

COUNCIL MEETING

18 April 2019

Member Questions under Council Procedure Rule 4.5 (K)

1. The following questions have been asked by Cllr G Hook

Question

Will the PH list the businesses, both new and relocated, which are currently occupying land designated in the Teignbridge Local Plan for economic development since the adoption of the Teignbridge Local Plan almost exactly 5 years ago in 2014?

Since the Local Plan was adopted permission has been granted on around 1/3 of the sites allocated in the Local Plan, but to date none have been delivered. Set out below is a table, highlighting the stage each allocation has reached so far.

Site	Employment land provision	Area/space delivered or approved to date	Progress to date
NA1 Houghton Barton	18 hectares	0 ha delivered.	Outline permission granted for a site of approximately 0.72 ha with consent for B1 (a/b/c) employment use as part of Hele Park. The site is currently being marketed. The land at Forches Cross allocated in the Local Plan for employment uses could come forward once the improvements to the A382 have been undertaken.
NA2 Whitehill	2 hectares	0 ha delivered	This site won't be delivered. The approved alignment for the A382 improvements runs through the site. A financial contribution to employment has been accepted as an alternative approach.
NA3 Wolborough	10 hectares	0 ha delivered	A planning application 17/01542/MAJ for part of the

Site	Employment land provision	Area/space delivered or approved to date	Progress to date
			<p>site is the subject of a current appeal.</p> <p>The hybrid application proposes 3,500sqm (B1), 5,500sqm (C2 – care home), and 1,250sqm (A1, A3, A4, A5) of new employment generating floorspace in outline. The full application also includes 1,158sqm of hotel, restaurant and bar space.</p>
NA4 Milber Employment Area	8 hectares	0 ha delivered	<p>Reserved Matters application approved under reference 14/03208/MAJ in 2015.</p> <p>Issues relating to opening up costs, specifically the road access.</p>
NA10 Bradley Lane	15,000 sqm	0 sqm delivered	This site will be part of the regeneration plans for the Bradley Lane area. Work is not anticipated to begin on this for at least 2 years.
KS1 Sands Copse	16.4 hectares	0 ha delivered	Part of the site is still an active quarry. No planning application received but there is known commercial interest in bringing the site forward.
KK1 Land off Torquay Rd and Embury Close	0.5 hectares	0 ha delivered	<p>Planning consent has been granted for the housing allocation under reference 17/00132/MAJ. The employment allocation is not being brought forward. A financial contribution towards delivering employment land will form part of the section 106 agreement.</p>

Site	Employment land provision	Area/space delivered or approved to date	Progress to date
SWE2 Adjacent to Peamore	5 hectares	0 ha delivered	<p>Reserved Matters planning permission granted under reference 16/00950/MAJ in 2016.</p> <p>A further 15ha has been approved.</p> <p>Issues relating to opening up costs linked to access and power preventing delivery. Devon County Council have recently been successful in gaining Housing Infrastructure Funding for the South West Exeter allocations, including opening up this site.</p>
DA2 North West Secmaton Lane	3 hectares	0 ha delivered	Outline permission granted in 2016 under reference 15/02700/MAJ.
BT2 Bradley Bends	915 sqm	0 sqm delivered	Outline permission granted in 2013 under reference 13/00251/MAJ.
BTC2 Old Newton Road	0.7 hectares	0ha delivered	No progress.
BT3 Challabrook	1.2 hectares	0 ha delivered	An outline planning application is before the Council under reference 17/01821/MAJ.
CH1 Rocklands	1.5 hectares	0 ha delivered	Outline planning permission granted in 2014 under reference 13/01062/MAJ for 2,500 sqm of use class B1 (a) employment space.
CH6 North West of Town	0.5 hectares	0 ha delivered	No progress.

Site	Employment land provision	Area/space delivered or approved to date	Progress to date
Centre (Chudleigh)			
Total	67 hectares	0 hectares	

Table 1: Breakdown of progress of Teignbridge Local Plan employment land allocations

The reasons for non-delivery vary, but the most common themes are high opening up costs for road access and utilities (particularly power supply), lack of funding, and willingness of the landowner. Work is on-going in both the Planning and Economic Development teams to help bring sites forward.

The recent award of £55m from the Housing Infrastructure Fund, secured by Devon County Council, included money for a new roundabout and upgrade to the electricity supply to open up the site at Peamore, Exeter (SWE2). Other infrastructure funding secured, such as the South Devon Link Road (SDLR) and A382 improvements (Jetty Marsh to Drumbridges) will directly and indirectly unlock more development and employment opportunities around Newton Abbot. An economic assessment of the impact of the SDLR is due in 2021 in line with the monitoring requirements of the Department of Transport's funding.

Since the Local Plan was adopted there has been a net increase of 34,000sqm, equivalent of 6,800sqm per year (compared with 12,000sqm per year Local Plan target). The distribution of that space is set out in the table below, alongside the Local Plan's strategic targets. It will be noted that the majority of delivery has been in rural areas, which are made up of many small scale developments.

Location	Total (square metres)	Percentage of overall total	LP target
Heart of Teignbridge	723.03	2%	60%
South West Exeter (Exminster)	0	0%	5%
Dawlish	1137	3%	3%
Bovey Tracey (inc Heathfield)	2327.8	7%	3%
Chudleigh	1137	3%	3%
Teignmouth	-389.73	-1%	0%
Rural	29077.6	85%	0%
Total	34012.7	100.00%	

Table 2: Net new employment land delivered 2014-19

In the same period, around 123,000sqm of space has been approved, some of which are Local Plan sites. Again, the table below shows the breakdown.

Location	Total	Percentage of overall total	LP target
Heart of Teignbridge	42280.26	35%	60%
South West Exeter	18220	15%	5%
Dawlish	33613	27%	3%
Bovey Tracey (inc Heathfield)	16248	13%	3%
Chudleigh	2576.8	2%	3%
Teignmouth	32.26	0%	0%
Rural	9499.35	8%	0%
Total	122469.67	100%	

Table 3: Net new employment land approvals (extant but unimplemented) 2014-19

This table demonstrates that the Council is approving the numbers of employment sites, but as mentioned earlier, there are a number of external factors that are delaying delivery.

Question

How many new jobs have been created as a consequence?

Response from Portfolio Holder for Economy, Skills & Tourism

As none of the Local Plan sites have yet been delivered there are no new jobs directly from those allocations.

Based on ONS jobs density, the number of jobs in Teignbridge has risen from 52,000 in 2014 to 59,000 in 2017 (the latest year available for this data). The job density has increased in that same period from 0.7 jobs per working age resident to 0.78.

During the same time unemployment rate has decreased from 4% to 2.5%. The national unemployment rate is 3.9%.

It should be noted that it is not possible to directly attribute employment levels to specific developments, as around two-thirds to three-quarters of new jobs don't require new employment space. This could be due to greater use of existing buildings, flexible working patterns (i.e. increased shift work in hospitals, factories, etc), or working from home. It also includes jobs that are in sectors that serve the needs of a growing population, such as education, care, retail, etc. and to meet the needs of new employment development such as business supply chains, maintenance, etc.

More statistical information can be found in the Teignbridge Economic factsheets found at teignbridge.gov.uk/business/relocating-to-teignbridge/our-economy/

Question

How much land designated in the Plan remains to be occupied, expressed as a % of the Plan target and also in acreage /square footage.

Response from Portfolio Holder for Economy, Skills & Tourism

A total of 67 hectares of employment land has been allocated. There isn't a square metre or square feet figure, as this will only be clarified once detailed plans are drawn up on each site.

As mentioned in an earlier comment, around 1/3 of the Local Plan sites have planning permission, and work is ongoing with site promoters to help bring them forward. For Teignbridge to actively bring the sites forward would involve additional staff resources, which is potentially high risk for the Council as it would require significant investment (land purchase, opening up costs, legal fees, staff resource, etc) with no guarantee of a return.

1. The following question have been asked by Cllr Connett

Question

Please list the Art works in the possession of the Council, listing who they are owned by if not Teignbridge District Council, and the location of the artworks and if they are available for public view, or currently on public display.

Response from Portfolio Holder for Economy, Skills & Tourism

Attached sheet with details.