton Abbot route.
- 2.3 The total extent of improvements in the area is illustrated on the map at Appendix 1
- 2.4 The upgrades already benefit from planning permission and include a new link road, known as the Jetty Marsh Link (or Jetty Marsh 2). The Jetty Marsh Link will include a new

roundabout at Whitehill Cross and a pedestrian, cyclist and vehicular route will be created onward to Newton Abbot Hospital and the town centre as shown at Appendix 2.

- 2.5 Through the recent grant of planning permission for new homes at the Sibelco Berry Knowles site, land was secured to deliver the Jetty Marsh Link and fill material for advance works to construct the embankment has been offered to Devon County Council for £600,000. This cost is lower than the overall cost of importing material from elsewhere.

3. Funding requested

- 3.1 Whilst the government's £38.12 million grant to Devon County Council funds the majority of the Link and the remainder of the improvements planned for the A382 road, a 15 per cent local contribution is required, amounting to £6.73 million. Devon County Council secure funding for the majority of this local contribution but anticipate that around £1.5 million will need to be sourced by Teignbridge from developer contributions, including £600,000 for the Jetty Marsh Link land and fill material.
- 3.2 The decision in hand is about funding the £600,000 contribution through CIL. Any additional contribution from Teignbridge would be for a future report and decision. A letter from Devon County Council requesting the funds is included at Appendix 3.

4. Implications, Risk Management and Climate Change Impact

Financial

- 4.1 There is an existing provision in Teignbridge's Capital Programme for the £600,000 contribution to be made during 2022/23. This report reflects that provision.
- 4.2 The A382 improvements will help to support new housing development planned for the area and associated increases in CIL, New Homes Bonus and council tax income.

Legal

- 4.3 A funding agreement will need to be completed between Teignbridge Council and Devon County Council, committing the council and its CIL funds to the contribution. The councils already have experience of this approach and have exchanged and completed similar funding agreements in the past, including in relation to Marsh Barton Station, School improvements and phase 1 of the A382 scheme.
- 4.4 It is proposed to delegate authority to the Head of Place and Commercial Services to finalise and complete the funding agreement with Devon.

Equality

- 4.5 The decision in hand is about funding a project that has already been approved through existing strategies, including the Council Strategy and Local Plan. The recommendation is consistent with an existing approved strategy, it is not considered that there have been material changes that would lead to different equality impact assessment conclusions. No further equality impact assessment is required.

Risks

- a) *Full Business Case is not approved and the wider scheme does not move forward*
- 4.6 The proposed funding contribution is towards earthworks needed to construct the Jetty Marsh Link. The embankment that will be created needs time to settle before the

carriageway, pedestrian and cycle route are created. These advance works would take place before the final business case for the wider scheme has been approved by the Department for Transport (DfT), who are providing the majority of funding for the wider A382 programme. There is therefore some risk that the proposed earthworks and Teignbridge's contribution would be abortive.

- 4.7 However, the link already benefits from planning permission, an Outline Business Case has already been approved by DfT and a recent government audit of the overall programme resulted in an overall endorsement of the scheme to date. It should also be noted that the County Council's local contribution towards the programme would be sufficient to take the Jetty Marsh Link from initial earthworks to completion, even in the unlikely event that the DfT funding were to fall away and the remaining programme elements could not be delivered. All of this helps to mitigate and minimise the risk that Teignbridge's funding contribution would not be useful and effective.
- 4.8 The land agreement with Sibelco is time bound and the offer expires in May 2022. It does not allow for the land transfer and fill material payment to be deferred until later in the DfT process.

b) Community Infrastructure Levy income reduced or delayed

- 4.9 The Community Infrastructure Levy (CIL) is a charge on new development (principally housing development) that helps to fund infrastructure improvements. CIL is collected when development commences and the rate of income therefore reflects the pace of development across the district.
- 4.10 By way of illustrating the value of CIL, the recently approved development of up to 135 homes at Berry Knowles (adjacent the Jetty Marsh Link) is expected to generate at least £1.6 million, even though 50 per cent of the approved dwellings will be affordable housing or custom and self-build (both of which are exempt from CIL).
- 4.11 Where Teignbridge's Capital Programme identifies projects that are expected to be funded through CIL, assumptions have already been made about the anticipated pace of development and rate of income from the Levy. If allocated development proposals are refused, become stalled or are delayed for some other reason, the amount of CIL income will reduce and the Capital Programme may need to be recast. This could impact on our ability to fund important infrastructure improvements.
- 4.12 However, Teignbridge is already holding sufficient CIL to fund the £600,000 contribution without impacting on other committed capital programme projects.

Environmental / Climate Change Impact

- 4.13 As part of the planning application process, environmental considerations for the whole scheme were assessed through an Environmental Impact Assessment. This took into account biodiversity, landscape, noise, air quality, water environment and social impacts.
- 4.14 Devon County Council are developing a Carbon Management Plan for the A382 improvements scheme in line with guidance from the Department for Transport and PAS 2080, the British Industry Standard for the management of infrastructure carbon. The Carbon Management Plan documents the strategy to reduce carbon emissions throughout the lifetime of the infrastructure. Through the detailed design process, they are identifying and investigating areas where carbon reductions may be possible, including in relation to materials, methods of construction or operational activities and further reductions during the construction and operation of the scheme will be sought

- 4.15 Carbon will be quantified using the County Council's Carbon Calculation Tool. The tool has been used to calculate a baseline carbon figure based on the preliminary designs and 2019 methods and practices for construction and operation. Devon are currently agreeing a carbon reduction target for the scheme.
- 4.16 Formal monitoring of progress against the target will be undertaken at the end of the design stage, during construction, at the end of the construction stage and as part of the scheme monitoring one and five years after scheme opening. At these points in time, carbon reductions that have been identified and implemented will be incorporated into the Carbon Calculation Tool to provide an updated figure for carbon emissions generated and predicted for the construction and operation of the scheme.
- 4.17 One of the advantages of the proposed contribution is that it will secure fill material for the embankment from the immediate vicinity, reducing the environmental impacts associated with importing material to site from further away.

5. Alternative Options

Do Nothing

- 5.1 Despite having identified the A382 improvements and Jetty Marsh Link as a council priority it would be open for Teignbridge to decline Devon's request for funding. There is some risk that the Jetty Marsh element of the scheme would be delayed and that the County Council would not be able to find alternative funds needed to acquire the land and fill material from Sibelco through the existing, time limited, land agreement process. In this scenario, the scheme cost may increase and acquisition of the land might need to come about through further negotiation and an alternative time-consuming process that may involve Devon making use of their land acquisition powers.
- 5.2 The implications of a do-nothing approach could be significant for the Jetty Marsh Link. More broadly, there could also be reputational damage for the council. Failure to provide funds that have been included in our capital programme could impact on the County Council and other external funders' appetite for co-funding further infrastructure schemes across Teignbridge.

Reduced contribution

- 5.3 It would similarly be open for the council to propose a reduced contribution but the implications of doing so, whilst less pronounced, would be similar to those of making no contribution.
- 5.4 The overall budget for outstanding improvements on the A382 corridor is £45 million and it is anticipated that Teignbridge will be asked to provide £1.5 million, including a further £900,000 that may be requested at a future date. This equates to a 3.3% contribution in total which, whilst a significant sum of money, is not a particularly high proportion for a CIL collecting authority to contribute to such a strategic infrastructure priority.

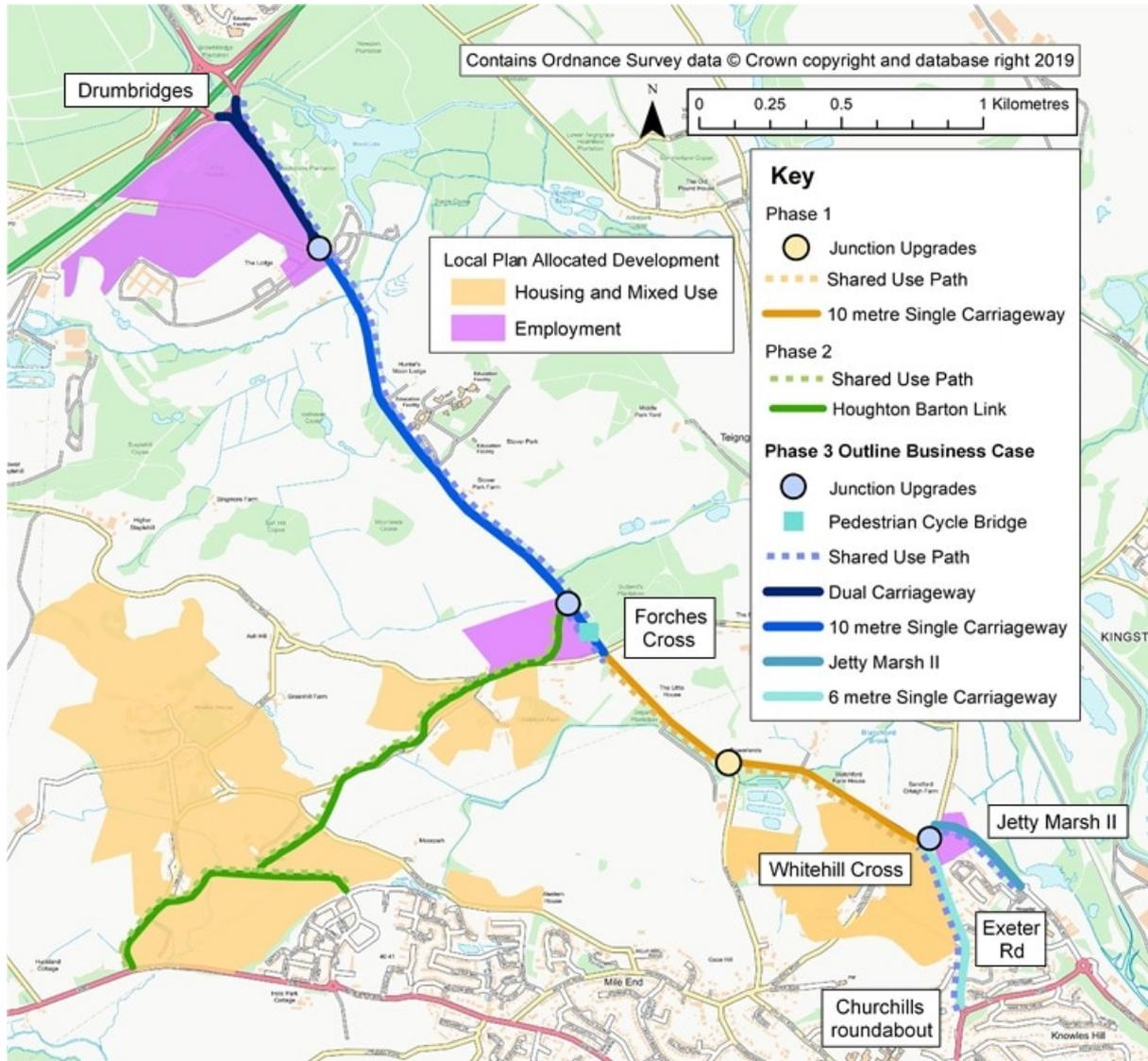
Delayed Contribution

- 5.5 As described in Section 4, delaying any contribution would put acquisition of the required land and fill material at risk; adding potential delays, costs and complexity to the overall programme.

6. Conclusion

- 6.1 The proposed A382 Jetty Marsh Link Road £600,000 contribution reflects Teignbridge's approved capital programme. Making the contribution will take advantage of a time limited opportunity to secure land and fill material needed for the link to be constructed.

Appendix 1 – Map illustrating progress with improvements to the A382 corridor



Planning, Transportation & Environment

Mr F Pate
Teignbridge District Council
Forde House
Brunel Road
Newton Abbot
TQ12 XX

Matford Offices
Topsham Road
Exeter
Devon
EX2 4QD

Email: dave.black@devon.gov.uk

By email: fergus.pate@teignbridge.gov.uk

Tel: 01392 383247
23rd March 2022

Dear Fergus

Partnership working between our councils is resulting in significant progress with major infrastructure projects in the Newton Abbot area. The inception of the project goes back to the development aspirations of Teignbridge as set out in the Local Plan, which we fully support. Phase 1 of the A382 work is complete and the Houghton Barton link road is due to be completed this summer. Complementary to this the multi-use Trail to Mortenhampstead has also been completed. The preparations for the £45m A382 Major Road Network project are now well underway. The scheme also completes the pedestrian/cycle link alongside the road, including along Exeter Road, with a bridge in the vicinity of Stover School. This scheme is the final stage of a package of significant enhancements to the A382 corridor between Newton Abbot and Drumbridges.

As part of the MRN project we are moving closer to the construction of the Jetty Marsh Link Road. I am aware this is a long term aspiration of Teignbridge, and it is a high priority scheme, reducing traffic flows on Exeter Road and enabling the delivery of improved pedestrian/cycle links. As we have discussed previously, the majority of the funding for the scheme will come from the DfT but there is a need for a local contribution of 15%, this is a mandatory requirement from the DfT. Devon County Council will fund the majority of this but there is an expectation that local development makes a contribution. Since this scheme is closely linked to the development at Berry Knowles, providing a roundabout access, my understanding is that TDC will make a £600k contribution to the cost of the scheme from the CIL generated by the development and that this is reflected through your latest Capital Programme.

This is essential as it enables DCC to purchase material from Sibelco which can be used for the construction of the road enabling work to progress at an early stage and limiting the movement of material on the highway. Please could you confirm that that the funding is available so that we can enter into an associated funding agreement.

In the unlikely event that the DfT funding was withdrawn, we would continue to work with yourselves to prioritise the Jetty Marsh Link Road and secure alternative funding to ensure delivery of this critical piece of infrastructure. We continue to value the wider support that TDC offers this significant project and look forward to working together to deliver the benefits to the local community over the coming years.

Yours sincerely



Dave Black
Head of Planning, Transportation & Environment

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Equality Impact Assessment



Assessment Of: Funding for the A382 Jetty Marsh Link Road	
<input type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service	<input checked="" type="checkbox"/> New
<input checked="" type="checkbox"/> Other <i>Spending decision</i>	<input type="checkbox"/> Already exists / review <input type="checkbox"/> Changing
Directorate: Place and Commercial Services	Assessment carried out by: FP
Service Area: Delivery	Job Role: Principal Delivery Officer
Version / Date Of Sign Off By Director:	

Step 1: What do we want to do?

This assessment should be started at the beginning of the process by someone with a good knowledge of the proposal and service area, and sufficient influence over the proposal. It is good practice to take a team approach to completing the equality impact assessment. Please contact the Policy Officer early for advice.

1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Describe who it is aimed at and the intended aims / outcomes. Where known also summarise the key actions you plan to undertake. Please use plain English, avoiding jargon and acronyms. Equality Impact Assessments are viewed by a wide range of people including decision-makers and the wider public.

To fund a project that has already been approved through existing strategies, including the Council Strategy and Local Plan.

This decision is consistent with an existing approved strategy so no further equality impact assessment is considered to be required.

1.2 Who will the proposal have the potential to affect?

Service users The wider community Teignbridge workforce

1.3 Will the proposal have an equality impact?

Could the proposal affect access levels of representation or participation in a service, or does it have the potential to change e.g. quality of life: health, education, or standard of living etc.?

If 'No' explain why you are sure there will be no equality impact, then skip steps 2-4 and request review by your manager.

If 'Yes' complete the rest of this assessment.

Yes **No** [please select]

Step 2: What information do we have?

2.1 What data or evidence is there which tells us who is, or could be affected?

Please use this section to demonstrate an understanding of who could be affected by the proposal. Include general population data where appropriate, and information about people who will be affected with particular reference to protected and other relevant characteristics (listed in 2.2).

Use one row for each evidence source and say which characteristic(s) it relates to. You can include a mix of qualitative and quantitative data - from national research, local data or previous consultations and engagement activities.

Outline whether there are any over or under representation of equality groups within your service - don't forget to benchmark to local population where appropriate.

For workforce / management of change proposals you will need to look at the diversity of the affected team(s) using available evidence such as the employee profile data. Identify any under/over-representation compared with Teignbridge's economically active citizens for age, disability, ethnicity, gender, religion/belief and sexual orientation.

Data / Evidence Source <i>[Include a reference where known]</i>	Summary of what this tells us
Additional comments:	

2.2 Do you currently monitor relevant activity by the following protected characteristics?

<input type="checkbox"/> Age	<input type="checkbox"/> Disability	<input type="checkbox"/> Gender Reassignment
<input type="checkbox"/> Marriage and Civil Partnership	<input type="checkbox"/> Pregnancy/Maternity	<input type="checkbox"/> Race
<input type="checkbox"/> Religion or Belief	<input type="checkbox"/> Sex	<input type="checkbox"/> Sexual Orientation

2.3 Are there any gaps in the evidence base?

Where there are gaps in the evidence, or you don't have enough information about some equality groups, include an equality action to find out in section 4.2 below. This doesn't mean that you can't complete the assessment without the information, but you need to follow up the action and if necessary, review the assessment later. If you are unable to fill in the gaps please state this clearly with a justification.

For workforce related proposals all relevant information on characteristics may need to be sought from HR (e.g. pregnancy/maternity). For smaller teams diversity data may be redacted. A high proportion of not known/not disclosed may require action to address and identify the information needed.

2.4 How have you involved communities and groups that could be affected?

You will nearly always need to involve and consult with internal and external stakeholders during your assessment. The extent of the engagement will depend on the nature of the proposal or change. This should usually include individuals and groups representing different relevant protected characteristics. Please include details of any completed engagement and consultation and how representative this has been of Teignbridge's diverse communities.

Include the main findings of any engagement and consultation in Section 2.1 above.

If you are managing a workforce change process or restructure please refer to HR for advice on how to consult and engage with employees. Relevant stakeholders for engagement about workforce changes may include e.g. staff-led groups, trades unions as well as affected staff.

2.5 How will engagement with stakeholders continue?

Explain how you will continue to engage with stakeholders throughout the course of planning and delivery. Please describe where more engagement and consultation is required and set out how you intend to undertake it. Include any targeted work to seek the views of under-represented groups. If you do not intend

to undertake it, please set out your justification. You can ask the Consultation Officer for help in targeting particular groups.

Step 3: Who might the proposal impact?

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered above and the characteristics protected by the Equality Act 2010. Also include details of existing issues for particular groups that you are aware of and are seeking to address or mitigate through this proposal.

3.1 Does the proposal have any potentially adverse impacts on people on the basis of their protected or other relevant characteristics?

Consider sub-categories (different kinds of disability, ethnic background etc.) and how people with combined characteristics (e.g. young women) might have particular needs or experience particular kinds of disadvantage.

Where mitigations indicate a follow-on action, include this in the 'Action Plan' Section 4.2 below.

GENERAL COMMENTS (highlight any potential issues that might impact all or many groups)	
PROTECTED CHARACTERISTICS	
Age: Young People	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Age: Older People	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Disability	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Sex	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Sexual orientation	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Pregnancy / Maternity	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Gender reassignment	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Race	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Religion or Belief	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Marriage & civil partnership	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	

Mitigations:	
OTHER RELEVANT CHARACTERISTICS	
Socio-Economic (deprivation)	Does your analysis indicate a disproportionate impact? Yes <input type="checkbox"/> No <input type="checkbox"/>
Potential impacts:	
Mitigations:	
Other group(s) Please add additional rows below to detail the impact for other relevant groups as appropriate e.g. Asylums and Refugees; Rural/Urban Communities, Homelessness, Digital Exclusion, Access To Transport	
Potential impacts:	
Mitigations:	

3.2 Does the proposal create any benefits for people on the basis of their protected or other relevant characteristics?

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support our Public Sector Equality Duty to:

- ✓ Eliminate unlawful discrimination for a protected group
- ✓ Advance equality of opportunity between people who share a protected characteristic and those who don't
- ✓ Foster good relations between people who share a protected characteristic and those who don't

Step 4: Impact

4.1 How has the equality impact assessment informed or changed the proposal?

What are the main conclusions of this assessment? Use this section to provide an overview of your findings. This content should be used as a summary in reports, where this full assessment is included as an appendix.

If you have identified any significant negative impacts which cannot be mitigated, provide a justification showing how the proposal is proportionate, necessary and appropriate despite this.

Summary of significant negative impacts and how they can be mitigated or justified:
Summary of positive impacts / opportunities to promote the Public Sector Equality Duty:

4.2 Action Plan

Use this section to set out any actions you have identified to improve data, mitigate issues, or maximise opportunities etc. If an action is to meet the needs of a particular protected group please specify this.

Improvement / action required	Responsible Officer	Timescale

4.3 How will the impact of your proposal and actions be measured?

How will you know if have been successful? Once the activity has been implemented this equality impact assessment should be periodically reviewed to make sure your changes have been effective and your approach is still appropriate. Include the timescale for review in your action plan above.

Step 5: Review & Sign-Off

EIAs should only be marked as reviewed when they provide sufficient information for decision-makers on the equalities impact of the proposal. Please seek review and feedback from management before requesting it to be signed off. All working drafts of EIAs and final signed-off EIAs should be saved in G:\GLOBAL\EIA. Once signed-off please add the details to the 'EIA Register' of all council EIAs saved in the same directory.

Reviewed by Service Manager: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Instead was reviewed by:	Strategic Leadership Team Sign-Off:
Date: 7.4.22	Date:

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**Teignbridge District Council
Full Council
28 April 2022
Part i**

Levelling Up White Paper

Purpose of Report

To ensure:

1. Members are aware of the key provisions of the 'Levelling Up' White Paper;
2. The Council endorses participation in the development of a 'County Deal' proposal for Devon;
3. That the Council is prepared for the introduction of the UK Shared Prosperity Fund.

Recommendation(s)

The Council RESOLVES to:

- (1) Acknowledge the importance of influencing a County deal for the Devon, Plymouth and Torbay area and the desire to make decision making more local
- (2) Consider and advise on the potential list of programmes and investments set out in Section 8 of this report that might be included within the County deal
- (3) Receive further reports on the County deal as it progresses and on the development of an Investment Plan in relation to the Shared Prosperity Fund

Financial Implications

The financial implications are summarised in 9.1 with indicative figures for Devon as a whole in section 4.

Martin Flitcroft, Chief Finance Officer & Head of Corporate Services
Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

There are no specific legal implications arising out of this report. However, the Council must remain aware of any specific actions required of it and of any deadlines.

Paul Woodhead Head of Legal Services and Monitoring Officer
Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

Risk is set out in Section 9.2 of the report.

Phil Shears, Managing Director

Email: phil.shears@teignbridge.gov.uk

Environmental/ Climate Change Implications

Environmental and climate change implications are set out in Section 9.3 of the report.

William Elliott, Climate Change Officer

Email: William.elliott@teignbridge.gov.uk

Report Author

Phil Shears

Email: phil.shears@teignbridge.gov.uk

Appendices/Background Papers

Levelling Up White Paper - [Levelling Up the United Kingdom \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

UK Shared Prosperity Fund - [UK Shared Prosperity Fund: pre-launch guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

English indices of deprivation 2019 - [English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

1. Introduction/Background

The 'Levelling Up' White Paper was published on 2nd February 2022. This report provides an overview of its main provisions as they apply to the Council. Two particular aspects are highlighted: the selection of Devon, Plymouth and Torbay as one of nine areas in an initial wave to negotiate a County deal and the forthcoming deployment of the UK Shared Prosperity Fund.

The 'Levelling Up' White Paper follows a key commitment from the UK government to address regional and local inequalities. Keenly anticipated, it is badged as a plan to transform the UK by spreading opportunity and prosperity to all parts of it.

The UK has larger geographical differences than many other developed countries. This spans a range of metrics, from wage levels and earnings to educational attainment and life expectancy. There is a recognition that high spatial disparities hamper growth and well-being. The UK is also highly centralised in terms of funding and decision-making.

Given the emphasis on addressing geographical inequality, the White Paper is directly relevant to local government. It heralds a revolution in local democracy and ascribes the biggest shift in power from Whitehall to local leaders in modern times. Root and branch system change is advocated, recognising that there is no simple or singular solution to reversing disparities.

The document states that levelling up will require the government to:

- Boost productivity, pay, jobs and living standards by growing the private sector, especially in those places where they are lagging;
- Spread opportunities and improve public services, especially in those places where they are weakest;
- Restore a sense of community, local pride and belonging, especially in those places where they have been lost; and
- Empower local leaders and communities, especially in those places lacking local agency.

In addition to these four aims, a new policy regime is set out including 12 'missions' to level up the UK through to 2030. These are detailed at Appendix A to this report. They will all be of interest to district councils but perhaps the most relevant are 9 (Pride in Place), 10 (Housing) and 12 (Local Leadership).

The White Paper sets out a new Devolution Framework (Appendix B to this report) which gives an indication of the types of powers and functions that will be considered for each of the three devolution levels. Importantly, Devon, Plymouth and Torbay are identified as one of the nine areas that will be the focus for an initial wave of County Deals to be concluded by the coming Autumn.

Finally, the document recognises the need to simplify local funding and for investment to take place at scale and in a co-ordinated manner. Alongside the White Paper the government has now published pre-launch guidance for the UK Shared Prosperity Fund (SPF) together with a guide explaining which councils will be lead authorities in each region. The UK SPF is the successor to European structural funds and has again been highly anticipated. Indications are that this will be distributed via an allocation methodology rather than through a competitive bidding process and that most of the fund will be allocated to district councils in two-tier areas.

2. Impact of the White Paper and future legislation

The White Paper is undoubtedly an important document which will form the foundation for forthcoming legislation. Its ambitions are wide-ranging and the 12 missions give plenty of scope for councils to play an important and influential role: through the services we offer directly and through our ability to influence the wider determinants of economic, social, health and civic well-being. It should be noted, however, that some proposals offer less scope for district councils to be at the forefront of devolution, and some key policy areas, such as the transition to a net zero economy, receive little attention.

A range of individual proposals are put forward which will have a bearing on the services and functions of the council. These include:

- A neighbourhood governance review will look at the role and functions of parish councils in England and how to make them quicker and easier to establish
- Powers for local authorities to require landlords to rent out vacant properties

- Local planning authorities will be expected to work with communities to create new local design codes to shape streets according to residents' views, widen the accessibility of neighbourhood planning and increase the community voice in regeneration
- Exploring the transfer of control of taxi and private hire vehicle licensing to combined and upper tier authorities
- Creation of a new independent body in England focused on data, transparency and robust evidence
- Introduction of Levelling Up Directors to provide a key point of contact for local areas, acting as a bridge between local leaders and central government

3. Devolution Framework

As noted above, the devolution framework is set out in full at Appendix B. This illustrates how the scale of available powers and monies is related to a tiered approach which hinges on the chosen governance model. In essence this incentivises reorganisation, although the Government has clearly stated that it will not impose top-down restructuring of local government. Neither reorganisation nor an elected mayor are requirements for a devolution deal; current thinking is that Devon can secure a deal without either of these. It is hoped, however, that we can put a sufficiently robust case to government to secure some of the powers that are currently suggested as only available to those areas choosing to have an elected mayor.

It should also be noted that Devon County Council, and Plymouth and Torbay unitary authorities are the lead for the Deal. The involvement of district councils is encouraged by government but not required. The government also states that:

‘no authority will have a veto over the progress of neighbours who are prepared to move quickly and adopt strong governance models.’

Cornwall is also one of the nine pilots for a County Deal. If Cornwall decided to go for a level 3 deal (ie with an elected mayor) they would gain access to additional powers and finance options, creating a potential disparity in the levels of support when compared to Devon.

The choice of devolution deal will also affect wider partnership arrangements. For example, it is anticipated that functions which are currently the preserve of Local Enterprise Partnerships would form part of level 2 and 3 deals.

4. What additional powers and funding could be part of the deal?

Obviously at this stage we don't know what will be included, but to give an indication we could be seeking the following (figures are estimates for Devon as a whole):

- Additional / dual control over housing powers and funding (circa £5-10m per annum);
- Devolution of skills and employment funding and powers to the local area (circa £15m per annum);

- Additional control over public transport commissioning and infrastructure funding (circa £15-20m per annum);
- Folding in of the LEPs existing functions, and its business voice (circa £3-5m per annum);
- Enhanced alignment of the Shared Prosperity Funding and other place-based investment (circa £10-15m per annum)

5. Priorities for the Devon County Deal

Local authority partners in the Devon, Plymouth and Torbay area have already agreed to work to secure improved outcomes around 8 thematic areas:

- **Housing**, increasing the supply of affordable housing for key workers and local families, as well as using housing to drive economic growth in cities and towns.
- **Skills, Employment and Education**, better supporting young people and adults to learn, and providing the skills that the economy needs.
- **Transport and Infrastructure**, seeking to addressing the gaps in our public transport offer, and our broader transport, energy and digital infrastructure needs, supporting the area to thrive
- **Economic Development, Business Support and Innovation**, working with the business community to ensure that we can offer the support our economy needs.
- **Health and Care**, working together to better align national funding to support the health and care needs of Devon, Plymouth and Torbay's residents.
- **Climate Change**, working together and aligning national funding and activity to accelerate our progress towards net zero
- **Regeneration and Place**, securing the funding and flexibilities we need to accelerate levelling up, and ensuring that every place in Devon, Plymouth and Torbay can meet its potential.
- **Governance**, securing a governance approach for the County Deal that meets Government's requirements, but also builds upon our existing strong approach to **collaboration and partnership working**

6. Local Growth Funding

The White Paper recognises the complex funding landscape that currently exists and the potential drain on resources that this presents in terms of having to bid for multiple funding streams, sometimes with very limited chances of success. There were no successful bids from Devon for the first round of the 'Levelling Up' Fund, for example.

The pre-launch guidance for the Shared Prosperity Fund (SPF) confirms that this will provide £2.6bn of new funding for local investment by March 2025, with all areas of the UK receiving an allocation via a funding formula rather than competition.

Teignbridge will receive an allocation, which can be spent on anything which contributes to the three investment priorities:

- Communities and place
- Local business
- People and skills

However, investment in the first two years (2022 – 24) will focus on the first two areas. Councils will also be asked to ring-fence an amount for the 'Multiply' adult numeracy programme, which will be managed by the Department for Education. Funding can also be used to support voluntary sector organisations supporting people and skills, where EU funding is being withdrawn. Further investment for people and skills will follow from 2024/25, when the funding pot reaches its fullest extent.

District Councils are strongly encouraged to work together, and with other partners, to agree and commission work around skills and employment. They are also encouraged to involve local stakeholders. There is an expectation that local MPs will be involved; there will be more detail on this in the full prospectus.

SPF spending should also take account of other national and local priorities, including the commitment to net zero, and clean growth.

More detail on the investment priorities, and the kind of activities that could be funded, is included at Appendix C to this report.

To secure funding, Teignbridge will be asked to set out measurable outcomes we are looking to deliver and the interventions to be prioritised within an Investment Plan. These will need to be submitted this summer for UK Government approval.

It should be emphasised that should a County deal be agreed which includes an elected Mayor, Devon would then be the 'delivery area' for the SPF and Teignbridge would not receive a separate allocation. It should also be noted that this commentary is based on pre-launch guidance and the full prospectus has not yet been published though we expect this to happen shortly.

7. Levelling Up and Teignbridge

The government publishes an index of deprivation; the most recent uses statistics from 2019 i.e. pre-pandemic. The index gives a combined score, weighted as shown:

- Income (22.5%)
- Employment (22.5%)
- Education (13.5%)
- Health (13.5%)
- Crime (9.3%)
- Barriers to housing and services (9.3%)
- Living environment (9.3%)

As can be seen from Fig 1 below, Torbay, Torridge and Plymouth are ranked as the most deprived areas in Devon. The 'ranking' score relates to the number of local

authority districts in England, of which there are 317. The most deprived area is ranked 1, the least deprived is ranked 317.

Teignbridge’s deprivation score shows it is more deprived than East Devon, South Hams and Exeter but less deprived than the other Devon areas. The scores for the individual components largely follow a similar pattern.

This does, however, mask considerable differences within Teignbridge. The same data is available at lower level super output areas (LSOAs) i.e. area of approximately 1,000 people or 650 households. These show three areas of Teignbridge which are ranked in the most deprived 20% of all LSOAs and a further seven ranked in the bottom 30%. Mostly these areas are in Newton Abbot, Teignmouth, Dawlish and Teignbridge North.

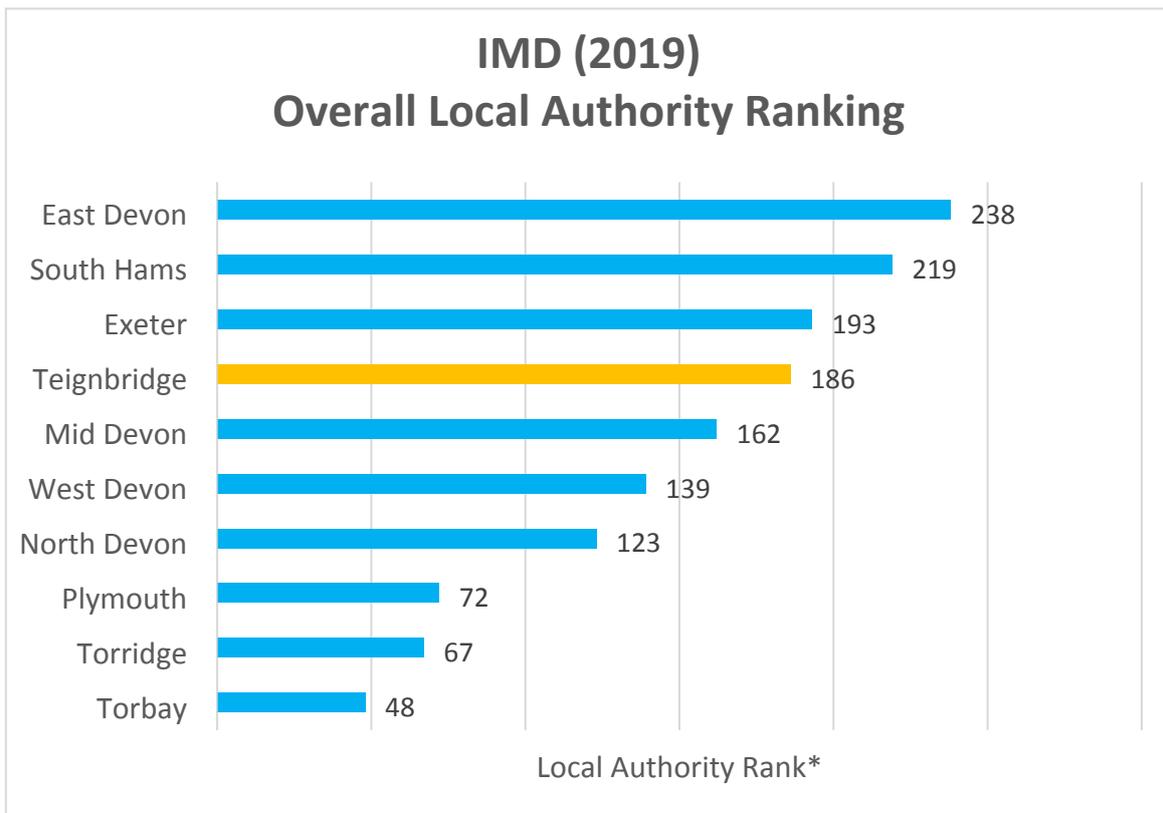


Fig 1 – Index of Multiple Deprivation Scores for Devon areas

The figures above are pre-pandemic. We know that food and fuel poverty are increasing, wages are static or rising more slowly than inflation, and house prices continue to rise steeply. Parts of Teignbridge benefit from the proximity to and relative success of Exeter in terms of its economic performance over the past two decades. But these benefits are not spread or felt evenly across the district.

8. Teignbridge local priorities

Discussions on the Devon Devolution Deal are continuing and much is still uncertain. The following are indicative of the areas we’d like to explore further; other opportunities may open up as the work is progressed across the summer.

- Regeneration and Economic Development support for our coastal and market towns; opportunities to create housing within town centres as we seek to increase footfall and move away from reliance on retail
- Clean growth: delivering on our commitment to reduce energy use, and reduce reliance on carbon fuels
- Construction of a local manufacturing facility for Modern Methods of Construction and retrofit, linked to skills and employment training
- Moving to a higher wage and higher productivity local economy
- Increased digital connectivity including 5G
- Strategic Transport improvements
- Education and skills to address the low attainment levels
- Poverty reduction – short and longer term
- Environmental stewardship
- Housing – both large scale new development and the improvement of existing stock across all ownerships
- Health and well-being looking at the ageing population and the impact on public services, finance and communities.

9. Implications, Risk Management and Climate Change Impact

9.1 Financial

At this stage it is not clear what the level of additional funding will be allocated for the District and subsequent benefits. The likely overall funds for Devon are detailed in section 4 above.

9.2 Risks

The Levelling White Paper includes policy proposals and provisions that could have a very significant impact on the future role and function of the Council. Of particular note is that the Council has no formal role in agreeing the form and content of a County Deal. Much will depend on the Team Devon partnership in this respect.

9.3 Environmental/Climate Change Impact

The White Paper proposals and the priorities for Devon and Teignbridge, as set out in this report, cover a broad range of subject areas which will all influence the climate and ecological crisis in a multitude of ways. At present, it is difficult to ascertain what the overall environmental impact of these proposals may be, however there appear to be a number of opportunities to enhance the health of our natural environment, reduce carbon emissions and increase our resilience to climate change.

The Devon Climate Emergency tactical group and Local Nature Partnership has compiled an initial list of areas where devolution might help to accelerate climate and ecological enhancements, including forming a Devon Energy Innovation Agency, developing funding streams to enable housing retrofit, and delivering planning reform to enable radical reductions in carbon emissions.

10. Conclusion

There is no doubt the White Paper is both wide-ranging and potentially far-reaching. Whether it presents a compelling strategy that will deliver against the 12 Missions remains to be seen. Further detail on specific proposals is yet to emerge, but the Devolution Deal and the Shared Prosperity Fund will have a significant impact on Teignbridge.

Appendix A: the 12 Missions to level up the UK

1. By 2030, pay, employment and productivity will have risen in every area of the UK, with each containing a globally competitive city, with the gap between the top performing and other areas closing
2. By 2030, domestic public investment in Research and Development outside the Greater South East will increase by at least 40% and at least one third over the Spending Review period, with that additional government funding seeking to leverage at least twice as much private sector investment over the long term to stimulate innovation and productivity growth
3. By 2030, local public transport connectivity across the country will be significantly closer to the standards of London, with improved services, simpler fares and integrated ticketing
4. By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population
5. By 2030, the number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard, and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third
6. By 2030, the number of people successfully completing high-quality skills training will have significantly increased in every area of the UK. In England, this will lead to 200,000 more people successfully completing high-quality skills training annually, driven by 80,000 more people completing courses in the lowest skilled areas
7. By 2030, the gap in Health Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by 5 years
8. By 2030, well-being will have improved in every area of the UK, with the gap between the top performing and other areas closing
9. By 2030, pride in place, such as people's satisfaction with their town centre, and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing
10. By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government's ambition is for the number of non-decent rented homes to have fallen by 50% with the biggest improvements in the lowest performing areas
11. By 2030, homicide, serious violence and neighbourhood crime will have fallen, focused on the worst-affected areas
12. By 2030, every part of England that wants one will have a devolution deal with powers at or approaching the highest level of devolution and a simplified, long-term funding settlement

Appendix B – Devolution Framework

Level 1: local authorities working together across a county eg through a joint committee

Level 2: A single institution or County Council across a county area with no directly elected mayor

Level 3: As L2 with the addition of a directly elected mayor

Function	Detail	L1	L2	L3
Strategic role in delivering services	Host for Government functions best delivered at a strategic level involving more than one local authority e.g. Local Nature Recovery Strategies	✓	✓	✓
	Opportunity to pool services at a strategic level	✓	✓	✓
	Opportunity to adopt innovative local proposals to deliver action on climate change and the UK's Net Zero targets	✓	✓	✓
Supporting local businesses	LEP functions including hosting strategic business voice		✓	✓
Local control of sustainable transport	Control of appropriate local transport functions e.g. local transport plans*		✓	✓
	Defined key route network*			✓
	Priority for new rail partnerships with Great British Railways – influencing local rail offer, e.g. services and stations			✓
	Ability to introduce bus franchising		✓	✓
	Consolidation of existing core local transport funding for local road maintenance and smaller upgrades into a multi-year integrated settlement			✓
Investment spending	UKSPF planning and delivery at a strategic level		✓	✓
	Long-term investment fund, with an agreed annual allocation			✓
Giving adults the skills for the labour market	Devolution of Adult Education functions and the core Adult Education Budget		✓	✓
	Providing input into Local Skills Improvement Plans		✓	✓
	Role in designing and delivering future contracted employment programmes			✓
Local control of infrastructure decisions	Ability to establish Mayoral Development Corporations (with consent of host local planning authority)			✓
	Devolution of locally-led brownfield funding			✓
	Strategic partnerships with Homes England across the Affordable Housing Programme and brownfield funding			✓
	Homes England compulsory purchase powers (held concurrently)		✓	✓
Keeping the public safe and healthy	Mayoral control of Police and Crime Commissioner (PCC) functions where boundaries align ^			✓
	Clear defined role in local resilience*		✓	✓
	Where desired offer MCAs a duty for improving the public's health (concurrently with local authorities)			✓
Financing local initiatives for residents and business	Ability to introduce mayoral precepting on council tax*			✓
	Ability to introduce supplement on business rates (increases subject to ballot)			✓

Appendix C – investment priorities for the Shared Prosperity Fund

1. Communities and Place

The overall objectives of this investment priority are:

- Strengthening our social fabric and fostering a sense of pride and belonging, through investment in activities that enhance physical, cultural and social ties and amenities, such as community infrastructure, local green space and community-led projects
- To build resilient and safe neighbourhoods through investment in quality places that people want to live, work, learn and play in, through targeted improvements to the built environment and innovative approaches to crime prevention

Example interventions may include but are not limited to: visual improvements to town centres and high streets, cultural/visitor economy interventions, litter, waste and graffiti reduction, projects to fight anti-social behaviour, or capital funding to improve neighbourhoods or community projects and initiatives

2. Local businesses

The overall objectives of this investment priority are:

- Creating jobs and boosting community cohesion through investments that build on existing industries and institutions, and range from support for starting businesses to visible improvements to local retail, hospitality and leisure sector facilities
- Promote networking and collaboration through interventions that bring together businesses and partners within and across sectors to share knowledge, expertise and resources and stimulate innovation and growth
- Increase private sector investment in growth-enhancing activities, through targeted support for small and medium-sized businesses to undertake new-to-firm innovation, adopt productivity-enhancing, energy efficient and low carbon technologies and techniques, and start or grow their exports

Example interventions may include but are not limited to: support to increase town centre footfall, outdoor markets, the development of cultural, heritage and visitor assets, targeted business growth and innovation support

3. People and skills

The overall objectives of this investment priority are:

- Boost core skills and support adults to progress in work, by targeting adults with no or low qualifications and skills in maths, and upskilling the working population, yielding personal and societal economic impact, and by encouraging innovative approaches to reducing adult learning barriers
- Support disadvantaged people to access the skills they need to progress in life and into work, for example the long-term unemployed and those with protected characteristics through funding life and basic skills where this is not delivered through national or local employment and skills provision
- Support local areas to fund local skills needs and supplement local adult skills provision eg by providing additional volumes, delivering provision through a

wider range of routes or enabling more intensive/innovative provision both qualification based and non-qualification based

- Reduce levels of economic inactivity and move those furthest from the labour market closer to employment through investment in bespoke employment support tailored to local need. Investment should facilitate the join-up of mainstream provision and local services within an area for participants, through the use of one-to-one keyworker support, improving employment outcomes for specific cohorts who face labour market barriers

Example interventions may include technical and vocational qualifications in areas where there are skills shortages locally, and intensive wrap-around support to address barriers to employment, supplemented by additional services. Additional services may include life skills, basic skills and specialist support, including achieving basic qualifications in alternative settings, work experience, supported employment, enrichment activities, counselling and advice and community referrals. These interventions should be additional and complementary to existing employment and skills provision in each area.

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**Teignbridge District Council
Full Council
28 April 2022
Part i**

Teignmouth, Brunswick Street

Purpose of Report

The purpose of this report is to outline the development option for the land at Brunswick Street, Teignmouth including works recommended to preserve parking space numbers in the Town.

Recommendation(s)

The Committee RESOLVES to:

- (1) Approve the sale of land to at Brunswick Street, as shown edged red in appendix 1 to Torbay and South Devon NHS Trust.
- (2) Approve the capital expenditure for the creation of a new car park at the junction of George Street and Brunswick Street, Teignmouth. As illustrated edged in green in appendix 1.
- (3) Delegate authority to the Head of Place and Commercial Services in consultation with the Head of Legal Services and Portfolio Holder for Corporate Resources to approve the final sale terms and take such decisions necessary to carry out the above decisions.

Financial Implications

See 3.1 for financial implications

Martin Flitcroft, Chief Finance Officer
Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

See 3.2 for legal implications

Paul Woodhead, Head of Legal Services
Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

See 3.3 for risks

Tom Butcher, Senior Surveyor
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Environmental/ Climate Change Implications

Please refer to 3.4 for Environmental/Climate Change Implications
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Executive Member

Cllr Richard Keeling, Executive Member for Corporate Resources

Appendices/Background Papers

1. Introduction/Background

The site at Brunswick Street is one of the primary regeneration opportunities in the Town. The Council assembled the site over a number of years with the aspiration of reviving this part of the town centre. In its present state, other than a surface car park the site is under-used and partly derelict.

Brunswick Street is identified in the Teignbridge Local Plan (2013-2033), as a primary regeneration site for Teignmouth. The site lies within the Teignmouth Town Centre Conservation Area, but there are no listed buildings within the site boundary. The Brunswick Street area has been subject to a local development order (LDO) which has now lapsed.

More recently the site was approved for the development of a Premier Inn hotel, however as a consequence of the covid19 pandemic Premier Inn terminated development plans.

The NHS had previously submitted a planning application for a Health and Wellbeing centre on site 2 (appendix 1). The revised option allows for a better layout of the new Health and Wellbeing facility for the town.

2. Key Principles:

2.1: Site 1

The proposal is to dispose of the existing surface car park and adjacent former Bobbets Garage to the NHS for the creation of a Health and Welbeing Centre. The extent of the site is shown edged in red in appendix 1. The disposal will require the closure of Brunswick Street car park.

The financial offer is outlined in part II.

2.2 Parking:

As part of the previous decision made by the Council in March 2019, which included the closure of Brunswick Street car park, the Council carried out a series of enabling works to re-provide parking spaces across the Town. There are 56 spaces currently in Brunswick Street and a total of 45 spaces were created at Eastcliffe Car Park.

2.2 Site 2:

In addition to this it is now proposed to create a further car park on the land at the junction of George Street and Brunswick Street.

The site was cleared and partially demolished to enable the sale of 4/5 Northumberland Place to TAAG and it is proposed to develop this site to a public car park providing a further 21 parking spaces. The total replacement parking spaces will therefore be 66. A net increase of 10 spaces.

The financial costs are detailed in part II.

3. Implications, Risk Management and Climate Change Impact

3.1 Financial:

The financial implications are outlined in part II.

3.2 Legal

The sale of the Land to the NHS will be subject to securing planning permission. For the avoidance of doubt the decision of the Council as landowner does not prejudice the decision of the Council as Local Planning Authority.

Further legal implications are outlined in part II.

3.3 Risks

A risk register is enclosed in part II appendix 2.

3.4 Environmental/Climate Change Impact

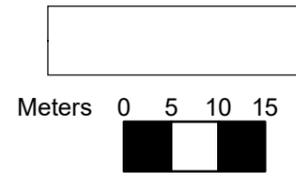
The environmental impacts of the development will be address as part of the planning process, with the NHS being required to comply with the Councils planning policy for sustainability.

4. Alternative Options

- a) Undertake a wholesale review of the development opportunities for the site as a new project.
- b) Do nothing and retain the land in its current form. The vacant sites would remain a liability and the Councils aspiration to realise redevelopment in Teignmouth would not be achieve.

5. Conclusion

The sale of the site will enable the NHS to deliver a Health and Welbeing Centre in Teignmouth to support the ongoing health provision in the Town. The proposal will help contribute towards the Teignbridge 10 goal of stronger communities by providing access to healthcare for local residents.



Appendix 1. For illustration only

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Date: 01/04/2022

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Forde House Decarbonisation Project Urgent Decision Briefing Note

Part 1 Report

Full Council 28/04/22

Introduction

On 13th April 2022, an Urgent Decision was made to allocate up to £846k of additional capital funding to cover the increase in cost and revised energy modelling, financing, and rental income assumptions of the Forde House Decarbonisation works. The decision was made following the Constitution under Section 7(a) [Financial Procedures: Budget and Policy Framework](#), paragraph 1.4.

Reason for Making an Urgent Decision

To enable an urgent funding decision to be made following Midas Construction Ltd (Main Contractor) going into administration, in order to secure an alternative contractor to complete the works and protect grant funding secured for the project.

Impact on Original Business Case

Cost increases related to appointing an alternative contractor to complete the works include:

1. Material and labour shortages
2. Unprecedented levels of inflation. The BCIS All-in TPI construction index shows an 8.5% year-on-year increase for Quarter 2 2022.
3. Higher preliminaries and main contractor overhead and profit margins
4. Extended delivery construction period
5. Anecdotal evidence that we are operating in a limited market
6. Increased consultancy fees to manage the administration and appointment of new main contractor

Alternative options considered as part of decision making process

Whilst reviewing our options we have also considered a walk away position. This is not considered a viable alternative way forward because of the following factors:

- Would not achieve the primary objectives to reduce carbon at Forde House
- Reinstatement costs would be high

- We have already spent £925,713 on the project most of which would not be recoverable. Potentially recoverable costs relate to grant-funded equipment which could be returned, though a re-stocking fee would be incurred.
- We would have to repay the remaining unspent grant value of £360,299.55
- The following works would still need to be completed
 - Replacement of current gas heating system
 - Reinstatement of removed ceiling, floor and wall finishes, electric cabling, external works

Date of this document 13/04/22.