

04 Going to Town

Lead Contact: Neil Blaney, Cllr Nina Jeffries

Programme Status:

Caution

Summary Statement

The 'Going to Town' retains an overall status of 'caution'. The delays to the flagship projects to be funded through the Future High Street Fund projects continue to create a risk to the ability to spend the funding within the timescales.

The global economic uncertainty continues to have impacts, making this a challenging time for the local economy.

Progress is being made on the UK Shared Prosperity Fund projects, which include schemes that support town centres and markets.

The Council was allocated £1.6 million from the UK Shared Prosperity Fund, which includes projects to support town centres, with funding needing to be spent by the end of March 2025. The investment plan submitted to government was approved at Full Council in July 2022.

Designing and delivering small and large scale schemes:

The Council has granted planning permission for the Health and Wellbeing Centre in Teignmouth and has an agreement in place with the NHS to sell them the land. However there has been no meaningful progress from the NHS to date.

The submission of the revised timelines for the Market Hall and Alexandra Cinema elements of the Future High Street Fund projects have been approved by Government. There is delay with the planning applications for the new cinema and Market Hall.

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Running and improving Newton Abbot Markets:

Footfall into the Market Hall hasn't recovered since the end of covid restrictions and occupancy is currently around 60%, lower than the pre-Covid period of 85-90%. The markets run at an operational loss and therefore are an ongoing cost the Council.

The Council's Investment Plan for the UK Shared Prosperity Fund includes a 'Markets and town centres promotion and coordination' project. Its aim is the 'Promotion of Teignbridge towns and villages to help increase visitor and footfall numbers'. A budget of £286,000 is allocated to this project.

Town centre health checks:

Information is available on the Council's website <https://www.teignbridge.gov.uk/planning/local-plans-and-policy/annual-monitoring-report-2021-2022/going-to-town/>

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Working with and supporting continued town centre management:

Officers continue to work with those responsible for managing or leading on projects within the towns across Teignbridge. The Council's Investment Plan for the UK Shared Prosperity Fund includes a bid for funding to support markets and town centre promotion and coordination.

Using our powers to bring about improvements and support business growth:

The Environmental Health team provides significant support to businesses and uses its powers to deal with breaches, which helps consumer confidence. The Planning Department is prioritising enquiries and applications related to employment and job growth.

The UK Shared Prosperity Fund is being used to support businesses.

Improving accessibility and encouraging more town centre living:

The proposals for pedestrian enhancements along Queen Street in Newton Abbot have been approved by Devon County Council and will now move to delivery. The plans for cycle improvements along the National Cycle Network will also be implemented.

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The proposal for a Health and Wellbeing Centre in Teignmouth will provide accessible health facilities for the community.

The plans for the regeneration of Bradley Lane, Newton Abbot are currently in for consideration with the Planning Department, to be delivered by Lovells. There are also plans for housing being considered for land next to Sherborne House, Newton Abbot.

Supporting evening cultural and leisure opportunities:

The Future High Street Fund projects will bring forward a wide range of evening activities that will complement the town centre. As noted above, there is now an increased element of risk to delivery for this project.

The Council's Investment Plan for the UK Shared Prosperity Fund includes £300,000 for funding to support exhibiting, performing and participating in art.

05 Great places to live and work

Lead contact: Rosalyn Eastman, Cllr Gary Taylor

Programme Status:

Caution

Summary Statement

As with previous reviews, all teams within the Council continue to work hard towards ensuring that we are able to keep Teignbridge as a Great Place to Live and Work.

Individual projects and indicators reflect the variety of the work undertaken as part of this Super Project and the wide range of issues involved from Town Centre and transport improvements through to ensuring through our development management and enforcement functions that development is undertaken in the right way and to the benefit of existing and future communities.

We continue to review our practice to take account of feedback received and work hard to maintain / improve performance with regard particularly to our key Government indicators, although this is especially challenging at present as the effects of periods with low resources as well as changing demands in terms of workload.

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In particular, there is a significant risk that in early 2024 the LPA will receive correspondence from DLUHC relating to the speed of decision making on smaller applications (decisions made in time or in an agreed Extension of Time). This is step 1 of a process known as "Designation" through which ultimately applicants would be able to choose to make applications direct to the Planning Inspectorate. LPAs subject to this process in 2023 have all demonstrated sufficient progress to avoid designation and the team is working towards achieving the same position.

Overall however, the success of our delivery team projects - such as the new SANGs at Southwest Exeter and wider Council activities means the overall Programme remains on track.

06 Investing in prosperity

Lead contact: Tom Phillips, Cllr Martin Wrigley, Cllr Nina Jeffries

Programme Status:

On track

Summary Statement

Investment in commercial property projects

Work is ongoing with T100 opportunities on Council owned land.

The Future High Streets Fund (FHSF) Substantial risk on the planning which is delayed due to lack of support from Officers at LPA. DLUHC approved PAR, however, original spend deadlines were confirmed as still effective (telephone 12 October) and an extension request for 30 September 2024 needs to be submitted. Transport (Queen St and NCN2) planned start March 2024. The FHSF project will see investment in the regeneration of Newton Abbot Market, a new 4 screen Cinema (planning decision target March 2023 now July 2023), together with improvements to Queen Street, the gateway to the Town from the Railway Station and part of the National Cycle Network 2.

Halcyon Street carpark Newton Abbot hotel is being explored but struggling on viability even with a revised rental offer from Travelodge. Leader supports principle of hotel there but only on right terms. Four options – 1. TDC build. 2. Shielded lease. 3. TDC fund Travelodge to build. 4. Sale of site.

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Brunswick Street Health and Wellbeing Centre achieved planning and is through JR period. NHS proceeded off back of HoTs only and no conditional contract in place – therefore no automatic subsequent transaction. Chased NHS and no response. Had meeting with NHS advisors (26 September 2023) but NHS pulled out at last minute. Suggestions NHS will try to renegotiate price and transfer boundary.

Bradley Lane planning has been delayed to end of Calendar year as issues and potential redesigns due to planning issues. If successful, this BLRF grant assisted development will deliver c.90 dwellings (c.50% affordable) on brownfield land. Update meeting with Lovel on 17 October 2023.

The Council has a number of active projects, but there have been no new opportunities due to current economic uncertainties.

Improved broadband provision

The programme remains on track. A presentation from Connecting Devon and Somerset on progress to date is being arranged for Members through the Overview and Scrutiny Committee.

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CSIIP 2.3	Investment in commercial property projects	Business, Economy and Tourism	16/10/2023	<ul style="list-style-type: none"> - Work is ongoing with T100 opportunities on Council owned land. - The Future High Streets Fund (FHSF) Substantial risk on the planning which is delayed due to lack of support from Officers at LPA.DLUHC approved PAR, however, original spend deadlines were confirmed as still effective (telephone 12 October) and an extension request for 30 September 2024 needs to be submitted. Transport (Queen St and NCN2) planned start March 2024. The FHSF project will see investment in the regeneration of Newton Abbot Market, a new 4 screen Cinema (planning decision target March 2023 now July 2023), together with improvements to Queen Street, the gateway to the Town from the Railway Station and part of the National Cycle Network 2. 	Tom Phillips

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07 Moving up a gear

Lead contact: Fergus Pate, Cllr Gary Taylor

Programme Status: On track

Summary Statement

The overall programme is on track. Priority infrastructure projects are being delivered, including major strategic pedestrian and cycle schemes.

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Improving the A382 into Newton Abbot and a Forches Cross A383 link

The entire length of the A382 scheme benefits from planning permission. Phase 1 works between Forches Cross and Whitehill Cross have been completed. Teignbridge committed £5.1 million of developer funding towards the £13m project, which includes a new off-road pedestrian and cycle route.

Phase 2 is the main street through Houghton Barton. This scheme benefits from planning permission and the first section from Forches Cross to Howton Road is complete. Teignbridge and Devon approved £1.25m (each) forward funding of future developer contributions in order to deliver that phase of the scheme. The remainder is to be delivered by developers.

Phase 3 of the A382 improvements between Forches Cross and Drumbridges is due to benefit from an announced £45 million package of funding that has been allocated by the Department for Transport. Works are expected to commence by around the end of 2024. Most of the land needed to deliver the remainder of the scheme has been secured but the County Council are still assembling some final areas of land.

Full Council approved a £600,000 funding contribution towards the Jetty Marsh link in April 2022. For VAT reasons, we ended up paying £500,000. A further commitment of £1,000,000 was made in 2023. Devon County Council are now due to submit a Full Business Case to Government in order to begin drawing down the grant funding.

Bus improvements and park and ride services

Much of the work associated with bringing forward new park and ride facilities is in the hands of external partners, including Devon County Council as transport authority.

Further analysis from the transport authority indicates that plans for park and ride in Newton Abbot are not viable. There may still be limited scope for park and change at locations including Forches Cross.

£200,000 funding for a bus only route between Ashburton Road and Newton Abbot town centre was awarded by Homes England. Consultation responses did not support the project, which has now been shelved. An opportunity to use the funding for phase 1 of the Ogwell cycle link through Bakers Park is being taken forward during 2023/24 instead.

Devon County Council has been awarded £14 million to improve bus provision and services across the County. Further details of how this may benefit communities across Teignbridge are awaited but some funding has been allocated to Newton Abbot. Initial work on bringing forward a transport hub for Newton Abbot has paused because there has been a focus on other transport priorities, but this may change now that

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additional funding has been allocated. There is potential that a new transport hub could come forward in concert with redevelopment of the Cattle Market area, which is proposed for redevelopment through the forthcoming Local Plan.

The Local Plan also allocates various new transport hubs to support sustainable travel options within new neighbourhoods.

Supporting new railway stations

Marsh Barton station has now opened and is operational.

Phase 1 Dawlish Sea Wall defences have now opened.

Heath Rail Link are understood to be continuing to work with Network Rail, GWR and Devon County Council on potential to reopen the branch line from Newton Abbot to Heathfield.

Encourage a cycling revolution

The Teign Estuary Trail planning application has been approved. Further Full Council decision upcoming on providing additional support to the project although the overall scheme cost is likely to be very substantial.

Work to update proposals for the Dawlish to Teignmouth section of the Teign Estuary Trail is underway with a view to delivering this, easier to achieve, portion of the route.

Unfortunately, the Levelling Up Fund bid for a South Devon Cycleway was not approved - Teignbridge was in the lowest priority tier for Levelling Up, meaning that chances of success with the bid were very limited. All of the Levelling Up Fund has now been allocated.

Innovative transport schemes

Development frameworks for development allocations propose electric car charge point facilities in key public areas. The emerging Local Plan considers innovative transport opportunities.

The Newton Abbot and Kingsteignton Garden Community programme is bringing forward evidence on potential innovative public transport and walking/cycling improvements in the Newton Abbot area. A Local Cycling and Walking Infrastructure Plan (LCWIP) for the Newton Abbot and Kingsteignton area has been produced and was a first for the Devon County Council area.

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Opportunities to bring forward rural transport hubs are being considered through the Rural England Prosperity Fund. It is expected that local communities and partners will be asked to develop and submit schemes that they would like to implement.

A Newton Abbot car parks study is being procured to provide robust evidence on the extent to which Local Plan proposals for town centre developments can be accommodated without adversely impacting on the adequacy of car park availability over the long term. Additional data is being collected following a stakeholder and the study is expected to report early in 2024.

Development supported by sustainable transport facilities

Individual new developments continue to be supported by improved transport facilities. The Development Frameworks for development allocations across the district incorporate sustainable transport facilities (including walking and cycle routes) as a centrepiece of their proposals, as does the emerging Houghton Barton and Bradmore design code.

The Infrastructure Delivery Plan and capital programme also continue to prioritise sustainable transport, including through more than £1 million being identified as a contribution towards pedestrian and cycle facilities by 2026. Work is ongoing to ensure that sustainable transport remains at the forefront of the Local Plans.

Bids were submitted to the Government's Housing Infrastructure Fund for funding to support delivery of key transport infrastructure at Dawlish and Southwest Exeter. Funding totalling £4.9 million has been approved for the Dawlish link road and bridge. Council approved an additional budget of £1.3 million due to cost inflation pressures. That project is now underway and on track for completion by Summer 2024.

The £55 million South West Exeter Housing Infrastructure Fund programme is progressing, including major junction, pedestrian and cycle improvements.

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CSMUG 2.1	Bus and park and ride services	Planning	18/08/2023	Much of the work associated with bringing forward new park and ride facilities is in the hands of external partners, including Devon County Council as transport authority. Further analysis from the transport authority indicates that plans for park and ride in Newton Abbot are not viable. There	Fergus Pate

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				<p>may still be limited scope for park and change at locations including Forches Cross.</p> <p>£200,000 funding for a bus only route between Ashburton Road and Newton Abbot town centre was awarded by Homes England. Consultation responses did not support the project, which has now been shelved. An opportunity to use the funding for phase 1 of the Ogwell cycle link through Bakers Park is being taken forward instead.</p> <p>Devon County Council has been awarded £14 million to improve bus provision and services across the County. Further details of how this may benefit communities across Teignbridge are awaited but some funding has been allocated to Newton Abbot. Initial work on bringing forward a transport hub for Newton Abbot has paused because there has been a focus on other transport priorities but this may change now that additional funding has been allocated. There is potential that a new transport hub could come forward in concert with redevelopment of the Cattle Market area, which is proposed for redevelopment through the forthcoming Local Plan.</p>	
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08 Out and about and active

Lead contact: James Teed, Cllr John Nutley

Programme Status:

On track

Summary Statement

The programme is on track across all projects. Attendance and participation is all on track showing good levels of participation.

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A variety of engaging work programmes are being delivered within our communities and good progress across some key projects, including the completion of works programmes at Forde Park tennis courts and the Ashburton Road play park. The refurbishment plans for Broadmeadow Sports Centre are progressing, with surveying works being completed at the end of October.

10 Vital, Viable Council

Lead contact: Amanda Pujol, Cllr Martin Wrigley, Cllr Richard Keeling

Programme Status:

On track

3 indicators are well ahead of target, 1 ahead of target, 2 on target with 1 marked a caution. % of telephone enquiries resolved at first point of contact is on caution due to staff vacancies and upskilling new staff so it is anticipated this will improve next quarter.

The project to review complaints is on track.

PI Code	Title	Executive Member	+/-	Annual Target	Q1 Act	Q2 Act	Q3 Act	Q4 Act	PI Verifying Manager	Officer Notes
CSWE 3.2	% of telephony enquiries dealt with at first point of contact	Corporate Resources	+	85%	83%	83%			Tracey Hooper. Amanda Pujol	Enquiries dealt with at first point of contact are again down due to having 2 new starters having joined customer support in the past 6 weeks. One is a full-time staff member who is now broadening their knowledge base and being set to receive other call skills such as waste and garden waste, as well as take on some basic administrative duties relating to Revenue and Benefits.