

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 and changes 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 and cost of living crisis continues to have impacts, making this a challenging time for all local economies.

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 still been no meaningful progress from the NHS to date.

A further Project Adjustment Request has been submitted for the Future High Street Fund projects and approval is awaited from Government. The planning application for the Market Hall is due in Q4. The proposal for the cinema will no longer go forward. The Queen Street project remains on track.

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-

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

Covid period of 85-90%. The markets run at an operational loss and therefore are an ongoing cost the Council. The Future High Street Funded project is identified as the solution to changing that situation.

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-2022-2023/going-to-town/>

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'.

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, to be completed by November 2024. The plans for cycle improvements along the National Cycling Network will also be implemented.

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

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:

On track

Summary Statement

Overall, the project is considered to be 'on track'. All key projects are on track, with the exception of the Ridgetop Park SANGS at South West Exeter, although this is due to a slippage in overall project delivery timescales, the park is open and being used, with the next phases in progress.

Make sure that our new neighbourhoods and other developments are built to the highest standards of design, with great public spaces and landscaping:

There is an ongoing focus on ensuring design quality in all major developments bringing forward new neighbourhoods, with adequate resource allocated and community engagement throughout.

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

Ensure that new neighbourhoods are real communities; safe, inclusive and accessible to all, close to, or including, local jobs, facilities, sports and leisure opportunities, with high quality public open spaces which support social interaction:

This can be evidenced in the emerging work on new applications and on the schemes being brought forward across the district.

Ensuring growth and development is high quality and sustainable by our continued involvement in the Garden Communities programme:

The Garden Community Project continues to thrive and develop plans and strategies with positive community involvement.

Protect our most important landscapes and heritage, and support proposals which enhance them:

The updated Local Plan sets the framework for future growth and protection of the most important landscapes and heritage, with mitigation policies to secure enhancements. The Local Plan was subject to a further consultation and is anticipated to be submitted for examination of Q4 of 2024.

Work towards an overall improvement in the area's biodiversity by protecting the most important habitats and investing in new wildlife areas:

This is covered through the Local Plan.

Support improvements to walking, cycling and public transport opportunities and other ways to reduce carbon emissions and encourage a healthy, active lifestyle:

This is covered through the Local Plan and Local Cycling and Walking Infrastructure Plan. A number of projects have been implemented and attention is turning to future schemes, particularly the Teign Estuary Trail.

Make the difficult, long-term decisions to create a resilient, prosperous and green future by preparing the Greater Exeter Strategic Plan and updating our own local plan:

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

This commitment has been superseded by the Council's all deciding to cease work on GESP. However, the authorities continue to work closely to ensure plans are aligned and shared ambitions can be delivered. The Council approved a document 'Shared Coordinates' which is a non-statutory statement of commitment to continued close working on strategic issues.

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. Principally driven by Housing team with support from assets as and when appropriate.

The Future High Streets Fund (FHSF) Full Council decided on Tuesday 16 January 2024 to abort the cinema project. 26 January 2024 PH approved Project Adjustment Request (PAR) to be submitted to DLUHC to approve an amended scheme which removes the cinema and reuses as much of the released grant to enhance the remaining projects. Transport (Queen St and NCN2) on track for a planned start March 2024. The FHSF project will see investment in the regeneration of Newton Abbot Market 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 car park Newton Abbot hotel is still struggling on viability even with an increased rental offer from Travelodge. The project was put forward as an alternative project to replace the FHSF and could have been delivered on time as it is a consented scheme. The grant would have made the viability work. However, whilst the Leader supports principle of hotel there but only on right terms.

Brunswick Street Health and Wellbeing Centre achieved planning and is through JR period. No conditional contract in place – therefore no automatic subsequent transaction. NHS have not communicated since the planning decision. Had meeting with NHS advisors (26 September

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

2023) but NHS pulled out at last minute. Suggestions NHS will try to renegotiate price and transfer boundary. TDC contingency position is to hold as operational and income producing car park.

Bradley Lane planning has again been delayed from end of Calendar year to March committee best case. If successful, this BLRF grant assisted development will deliver c.90 dwellings (c.50% affordable) on brownfield land. Due to the latest planning delay there is now a severe risk that unconditional release of land for housing will not be achieved by fund deadline of end March.

The Council has a number of active projects, but there have been no new opportunities due to current economic uncertainties and requirement to tidy off legacy projects, some of which do not appear to have support of current members. Asset Manager is keen to unlock and progress Newton Abbot Aldi Employment site during 2024.

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	30/01/2024	<p>- Work is ongoing with T100 opportunities on Council owned land. Principally driven by Housing team with support from assets as and when appropriate.</p> <p>- The Future High Streets Fund (FHSF) Full Council decided on Tuesday 16 January 2024 to abort the cinema project. 26 January 2024 PH approved Project Adjustment Request (PAR) to be submitted to DLUHC to approve an amended scheme which removes the cinema and reuses as much of the released grant to enhance the remaining projects. Transport (Queen St and NCN2) on track for a planned start March 2024. The FHSF project will see investment in the regeneration of Newton Abbot Market together with</p>	Tom Phillips

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

				<p>improvements to Queen Street, the gateway to the Town from the Railway Station and part of the National Cycle Network 2.</p> <p>- Halcyon Street car park Newton Abbot hotel is still struggling on viability even with an increased rental offer from Travelodge. The project was put forward as an alternative project to replace the FHSF and could have been delivered on time as it is a consented scheme. The grant would have made the viability work. However, whilst the Leader supports principle of hotel there but only on right terms.</p> <p>- Brunswick Street Health and Wellbeing Centre achieved planning and is through JR period. No conditional contract in place – therefore no automatic subsequent transaction. NHS have not communicated since the planning decision. 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. TDC contingency position is to hold as operational and income producing car park.</p> <p>- Bradley Lane planning has again been delayed from end of Calendar year to March committee best case. If successful this BLRF grant assisted development will deliver c.90 dwellings (c.50% affordable) on brownfield land. Due to the latest planning delay there is now a severe risk that unconditional release of land for housing will not be achieved by fund deadline of end March.</p> <p>- The Council has a number of active projects, but there have been no new opportunities due to current economic uncertainties and requirement to tidy off legacy projects, some of which do not appear to have support of current members. Asset Manager is keen to unlock and progress Newton Abbot Aldi Employment site during 2024.</p>	
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07 Moving up a gear

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

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.

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.

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

£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 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

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

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.

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.

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

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	18/10/2023	<p>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.</p> <p>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.</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 during 2023/24 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> <p>The Local Plan also allocates various new transport hubs to support sustainable travel options within new neighbourhoods.</p>	Fergus Pate

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. Good levels of participation are being reported across a broad range of projects, which is encouraging.

A variety of engaging work programmes are being delivered within our communities and good progress across some key projects, including a busy programme of activities across the Teignbridge Green Spaces, and the completion of works programmes at Furlong Park in Buckfastleigh. The refurbishment plans for Broadmeadow Sports Centre are progressing, with surveying works being completed and the public consultation for the proposed refurbishments launched.

10 Vital, Viable Council

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

Programme Status: On track

The programme is on target. We are continuing to increase resident's use of our customer digital platform and have seen an increase in the use of digital forms, and we are developing new digital processes for customers through the Modern 25 programme. These include digital processes to apply for a House in Multiple Occupation license or report a private sector housing complaint. The first point of contact resolution by customer services is recorded as a caution, however this expected to improve next quarter as it is due to recent recruitment of new staff who have been undertaking induction and training.

Appendix A2 - O&S2 – Q3 Teignbridge Ten Programmes Exception report October – December 2023

From a financial perspective, both the income the Council has received, and levels of external funding received are both ahead of target. There is a concern recorded for the management costs as a percentage of service costs due to the low level of cost at this point in the financial year and it is expected this will improve next quarter.

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%	79%		Tracey Hooper. Amanda Pujol	Enquiries dealt with at first point of contact are impacted by 3 new starters (2 in October, 1 January). There is another new starter in February, but the % should increase again when no more recruitment is needed. (JW on behalf of GR)
CSWE 6.4	Cost of management as a % of total service	Corporate Resources	-	2.66%	2.44 %	2.44 %	4.30 %		Martin Flitcroft, Amanda Pujol, Philip Shears	(Quarter 1 - 3) Total service costs low at this point while management costs are on budget so appear proportionately high (SW)