

Teignbridge District Council

Executive

16 September 2021

Part I

Bradley Lane Regeneration

Purpose of Report

To introduce the Part II report that seeks approval of the bid submission following competitive tendering for a development partner.

Recommendation(s)

The Executive agrees to move into Part II of the Agenda to consider the report on the regeneration at Bradley Lane which contains exempt information.

Financial Implications

Financial Implications are outlined in section 4.1 and 5 of the Part II report.

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Legal Implications

The Legal Implications are as detailed in the Part II report. In addition, it is recommended that a review of the project is undertaken at each key stage to ensure any risks are identified and addressed and to ensure that the aims, interests and objectives of the Council are and continue to be met

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Risk Assessment

A risk register is enclosed in Appendix 7 to the Part II report.

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Environmental/Climate Change Implications

Environmental and climate change implications are outlined in section 4.8 of the Part

II report.

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Executive Member

Cllr Richard Keeling, Executive Member for Corporate Resources

1. Introduction

The regeneration and redevelopment of the Bradley Lane area has been a long-standing priority for the Council.

In July 2019, the Executive approved a report detailing the options for the regeneration of land within the Council's ownership at Bradley Lane, Newton Abbot.

It was agreed that the Council would procure a Development Partner to bring the site forward for residential development. A Development Brief was set and a procurement exercise commenced.

That process is now nearing completion and the Council will be requested as landowner to agree the completion of the process that, subject to a Development Agreement and planning permission being secured, the land is sold to the Development Partner.

The Executive will consider a report under Part II because the procurement process is not complete, negotiations are still ongoing and there is a need to protect confidential information. This also means that specific details cannot be disclosed in this report, but a summary overview is set out in section 3 of the report.

2. Background

In 2008, as part of the Local Plan preparation, the Council commenced a series of workshops and public engagement sessions to discuss the development opportunities for Newton Abbot.

In 2010, the Council commenced land assembly at Bradley Lane, with a view to taking a lead role in the regeneration of this key brown field site adjacent to the Town Centre.

Through this process the Local Plan policy for Bradley Lane, NA10, was developed and formed part of the adopted Teignbridge Local Plan 2013-2033.

Following Executive approval to procure a Development Partner an Invitation to Tender was published seeking a redevelopment scheme that complied with the policy requirements of the Teignbridge Local Plan (including policies such as NA10 Bradley Lane and S7 Carbon Emission Targets).

3. Summary overview

The Development Partner is proposing to bring forward a scheme that:

- Delivers a level of affordable housing above the policy requirement of 20%;
- Improves the pedestrian and cycle routes into the town centre, Bakers Park and the Bradley estate;
- Regenerates a complex brownfield site;
- Creates new residential development close to the town centre;
- Improves flood risk resilience for the town centre with improvements along the River Lemon corridor;
- Meets the Council's carbon emission targets;
- Considers the potential for enhanced bus links

Subject to approval the Development Partner is required to:

- Sign a Development Agreement with the Council
- Masterplan, design and undertake local engagement
- Obtain planning permission
- Construct infrastructure, design and construct the residential units
- Deliver Affordable Housing above the policy requirement of 20%
- Take full responsibility and risks for sales and marketing

The sale of the land to the Development Partner will also result in the Council receiving a capital receipt, which will allow the Council to make investment into future projects that benefit the residents and businesses of Teignbridge and deliver on the Council's corporate objectives.