

Executive Member Decision - 02/2024
Matford Community Building and GP Surgery Land Nominations
1 February 2024
Part i

Purpose of Decision

To nominate suitable organisations to take ownership of land upon which a new community building and GP surgery are to be located as part of the Matford new neighbourhood in Exminster Parish.

Request Officer

Fergus Pate, Economy and Delivery Manager
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Executive Member

Councillor David Palethorpe
Executive Member for Estates, Assets and Parking

Progress

- 1 First Draft - 2.2.24
- 2 Consultation – Ongoing discussions with DCC/EPC and NHS
- 3 Discussion with Executive Member – 23.1.24
- 4 Initial local member/Chair(s) O&S consulted - 9.2.24
- 5 MO-S151 Consulted – 15.2.24
- 6 Check - any objections from 4 & 5 – 27.2.24
- 7 Executive Member approve for Consultation – 5.2.24

Democratic Services

- 8 All Councillors consulted -28.2.2024
- 9 Call in completed - Date 7.3.24
- 10 Originating Officer advised 7.3.24
- 11 Placed on Web
- 12 Signed copy filed 5.3.24

1. Proposed Decision

- 1) To nominate Exminster Parish Council to take ownership of land upon which a community building, car parking and ancillary facilities are to be constructed at Matford, Exminster, so that they can also become owners of the building.

- 2) To nominate the NHS to take ownership of adjacent land upon which a GP surgery is to be constructed, so that they can become owners of the building.
- 3) Delegate authority to the Economy and Delivery Manager to implement recommendations (1) and (2).

1. Background

The Matford Development in Exminster Parish is under construction. It includes approximately 2,500 new homes, an all-through school, Matford Ridgetop Park, a local centre, various local open spaces and transport improvements that include the recently opened foot/cycle bridge over the A379.

Many of the infrastructure improvements are funded through the Housing Infrastructure Fund (HIF), whose deployment is being managed by Devon County Council.

One key HIF project is the construction of a new community building and adjacent GP surgery. Exminster Parish Council and the NHS have respectively confirmed their intentions to take ownership of and manage these new spaces, which will be constructed by contractors appointed by the County Council.

Vistry Partnerships (known as Bovis Homes at the time) were granted outline planning permission for 1,350 homes, along with the school, community building and GP surgery in 2018 ([reference 15/00708/MAJ](#)). Work to construct the new homes is well underway and the school building is due to welcome students from September 2024.

The County Council secured detailed permission to construct the Community Building and GP surgery in 2023 ([reference DCC/4355/2023](#)).

Amongst the duties that apply to Vistry as part of their planning permission is a requirement that they must offer the land for the new buildings to Teignbridge District Council or the council's nominees.

It is recommended to nominate Exminster Parish Council to take ownership of the community building land and the NHS to take ownership of the GP surgery land (see illustrative map at Appendix A).

For the avoidance of doubt, this recommendation would result in the land transferring directly from the developer to the Parish Council and NHS without ever coming into the ownership of Teignbridge District Council.

In addition to offering the main community building land (3,850sq m) to Teignbridge, or the council's nominee, for £1, Vistry are also obliged to offer a further (1,150sq m) at market value. In this case, market value is to be determined on the basis that the land would otherwise be suitable for residential development. It is proposed that the additional land (not identified at Appendix A) would also be nominated to Exminster Parish Council, who would need to make a future decision about whether to agree and pay the purchase price in order to acquire the additional space.

2. Main Implications

Outcomes

The proposed approach is consistent with the long term strategy for community building and GP surgery delivery at Matford. The community building nomination rights provided flexibility in case plans for who would own of the new buildings were to change. However, all parties have now committed to the project.

Process

If the recommendations contained in this report are approved, Vistry Partnerships will be due to formally offer the land to Teignbridge, or the council's nominee. At which point the Economy and Delivery Manager will respond by nominating the Parish Council and NHS to become the owners.

Financial

The cost of constructing the new spaces is estimated at around £8.5 million but Exminster Parish Council has forecast that the community building is unlikely to

break even for the foreseeable future (likely to be subsidised by Exminster Parish Council). There will be no direct financial implications for Teignbridge District Council in making this decision.

Legal

Legal implications should be no more significant than confirming the Council's nominees and there are no foreseen risks to making this decision.

Additional Land

The additional community building land is not required to bring the community building forward. A decision on whether to purchase and acquire the additional land would be a matter for the Parish Council.

4. Alternative Options

The main alternative option would be for Teignbridge Council to take ownership of the land and buildings itself.

However, as explained above, the community building is expected to be loss making for a significant period. Moreover, the new spaces (which are due to be constructed imminently) have not been designed with involvement from Teignbridge District Council. Consistent with the Matford development's masterplan and delivery strategy, we have not contributed toward the buildings' specifications and have not developed a viable business plan for their operation, management and maintenance. Instead, Exminster Parish Council and the NHS have worked closely with Devon County Council in this regard.

5. Justification

Nominating Exminster Parish Council and the NHS to take on the new community building and GP surgery at Matford, will enable the new spaces to be constructed and facilitate their long term management to the benefit of residents at Matford and the wider Exminster Parish community.

Democratic Services

Decision No 02-2024

Date of Implementation 7 March 2024

Call in - No call-in

Member Completion

I confirm the decision above Yes

I agree with the justification above Yes

I have no conflict of interest in making this decision having considered the provisions of the Teignbridge Code of Conduct

Signed Cllr D Palethorpe

Date 5.2.2024