

TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

CHAIRMAN: Cllr Avril Kerswell

PORTFOLIO HOLDER: Cllr Timothy Golder

DATE: 21 November 2018

REPORT OF: Tony Watson, Interim Head of Commercial Services

SUBJECT: Bradley Lane, Newton Abbot

PART I

RECOMMENDATION

The Executive is recommended to resolve:

- That a joint venture partner is procured for the delivery of Bradley Lane.
- The additional recommendations set out in part II are approved.

1. PURPOSE

The purpose of this report is to summarise the Council's aspirations to realise re-development, together with the recommended process for delivery.

A subsequent report will follow once detailed scheme planning has been undertaken.

2. BACKGROUND

Bradley Lane is currently an operational industrial estate located off Highweek Street. Historically the area was associated with Paper mills linked to Bradley Manor and subsequently Fellmongery until operations ceased in c.1972. The site was substantially re-developed in the 70's and 80's, as it remains today.

The area continues to be operated as a traditional industrial estate for a range of different processes, for example, the manufacture bespoke shop fittings, warehouse, distribution and window manufacture, amongst others. The majority of the buildings are now reaching the end of their useful lives.

One of the major occupiers Benbow Group will be relocated to new premises in summer 2019 as agreed by the Council in April 2018.

In early 2008, as part of the Local Plan engagement a number of workshops and master planning events were held to consider and discuss the options for development in the Newton Abbot area, in addition to the wider District.

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Bradley Lane was highlighted as part of this process and has subsequently been included within the Local Plan, which was widely consulted on and adopted in 2013.

Planning Context:

The Councils adopted Local Plan 2013-2033 details the aspirations for Bradley Lane in policy NA10, as follows:

- a) Deliver around 15,000 square metres of B-use classes, community and public uses;
- b) Deliver at least 170 homes with a target of 20% affordable homes;
- c) Seek to retain buildings that make a positive contribution to the physical environment and diversity of uses on the site;
- d) Investigate the potential to provide a link road through the site from Totnes Road/Wolborough Street to Bradley Lane/Highweek Street;
- e) Enhance links between Bakers Park and the remainder of the town centre
- f) including flood risk management that will ensure that the town centre will be safe from flood risk;
- g) Take advantage of its gateway location and seek to reconnect with the remainder of the town centre through delivering very high quality urban design; and
- h) Provide some short stay car parking.

In addition:

- i) any retail floor space shall be ancillary in scale and shall not have an unacceptable impact on town centre vitality and viability. Comparison goods floor space in particular will be discouraged; and
- j) other town centre uses will be considered on their merits and subject to an impact assessment.

The Council have been assembling land and buildings since 2010 in order take a leading role in regeneration. A plan illustrating the extent of the Councils ownership, edged red is included in appendix 1.

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3. MAIN IMPLICATIONS

Tender Process:

The Council are seeking to procure a partner through the Homes England framework 'Delivery Partner Panel 3' (DPP3). This framework has been procured through fully compliant Official Journal of the European Union (OJEU) processes, and is to be used to enable the efficient procurement of housing-led development on land owned by public sector bodies. This process will take approximately 6 months.

In tendering the opportunity the Council will not be obligated to appoint a partner if the responses do not meet the Councils requirements.

The required outputs for the Council, Existing site constraints, Tenant and financial implications are outlined in part II of this report.

4. GROUPS CONSULTED

Newton Abbot Ward Members (briefing held 12th November)
Planning
Legal
Finance

5. TIME-SCALE

The decision is to be implemented immediately. The project will be put out to tender within the next 4 weeks with final assessment and scoring undertaken by summer 2019.

6. JUSTIFICATION

The above recommendations contribute toward the Teignbridge 10 goals of 'a roof over our heads' and 'great places to work and live' and Council strategy aim of more affordable housing.

7. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on 28 November 2018.

Tony Watson
Interim Business Lead for Commercial Services

Cllr Timothy Golder
Portfolio Holder for Economy, Skills and Tourism

BELOW TO BE FILLED IN BY THE REPORT AUTHOR:

TEIGNBRIDGE DISTRICT COUNCIL

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: Land Ownership Plan