

## Appendix 3: Response to Overview and Scrutiny 2 Recommendations

Recommendation		Response
1	Create a strategic function for creating employment and attracting funding	The Place and commercial Services team performs this function. The structure of this team is under review and one focus of this process is on supporting economic development and job creation.
2	Have a separate planning policy that focuses on employment and has delivery of employment sites as a primary objective	The existing Local Plan is being reviewed and opportunities for an even greater focus on these objectives are being reviewed.
3	Examine and change the current infrastructure contribution regime in order to generate investment funds for employment development.	The existing Community Infrastructure Levy regime already allows for investment in employment site delivery and associated infrastructure. To date, this funding has been focussed on strategic projects like main road improvements, which will also support employment sites. Potential for alternative approaches to employment delivery through S106 Planning Obligations are being considered through the Local Plan Review.
4	Investment in starter units	The draft jobs plan prioritises this objective. Working with partners like Devon County Council, we will seek delivery of two new work hubs in Newton Abbot and Teignmouth.
5	Conversion of Rural Buildings to facilitate employment development	The existing Local Plan supports this objective, as well as rural diversification. Relatively recent changes to the planning system have made such conversions easier, often without the need for full planning permission. However, similar government changes that also allow for conversion of agricultural buildings to dwellings are often favoured by landowners.
6	Identifying new opportunities for employment development on main roads, including by contacting landowners	The Local Plan review has included a call for new employment sites in order to inform the upcoming public consultation on potential development location. There may also be scope for a more permissive policy that enables employment development on unallocated sites (subject to various criteria) and this option is under review.
7	Coordinating with mineral extraction plans to investigate opportunities for meanwhile employment development until quarrying takes place	We are working with Devon County Council and the minerals operators on a new Bovey Basin masterplan. Discussions with the operators have indicated that they are willing to consider alternative temporary uses on their land until quarrying takes place. However, they have indicated that they are not willing to make new land available for employment schemes.
8	Councillor training on the need for employment sites across the district.	This will be built into development management planning training.

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9	Separation between employment and residential development sites to avoid conflicts relating to amenity and landowner value expectations	The Local Plan Review will involve consultation on potential future employment sites. This recommendation is understood but also needs to be considered in the context of environmental impacts and lost opportunities to achieve the cross-subsidy between residential and employment land that might come about through a mixed-use allocation.
10	Infrastructure Investment to ensure local delivery of employment sites	The Council has identified a budget of £2 million for employment site delivery. This could include investment in infrastructure so long as there is a robust business case and adequate financial returns can be achieved.
11	Teignbridge works with partners to enable employment development	This is very much an existing core role within the Place and Commercial Services team. We speak daily with businesses, developers and landowners to bring forward new sites and help to fill existing vacancies. It is through these efforts that we have helped sites like Sands Copse in Kingsteignton to come forward.