

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Timothy Golder

DATE: 17 July 2018

REPORT OF: Tony Watson, Interim Head of Commercial Service
and Cllr Timothy Golder, Portfolio Holder for Economy
Skills and Tourism

SUBJECT: Newton Abbot Development

PART I

RECOMMENDATION

That the Council resolve the recommendations made in part II of this report.

1. PURPOSE

The purpose of this report is to outline the development options available for part of the surface car park at Halcyon Road in order to negotiate with interested third parties.

A subsequent report is intended to be brought forward in September for Full Council consideration.

2. BACKGROUND

The Newton Abbot Master Plan which is due for exhibition this summer looks to deliver on the Local Plan aims and Teignbridge 10 projects. The key aspects of these are:

- To promote and facilitate major new mixed-use development in the town centre including new retail, leisure and residential opportunities to ensure that the vitality and viability of the town centre is enhanced as it comes under increasing pressure from nearby centres in the South Devon and Exeter areas.
- To improve access to and within the town centre by all modes of transport, particularly walking and cycling routes, public transport and car parking, whilst improving pedestrian spaces within the town centre.
- Achieve redevelopment in the Town with no net loss of parking provision.

3. KEY PRINCIPLES

TEIGNBRIDGE DISTRICT COUNCIL

The Council marketed the site as a development opportunity earlier this year a copy of the advert is included in appendix 1.

The site was offers to interested parties to either acquire or develop half of Halcyon Road car park, as show edged red on the plan in appendix 1.

The Council has received 4 formal offers to develop the site, as detailed below. Technical and financial details are disclosed in part II.

Offer 1: 76 Bedroom Hotel to be operated by a national hotel chain.

Offer 2: 100 Bedroom Hotel, operating under a national brand as a franchisee

Offer 3: Retirement Apartments

Offer 4: Part of a 'space over' project to build above the surface of the car park to create a Hotel. Further details of the operator not disclosed.

4. MAIN IMPLICATIONS

Parking:

In accordance with the adopted Local Plan the delivery of development is proposed to be enabled while ensuring no net loss of parking. In order to achieve this the existing provision in the Town Centre will need to be re-configured and additional space made available to create extra capacity.

The proposals for this are outlined in part II.

Timescale:

Consideration has been given to the interested parties' ability to deliver suitable schemes within the next 18-24 months in order to follow on from the refurbishment of Market Walk and ensure re-development of Newton Abbot is efficiently programmed.

Legal & Financial:

The legal and financial implications are outlined in part II.

5. Groups Consulted

Parking
Legal
Finance

Additional parties are noted in part II.

Tony Watson
Interim Head of Commercial Service

Cllr Timothy Golder

TEIGNBRIDGE DISTRICT COUNCIL

Business Lead for

**Portfolio Holder for Economy Skills
and Tourism**

BELOW TO BE FILLED IN BY THE REPORT AUTHOR:

Wards affected	Newton Abbot
Contact for any more information	Tom Butcher
Background Papers (For Part I reports only)	
Key Decision	N
In Forward Plan	Y
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	1: Disposal Advert