

Public Document Pack

Mid Devon District Council

Economy Policy Development Group

Thursday, 6 September 2018 at 5.30 pm
Exe Room, Phoenix House, Tiverton

Next ordinary meeting
Thursday, 8 November 2018 at 5.30 pm

Those attending are advised that this meeting will be recorded

Membership

Cllr Mrs A R Berry
Cllr A Bush
Cllr Mrs C Collis
Cllr J M Downes
Cllr S G Flaws
Cllr Mrs S Griggs
Cllr Mrs B M Hull (Chairman)
Cllr F J Rosamond
Cllr Mrs N Woollatt

A G E N D A

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

- 1 **Apologies and Substitute Members**
To receive any apologies for absence and notice of appointment of substitutes.

- 2 **Declaration of Interests under the Code of Conduct**
Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.

- 3 **Public Question Time**
To receive any questions relating to items on the Agenda from members of the public and replies thereto.

- 4 **Minutes (Pages 5 - 10)**
Members to consider whether to approve the minutes as a correct record of the meeting held on 12 July 2018.

- 5 **Chairman's Announcements**
To receive any announcements that the Chairman may wish to make.
- 6 **Performance and Risk for 2018/19** (*Pages 11 - 18*)
To receive a report from the Director of Operations providing Members with an update on performance against the Corporate Plan and local service targets for 2018/19 as well as providing an update on the key business risks.
- 7 **Financial Monitoring**
To receive a verbal update from the Group Manager for Finance presenting financial monitoring information relating to the income and expenditure in the year to date.
- 8 **Tiverton Town Centre Regeneration Masterplan Supplementary Planning Document (SPD)** (*Pages 19 - 30*)
To receive and note a report from the Head of Planning, Economy & Regeneration reporting to Members the results of the Tiverton Town Centre Masterplan SPD consultation.
- 9 **Second Grimsey Review of town centres** (*Pages 31 - 38*)
To receive a report from the Head of Planning, Economy & Regeneration briefing Members on the second Grimsey Review of town centres.
- 10 **Consideration of whether to seek designation as an area of outstanding natural beauty for the Exe Valley** (*Pages 39 - 56*)
To receive a report from the Head of Planning, Economy and Regeneration following a request from Members that the Economic Development Team look into the feasibility of obtaining Area of Outstanding Natural Beauty (AONB) status for the Exe Valley.
- 11 **Funding and Resource opportunities to support the Council's emerging Economic Development Strategy** (*Pages 57 - 68*)
To receive a report from the Head of Planning, Economy & Regeneration in response to a request from the Economy PDG to indicate a range of funding and resource opportunities for Crediton, Cullompton and Tiverton.
- 12 **Economic Development Service Update** (*Pages 69 - 72*)
To receive a report from the Head of Planning, Economy & Regeneration updating Members on progress with key Economic Development Service priorities.
- 13 **Regional and Sub Regional Project Governance & Structures** (*Pages 73 - 78*)
To receive a diagrammatic summary from the Chief Executive.

14 **Coaches in Tiverton**

Discussion to take place regarding coach visits to Tiverton and what is being done to encourage more coach parties to visit the town.

15 **Identification of items for the next meeting**

Members are asked to note that the following items are already identified in the work programme for the next meeting:

- Performance and Risk
- Financial Monitoring
- Market Rights Policy (tbc)
- Draft budget for 2019/20
- Economic Development Service Update

Note: This item is limited to 10 minutes. There should be no discussion on the items raised.

Stephen Walford

Chief Executive

Wednesday, 29 August 2018

Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting; focusing only on those actively participating in the meeting and having regard also to the wishes of any member of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Member Services Officer in attendance so that all those present may be made aware that is happening.

Members of the public may also use other forms of social media to report on proceedings at this meeting.

Members of the public are welcome to attend the meeting and listen to discussion. Lift access to the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is time set aside at the beginning of the meeting to allow the public to ask questions.

An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, or if you would like a copy of the Agenda in another format (for example in large print) please contact Sarah Lees on:

Tel: 01884 234310

E-Mail: slees@middevon.gov.uk

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MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **ECONOMY POLICY DEVELOPMENT GROUP** held on 12 July 2018 at 5.30 pm

Present

Councillors

Mrs B M Hull (Chairman)
Mrs A R Berry, Mrs C Collis, J M Downes,
S G Flaws, Mrs S Griggs, F J Rosamond
and Mrs N Woollatt

Apologies

Councillor

A Bush

Also Present

Councillor

R J Chesterton

Also Present

Officers

Stephen Walford (Chief Executive), Adrian Welsh (Group Manager for Growth, Economy and Delivery), Joanne Nacey (Group Manager for Finance), John Bodley-Scott (Economic Development Team Leader), Chris Shears (Economic Development Officer) and Sarah Lees (Member Services Officer)

14 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Councillor A J Bush.

15 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**

There were no declarations of interest given.

16 **PUBLIC QUESTION TIME**

There were no members of the public present.

17 **MINUTES**

The minutes of the meeting held on 17 May 2018 were confirmed as a true and accurate record and **SIGNED** by the Chairman.

18 **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had the following announcements to make:

- She reminded the Group that the London based consultants who had been appointed by TCAT (Tiverton Community Arts Theatre) to progress their plans for the arts facility at the college were making a presentation following the meeting of this Group. All PDG Members were invited to attend as were a number of other interested stakeholders.

- There would be another informal workshop on Thursday 26th July at 5.30pm to which all members of the Group were encouraged to attend.

19 REVENUE AND CAPITAL OUTTURN 2017/18

The Group had before it, and **NOTED**, a report * from the Director of Finance, Assets & Resources presenting the revenue and capital outturn figures for the financial year 2017/18.

The Group Manager for Financial Services outlined the contents of the report with particular reference to:

- The overall underspend on the General Fund which was £159k aided to some degree by the receipt of additional funds in relation to the Garden Village and the benefits of 'pooling' Business rates.
- There was a net surplus on the Housing Revenue Account of £255k
- The net income for the year in relation to the Market Walk and Fore Street shops in Tiverton was £62k.

The Group Manager confirmed that detailed discussions took place with budget holders throughout the year with regard to individual budgets and the treatment of any under or over spends.

20 ECONOMIC DEVELOPMENT PROJECTS UPDATE

The Group had before it, and **NOTED**, a report * from the Chief Executive and Director for Growth updating Members on progress with key Economic Development Service priorities.

Consideration was given to the following areas:

Devon Hydro and Smart Grid Project ('Mills Project')

It was reported that the team had received reports back from the master's students from Exeter University looking at smarter technologies. The reports were positive and included findings in relation to ecological impacts. It was hoped that a summary of the findings could be sent to members of this Group.

A report had also been received from the Hydromatch company although these were still being analysed. This would set out a clear path to progress the Tiverton Weir Project. Discussions would need to be had with the Environment Agency but the whole project was beginning to gather momentum again.

The Economic Development Officer and representatives from the University of Exeter and Hydromatch had pulled together a bid to the Heritage Enterprise Fund for £5m.

The team were working with South West Water at an officer level, it was hoped a discussion at a more senior level would be advantageous going forwards and current work was seen as moving in a positive direction.

Note: Cllr Mrs N Woollatt declared a personal interest as a mill owner.

Enquiries & Investments

It was explained that there was great demand for employment sites within the district at the current time. However, the GED team were continuing to be proactive by having discussions with every land owner who had an employment land allocation in the Local Plan to assist in bringing them forward.

Cullompton Heritage Project

At the end of May the team heard that the Council's bid to the Heritage Lottery Fund's Townscape Heritage Programme was once again unsuccessful. This was extremely disappointing as a great deal of hard work had taken place over three years with various partners. However, since then positive discussions had taken place with Historic England about how to proceed with a formal partnership under their 'Partnership Scheme in Conservation Areas'. It might be possible to submit a bid having worked up a delivery plan with Historic England.

Connecting the Culm Project

The team had been working with partners to develop a bid to seek European Funding. The focus would be on flood mitigation. The benefits of this project were that the whole of the Culm was being looked at, as well as seeking to improve water quality and engaging with communities to understand the river and its needs. The bid had now reached the second round of the application process, with a full bid to be submitted in August. If successful, this project would be able to supplement schemes to mitigate flooding, green infrastructure and the development of a country park for the Culm Garden Village.

A brief discussion took place regarding the need for more to be done in terms addressing possible periods of droughts.

Work in this area was complementary to that being done around the Mills project.

Masterplanning

A report on the results of the Tiverton Masterplan consultation would be presented to this Group in September. It was reported that generally feedback had been positive, however, there was still a journey to be undertaken with businesses and the wider community. A briefing on the Grimsey Review, concerning the repurposing of town centres, would be presented to the next meeting of the Group alongside the Tiverton Masterplan consultation and it was hoped it would be possible to see an alignment between the two.

A number of options were available in order to support businesses, for example the shop front scheme thereby improving the visual appearance of the town. A town centre partnership had been formed and 2 meetings had been held already. These had both been well attended. An understanding of how businesses wished to progress needed to be achieved.

The Culm Garden Village masterplanning process had begun with workshops later this month and a wider consultation in the autumn.

Masterplanning for Crediton had been agreed in principle and would be taken forward in the next financial year.

EHOD Economic Strategy

The EHOD Economic Strategy identified areas of joint working where value could be added to economic initiatives by working together with colleagues in the Greater Exeter area. The Economic Development Officers from the four Councils had recently reviewed the current strategy and considered that the policy direction and priorities were still fit for purpose, but that many of the actions identified had now been completed or superceded. It has therefore been agreed that a new action plan be developed to take the four themes forward.

Mid Devon was taking a leading role in Business Transformation but this was by no means an exclusive role, the partnership was drawing upon the strengths of individual authorities across the four themes. The focus was on joint initiatives and where value could be added.

More needed to be done in the area business support and the streamlining of planning processes to make it easier for businesses to progress. This would feature as a part of the revised action plan with some of this work taking place through GESP.

Consideration was given to:

- Special events needing to be done well otherwise there was a risk that they could have a detrimental effect upon a town.
- The potential railway between Cullompton and Taunton. The Group were informed about the Devon Metro Group which met regularly with all the relevant partners. It was **AGREED** that an update on discussions in this area be brought to the PDG in November.

It was explained that EHOD was specifically looking at Economic Development, whilst GESP was looking at much wider planning aspects. The Chief Executive and Director for Growth reassured the Group that there was a joined up approach with economic development being one thread that sat beneath an overarching umbrella of activity with full visibility. It was suggested that a structure chart be provided for the next meeting illustrating this to aid the Groups understanding.

21 **CAR PARKING WORKING GROUP**

At its meeting on 11 January 2018 the Economy PDG resolved that an item be brought back to this meeting to consider the establishment of a car parking working group.

It was **AGREED** that a car parking working group be established and that it comprise of Councillors Mrs A R Berry, Mrs B M Hull and Mrs N Woollatt. Appointments to attend the first meeting would be sent out in due course. It was expected that any discussions from this group would feed into the budget setting process for 2019/20.

22 IDENTIFICATION OF ITEMS FOR THE NEXT MEETING

The following was requested to be on an agenda for the next meeting:

- Feedback from the Tiverton Town Centre Masterplan consultation
- Grimsey Review briefing
- Exe Valley AONB (for information only as the recommendation would be made by the Environment PDG)
- Funding stream opportunities
- Chart showing the teams EHOD/GESP activities and their interconnection

(The meeting ended at 6.31 pm)

CHAIRMAN

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ECONOMY PDG 6 SEPTEMBER 2018

PERFORMANCE AND RISK FOR 2018/19

Cabinet Member Cllr Richard Chesterton
Responsible Officer Director of Growth & CEO, Stephen Walford

Reason for Report: To provide Members with an update on performance against the corporate plan and local service targets for 2018/19 as well as providing an update on the key business risks.

RECOMMENDATION(S): That the PDG reviews the Performance Indicators and Risks that are outlined in this report and feeds back any areas of concern to the Cabinet.

Relationship to Corporate Plan: Corporate Plan priorities and targets are effectively maintained through the use of appropriate performance indicators and regular monitoring.

Financial Implications: None identified

Legal Implications: None

Risk Assessment: If performance is not monitored we may fail to meet our corporate and local service plan targets or to take appropriate corrective action where necessary. If key business risks are not identified and monitored they cannot be mitigated effectively.

Equality Impact Assessment: No equality issues identified for this report.

1.0 Introduction

- 1.1 Appendix 1 provides Members with details of performance against the Corporate Plan and local service targets for the 2018/19 financial year.
- 1.2 Appendix 2 shows the section of the Corporate Risk Register which relates to the Economy Portfolio. See 3.0 below.
- 1.3 Appendix 3 shows the profile of all risks for the Economy Portfolio for this quarter.
- 1.4 All appendices are produced from the corporate Service Performance And Risk management system (SPAR).

2.0 Performance

- 2.1 An Economic Development Service Update which covers specific projects is a separate item on this agenda.
- 2.2 Regarding the Corporate Plan Aim: **Focus on business retention and growth of existing businesses:** we record **Businesses assisted** which is

on target; they have to be assisted for a minimum of an hour to be included in this figure.

- 2.3 Regarding the Corporate Plan Aim: **Improve and regenerate our town centres with the aim of increasing footfall, dwell-time and spend in our town centres:** for **Empty Shops**, although the vacancy rates are below our target they still are better than the national average vacancy rate which was 11.2% at the end of 2017. The South West region had the 4th highest loss of Retail High Street units in 2017, so we could be considered to have done well as a District.

3.0 Risk

- 3.1 The Corporate risk register has been reviewed by Group Managers' Team (GMT) and updated. Risk reports to committees include risks with a total score of 10 or more. (See Appendix 2)
- 3.2 Appendix 3 shows the risk matrix for MDDC for this quarter. If risks are not scored they are included in the matrix at their inherent score which will be higher than their current score would be.

4.0 Conclusion and Recommendation

- 4.1 That the PDG reviews the performance indicators and risks for 2018/19 that are outlined in this report and feeds back any areas of concern to the Cabinet.

Contact for more Information: Catherine Yandle, Group Manager for Performance, Governance and Data Security ext 4975

Circulation of the Report: Management Team and Cabinet Member

Corporate Plan PI Report Economy

Monthly report for 2018-2019
 Arranged by Aims
 Filtered by Aim: Priorities Economy
 For MDDC - Services

Key to Performance Status:

Performance Indicators:	No Data	Well below target	Below target	On target	Above target	Well above target
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* indicates that an entity is linked to the Aim by its parent Service

Corporate Plan PI Report Economy

Priorities: Economy

Aims: Attract new businesses to the District

Performance Indicators																		
Title	Prev Year (Period)	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Actual to Date	Group to Manager	Officer Notes
<u>Number of business rate accounts</u>	2,942 (3/12)		3,000	3,004	3,004	3,044											Andrew Jarrett	

Aims: Focus on business retention and growth of existing businesses

Performance Indicators																		
Title	Prev Year (Period)	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Actual to Date	Group to Manager	Officer Notes
<u>Businesses assisted</u>	92 (4/12)		250	25	49	69	89										None	(July) Estimated (JB)

Aims: Improve and regenerate our town centres

Performance Indicators																		
Title	Prev Year (Period)	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Actual to Date	Group to Manager	Officer Notes
<u>Increase in Car Parking Vends</u>	54,086 (3/12)			49,410	51,507	51,931											Andrew Jarrett	
<u>The Number of Empty Shops (TIVERTON)</u>	19 (1/4)		18	n/a	n/a	22	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		Adrian Welsh	(Quarter 1) 22 vacant units representing a vacancy rate of 9.4% (JB)
<u>The Number of Empty Shops (CREDITON)</u>	8 (1/4)		8	n/a	n/a	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		Adrian Welsh	(Quarter 1) 10 vacant units representing a vacancy rate of 8.5% (JB)	
<u>The Number of Empty Shops (CULLOMPTON)</u>	9 (2/4)		8	n/a	n/a	6	n/a	n/a	7	n/a	n/a	n/a	n/a	n/a		Adrian Welsh	(Quarter 1) 6 vacant units representing a vacancy rate of 7.1% (JB)	

Aims: Other

Corporate Plan PI Report Economy**Priorities: Economy****Aims: Other****Performance Indicators**

Title	Prev Year (Period)	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Actual to Manager Date	Group to Manager	Officer Notes
<u>Funding awarded to support economic projects</u>	£0 (1/4)			n/a	n/a	£0	n/a	n/a		n/a	n/a		n/a	n/a			Adrian Welsh	(Quarter 1) Applications amounting to £431,200 have been submitted with support from EDR, but the outcome these awards is not yet known (JB)

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Print Date: 28 August 2018 14:32

Economy PDG Risk Management Report - Appendix 2

Report for 2018-2019

For Economy - Cllr Richard Chesterton Portfolio

Filtered by Flag:Include: * CRR 5+ / 15+

For MDDC - Services

Filtered by Performance Status: Exclude Risk Status: Low

Not Including Risk Child Projects records or Mitigating Action records

Key to Performance Status:

Risks: No Data (0+) High (15+) Medium (6+) Low (1+)

Economy PDG Risk Management Report - Appendix 2

Risk: Commercial Land supply Failure to identify commercial land supply will stunt economic growth

Effects (Impact/Severity):

Causes (Likelihood):

Service: Planning

Current Status: Medium (10)

Current Risk Severity: 5 - Very High

Current Risk Likelihood: 2 - Low

Service Manager: Jenny Clifford

Review Note: LT review

Risk: Economic Development Service Failure to promote economic activity within the District will suppress the potential for new jobs and increased prosperity for residents

A continuing economic recession could jeopardise our ability to achieve corporate objective of 'A Thriving Economy'

Effects (Impact/Severity): - Inability to meet Council objectives

- A lack of inward investment

- Uncertain economic recovery, impact on employment and infrastructure development

Causes (Likelihood): - Decline in national macro-economics

Service: Community Development

Current Status: No Data

Current Risk Severity: 4 - High

Current Risk Likelihood: 3 - Medium

Service Manager: Adrian Welsh

Review Note: Economic Strategy currently being prepared which will focus the District Council's intervention in a more focused way and will also enable improved monitoring for this risk.

Economy PDG Risk Management Report - Appendix 2

Risk: Local Plan Whether the Inspector will find the Plan unsound

Effects (Impact/Severity):

Causes (Likelihood):

Service: Planning

Current Status: No Data

Current Risk Severity: 5 - Very High

Current Risk Likelihood: 2 - Low

Service Manager: Jenny Clifford

Review Note: Steps taken to mitigate risks by commissioning additional work to strengthen evidence base.

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Print Date: 23 August 2018
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Risk Matrix Economy Appendix 3

Report
For Economy - Cllr Richard Chesterton Portfolio
For MDDC - Services
Current settings

Risk Likelihood	5 - Very High	No Risks	No Risks	No Risks	No Risks	No Risks
	4 - High	No Risks	No Risks	No Risks	No Risks	No Risks
	3 - Medium	No Risks	No Risks	No Risks	No Risks	No Risks
	2 - Low	No Risks	No Risks	No Risks	No Risks	1 Risk
	1 - Very Low	No Risks	No Risks	No Risks	1 Risk	No Risks
	1 - Very Low	2 - Low	3 - Medium	4 - High	5 - Very High	
	Risk Severity					

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Print Date: 23 August 2018
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**ECONOMY PDG
6TH SEPTEMBER 2018**

REPORT OF THE HEAD OF PLANNING, ECONOMY AND REGENERATION

TIVERTON TOWN CENTRE REGENERATION MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Cabinet Member(s): Cllr Richard Chesterton
Responsible Officer: Jenny Clifford, Head of Planning, Economy & Regeneration

Reason for Report: To report to members the results of the Tiverton Town Centre Masterplan SPD consultation.

RECOMMENDATION: That the report be noted.

Relationship to Corporate Plan: The Masterplan work is relevant to all four priority areas identified in the corporate plan: Economy, Homes, Community and Environment.

Financial Implications: There are no additional financial implications arising from this report. Financial implications arising from themes and site specific contents of the masterplan will be reported at future stages in the production of the SPD.

Legal Implications: None at this stage.

Risk Assessment: None at this stage.

Equality Impact Assessment: None at this stage.

1.0 Introduction

1.1 At the meeting on 8th March 2018 Cabinet approved draft consultation material (exhibition boards) to scope out the contents of the Tiverton Town Centre Masterplan Supplementary Planning Document (SPD), and resolved that public consultation should take place based on the draft material.

1.2 The public consultation ran from 30th April until 10th June 2018. The consultation asked for feedback on Masterplan SPD exhibition boards displayed at Phoenix House, in the Pannier Market, and online on the Mid Devon website. There were two manned exhibitions at the Pannier Market: the first at the Electric Nights event on Saturday 5th May, and the second on Friday 18th May.

2.0 Public consultation feedback

2.1 In total, there were 55 responses received during the consultation period. Responses were received via mail, email, comments boxes at Phoenix House and the Pannier Market, and through an online questionnaire. The summary document attached as **Appendix 1** summarises the responses received. The

figures in brackets within the summary document text indicate the number of respondents commenting.

- 2.2 The consultation responses will be used to help develop the contents of a draft Masterplan SPD which will be subject to a further round of public consultation.
- 2.3 It is proposed to take a report to Cabinet on 27th September 2018 with the summary of responses and an outline of the next steps.

Contact for more Information: Tina Maryan, Area Planning Officer (Major Projects) Growth, Economy and Delivery, 01884 234336 tmaryan@middevon.gov.uk

Circulation of the Report: Cllr Richard Chesterton

List of Background Papers: Cabinet Report and Minutes 8th March 2018

APPENDIX A

Tiverton Town Centre Regeneration Masterplan SPD

Stage 1 Consultation Summary

The consultation asked for feedback on Masterplan SPD exhibition boards displayed at Phoenix House, in the Pannier Market, and online on the Mid Devon website. The consultation ran from 30th April until 10th June 2018. There were two manned exhibitions at the Pannier Market: the first at the Electric Nights event on Saturday 5th May, and the second on Friday 18th May.

In total, there were 55 responses received during the consultation period. Responses were received via mail, email, comments boxes at Phoenix House and the Pannier Market, and through an online questionnaire. This document summarises the responses received. The figures in brackets indicate the number of respondents commenting.

1. Respondents were asked whether they considered there were any other issues facing the town centre that were not captured on the exhibition boards.

28 respondents answered this question. The main concerns were:

Lack of public toilets, particularly near the bus station/centre (5), littering, street cleaning and maintenance (3), impact of Junction 27 development (2), anti-social behaviour at night (2), lack of vibrancy and atmosphere especially during the evenings (1), lack of safe/secure cycling opportunities (1), lack of footfall (1), shops closing down (1), high street is dying (1), the future of the hospital (1), need to involve local businesses and organisations more (1), limited public transport, especially in the evenings (1), lack of big name retail units (1), lack of opportunity for small shops (1), cinema needs replacing (1), online shopping (1), does not cater for electric vehicles (1), lack of traffic regulation on Fore Street (1), competition from neighbourhood centres (1), lack of good quality eating (1), no good riverside access (1).

2. Respondents were asked to indicate whether they supported the vision and objectives for Tiverton Town Centre in creating a better place for people to live, work, visit and attract new investment and business. 30 respondents answered this question.

25 respondents supported the vision and objectives for creating a better place for people to live.

22 respondents supported the vision and objectives for creating a better place for people to work.

23 respondents supported the vision and objectives for creating a better place for people to visit.

22 respondents supported the vision and objectives for creating a better place to attract new investment and business.

3. Respondents were asked to indicate whether they supported the Framework Masterplan Vision to be delivered over the next 15 years.

Of the 29 respondents that answered this question, 13 supported it, 6 did not support it, 8 were undecided and 2 were neutral.

Some of the comments received:

Clearly there is a need to do something to bring more life to the town. We think it is essential that they succeed in bringing life to the town which will otherwise continue to fade away and become less relevant to people.

Tiverton has all the assets to be a really great market town and I think these proposals would help to achieve that.

The plan needs an overarching vision of what the town is to become. What is a modern market town? Are we working to a model or trying to emulate other towns? We may be able to benefit from their experience.

I applaud the fact that MDDC have finally realised that something major needs to be done to address the decline of Tiverton's town centre which has unfolded over the last 2 decades. From what I have seen of the masterplan, I believe it is very encouraging but it needs to be done properly.

Independent traders and businesses need to be encouraged as well as new amenities to go hand in hand with all the housing estates being built on the outskirts of the town.

Work on infrastructure first before wasting millions on vanity projects; enhance what we already have; make it all link up better and work better; make the whole of Tiverton cycle friendly and enhance offering for cycle tourism.

Tiverton needs better than this - the next 20 years will see massive increases in electric cars, new modes of transport, broadband roll out, online shopping, increasing leisure demands for environmentally based planning - this has none of that. We should be looking at a scheme that attracts investment, has a USP, is unique, brings history to life, and looks forward not trying to recover the past and most of all not basing it on the Pannier Market.

4. Respondents were asked to say what they thought about 4 key themes: accessibility, identity, environment and quality.

37 respondents answered this question. The main areas of comments were:

Accessibility

Ten respondents commented that provision for pedestrians, cyclists and bus facilities, with an appropriate parking strategy (accessible and affordable), and traffic management (including for taxis), should be integral to the proposals. Ten respondents commented on the need to improve links/signage/promotion of visitor attractions such as Canal, Old Blundells, Castle, Museum, and Tourist Information.

Seven respondents commented that the route from Tiverton Parkway should be improved (e.g. shuttle bus) and more made of cycles routes and entrance points into the town.

Four respondents wanted to see future technologies and smarter travel methods embraced, e.g. electric car charging points, shared mobility vehicles, technology used for information provision, Wi-Fi enabled town centre.

Two respondents wanted well-maintained toilets in accessible places, e.g. the bus station.

One respondent did not want to see pedestrianisation of the town centre, whilst one wanted to make the town centre car free. One respondent did not want to see restrictions on day-time deliveries for independent traders.

Identity

Half of respondents (13) wanted to see more made of the historic architecture of the town, its historic streets and buildings as this would increase Tiverton's attractiveness.

Six respondents commented that a good mix of independent retail stores and a cultural element would offer more reasons to visit; one commented that Tiverton needs a really distinctive retail offer; and one that the town needs an anchor supermarket.

Three respondents commented that the night-time economy needs to be improved with more quality restaurants, a welcoming night-time atmosphere, and later shop opening, and this would attract local people and visitors into the town in the evening; and two wanted more emphasis on leisure (e.g. skating, bowling, gyms).

Four respondents wanted to highlight the creative arts/crafts going on in the town and promote local events; one wanting a link to the Tiverton Community Arts Theatre project.

Two respondents comments that flexible uses of buildings and units in the town centre would enable future trends in the retail sector to be addressed, e.g. good quality live/work and flexible workspaces.

One respondent thought that the project should capitalise on the Pannier Market and the river which make Tiverton an individual place; and one suggested consolidated the town around the market and reducing the retail area.

One respondent thought that the proposals were based on outdated thinking about retail space, town centres and transport, and that the focus should be on a scheme that attracts

investment, has a USP, is unique, brings history to life, and looks forward, not trying to recover the past; and one respondent questioned that the project provided a strategy for making Tiverton a place people want to visit.

One respondent suggested involving community groups in establishing Tiverton's identity, and one suggested making the town dementia-friendly.

Environment

Six respondents highlighted the need to protect and enhance the riverside frontage and extend riverside walks. Five respondents thought the Council should identify opportunities for the provision green infrastructure/biodiversity gain/more trees and plants throughout and keep green spaces around the town.

The inclusion of public art and other features of interest (fountains, sculptures), street performance and active demonstrations of sports and other physical activity were suggested by one respondent; whilst one did not want money spent on public art.

One respondent highlighted the importance of archaeology and the many listed buildings in the town centre. One suggested the parks would benefit from a makeover.

Three respondents wanted to maintain views and a sense of space, and one suggested making more of/switching on the Leat.

Quality

Six respondents wanted to see a better quality public realm delivered first; two wanted public realm improvements for mobility (scooters and wheelchairs); and one, less street clutter.

Six respondents wanted to see improved community planting and flower displays, public seating and weather protection.

Two respondents commented on the need for a shop front policy, and two wanted to see buildings properly maintained and improved.

5. Respondents were asked to comment on a number of key sites (19 in total) for enhancement and/or development across the town centre.

25 respondents answered the question: *"Do you agree with the key sites that have been identified across the town centre"*? Of these, 16 responded "Yes", 8 responded "No", and one supported only the market site.

The sites were divided into 7 groups for the questionnaire. Comments were as follows.

The Market

Almost half of respondents liked the idea of opening up the entrances to the market, one suggested replicas of the old arched market entrances.

Comments were mixed on redeveloping Market Walk with some specifically wanting to see redevelopment (3). Respondents commented that the Pannier Market building itself should remain a key feature (4) and either not losing its character (1) or returning to its original character and footprint (2). One respondent thought that setting market stalls amongst trees would give a temporary market atmosphere.

Respondents liked the art and craft focus for the market stalls but wanted to see exhibition space (3) and opportunities for pop-up shops/workshops (2). One respondent wanted the market to be used for social and community purposes.

Comments were mixed on the inclusion of housing. One respondent did not want to see any town centre housing, another thought that sensitive housing development would enhance the area. Another thought that the building design did not suit Tiverton.

Three respondents wanted to see the pub improved to have a wider appeal.

Some respondents wanted car parking retained (3) whilst one thought it should be reduced. One respondent thought it should be developed into a multi-storey car park with retail on the ground floor.

West Exe/Riverside

Almost all respondents wanted to see good use made of the river frontage and its look improved and greened, with riverside walks being extended (20). Seven respondents gave ideas for activities on the river, including fishing, canoeing, walking, pubs, entertainment and restaurants (7). One respondent thought hydro power could become a feature.

Two respondents wanted to see a footbridge over the river.

One respondent thought much more could be done for West Exe, and one thought it important to retain its village atmosphere. Two respondents wanted to retain West Exe parking, one suggesting it should be free.

Western Gateway/Town Hall

Half of respondents (13) did not want to see houses built on the site to the rear of the Town Hall. They thought it would prevent an opportunity to open up the river frontage for community and leisure space. One respondent commented that loss of the space by the river prevents its use for functions and receptions linked to the Town Hall. Four respondents thought the Town Hall should be developed further as a venue.

Two respondents wanted to see St Andrews Street North pedestrianised (except for access) and the entrance to the Museum and Town Hall improved. One respondent did not like the

idea of public space in front of the Town Hall due to potential traffic and pedestrian conflicts, however, one respondent thought the area could become a hub for restaurants/coffee shops.

Fore Street

There was some support for improving the public realm in Fore Street, including paving, road surfacing, street furniture, shopfronts, and the look of some of the buildings, streets and footpaths (5). One respondent thought the artist's impression was dated and did not reflect Tiverton's history, and the coloured pavements will become dirty, uneven and dangerous.

One respondent was concerned with empty retail units and wanted to see a reduction in business rates, and one respondent wanted to see Fore Street focus on food, art and literature rather than household and clothing retail.

One respondent wanted to see more to do in the evening with a more welcoming atmosphere. One wanted to see the theatre relocated into the town centre. Two respondents wanted to see better use made upper floors for housing.

One respondent thought traffic should be further restricted, and one thought it should not be restricted.

Beck Square

Seven respondents commented that Tiverton Museum should be at the forefront of thinking for Beck Square. Half of respondents (13) wanted the Beck Square car park retained, as it provides level access to the town centre and visitor access to the Museum. Four respondents suggested pedestrian links from Fore Street and Phoenix Lane to the Museum and Beck Square should be improved and/or greened.

Four respondents did not want to see development on Beck Square, particularly as it would reduce opportunities/visibility for the Museum, whilst one respondent thought Beck Square has unfulfilled potential.

Phoenix Lane

Seven respondents commented that more should be made of the Phoenix Lane space in terms of providing seating, green areas, market stalls, and event and performance space; but clutter should be reduced (1) and the open feel of the space should be retained (2).

Four respondents wanted to keep the Burma Star Memorial Garden, and 3 thought it important to retain views of the hills/Iron Age Fort. Two respondents thought it important to retain historic buildings and protect their settings.

Seven respondents agreed with improving the cinema but thought it should retain its retro character.

Southern Gateway

Two respondents wanted to retain the location for the bus station. One respondent thought that any relocation of the bus station should maintain current bus services and good access to the town centre, and one liked the café by the bus station. Three respondents wanted to see toilets at the bus station.

Two respondents wanted to see improved public access and ease of movement to the area around the southern gateway. One commented that car parking should be retained, and one that the multi-storey car park needs a facelift.

Other comments

Four respondents commented that more should be made of the Old Blundells buildings and gardens, and four wanted to see improvements and a clear strategy for Lowman Green. One respondent wanted to see continued regeneration of Gold Street.

One respondent wanted the Tesco area included in the plan. One thought that allowing the Lidl development near Tesco would hamper attempts to focus on town centre, and one suggested renovating the land between Tesco and Travis Perkins for restaurants/cafés/bowling/skating.

One respondent suggested opening up a pedestrian route between the Pannier Market and Morrisons and the hospital, and two suggested Including Tiverton Castle in the plan.

6. Whilst there was no specific question about parking the questionnaire, many respondents comments on this.

Two respondents comments that Tiverton needs convenient parking at affordable price; 8 respondents said parking was too expensive.

Eleven respondents objected to the loss of Beck Square as a car park as it has level access to the town and is close to the Museum; 4 respondents were concerned with the loss of spaces in the multi-storey car park.

Other suggests were: a park and ride from Tesco free car park (1); Council take over Tesco car park and shoppers claim back fee when they shop (1), new underground car park with bus and coach parking above accessed from Phoenix Lane (1).

One respondent wanted to keep small private car parks; and one thought there was a need for more car parking.

Two respondents highlighted the need for a proper parking strategy as a short term priority.

One respondent wanted to see electric vehicle charging points and suggested a free Tesla Supercharger Station installation.

7. Respondents were asked “Where do you think the coach drop off point should be, and why”?

Forty respondents answered this question. The suggested locations were: the bus station (9), William Street (4), Beck Square (3), near the Market (3), behind Banburys/Argos (2), Phoenix Lane (3) and with coach parking in Blundells Road (1), close to Tourist Information (1), at the multi-storey (1), by the river (1) and at Tesco (1). One respondent questioned the need to provide a coach drop-off point.

8. Respondents were asked whether they agreed with the short, medium and long term priorities for the town centre.

Twenty-two respondents answered this question. Of these, 10 respondents agreed with all 3 priorities, 3 respondents agreed only with the short term priorities, 2 respondents agreed with the short and medium term priorities only, one respondent agreed with the medium and long term priorities only, and 6 respondents did not agree with any of the priorities.

Comments received on the priorities included:

Can Tiverton afford such schemes and where will the money come from?

Past development schemes/proposals have been carried out at great expense but did not proceed. Are these present proposals just an aspiration or are they real?

Simple things such as toilets, free parking and bus parking should be priorities; also replacing paving slabs in town centre.

Cut business rates to encourage new traders.

Long term approach needed - priority should not be given to making money immediately; craft units will need to be subsidised because they draw tourists in.

Could we have targets and dates and feedback on how it is going? Put boards up in the market as you have done for the masterplan, highlighting what has been done.

Tiverton town centre regeneration

Master plan and investment programme

June 2018



Public consultation feedback

Key themes

Parking – locals want free or cheap parking around town the centre. Loss of Beck’s square car park and that it should not be replaced with housing (7). With supermarket parking being free, there is a call for town centre parking to be also. (13)

River – need for improvements to the river corridor as a whole, and that any sites should not be developed just as housing. Suggestions for enhancement include: greening, creating social space with cafes and restaurants, open up and celebrate. Currently seen as grey and miserable with no attractive walkways that go anywhere. New links to other areas of the town could run along the river. West Exe should be encouraged to retain its ‘distinct character’ and ‘village atmosphere’ (12).

The Museum – large presence and importance in the town and has stronger role to play. The Museum has its own development plan that should be incorporated into the masterplan. It needs a stronger presence in the town and is well located. (11)

Shops – need for smaller units and areas for independent retailers and crafts to be available. Bigger retail stores could also be encouraged in Tiverton to aid footfall and prevent the need to travel to Exeter to ‘make bigger purchases’. The presence of more and improved independent retail in the centre would counter the attraction of supermarkets and out of town retail. Improve what is currently in Tiverton town centre sensitively so not to clutter the town centre with the wrong uses. (8)

Market – support for overall vision. Need for sensitive design in keeping with the existing building. Unsure what the ‘modern market town’ looks like and there is a responsibility to achieve that wisely and successfully. (8)

Cycle ways – areas for cyclist and pedestrians to either take a leisurely ride/stroll or get across town. Designated area and route along the river. Need for improved connections to the train station. (7)

Funding – is funding available for the master plan and can the masterplan be delivered? Are the proposed retail uses necessary? (7)

Public toilets – improve and increase facilities across the town. (7)

Green infrastructure – major improvements suggested along the river. Natural England suggest the provision of parks, recreations, flood storage, trees and allotments to benefit the locals in their health and wellbeing, and to aid biodiversity across the town. The existing parks need improvement. (6)

Tiverton town centre regeneration

Master plan and investment programme

June 2018



Dementia/Elderly friendly places – dementia friendly initiatives need to be considered across the town to make all spaces safe and readable. (5)

Town Hall – make the most of it as an attraction and to encourage visitors/ locals towards it. Sensitivity to building behind the town hall. (5)

Signage – needs to be improved if the town is to improve itself, and gain more visitors. (4)

Bus centre/drop off – different suggestions to the location of the coach drop off. Many believe the current location serves it well, facilities just need to be improved, but others suggest near the market and Blundell's Road. (5)

Cinema – needs to be improved, but not replaced. The character of the area and of the cinema itself should be kept, just brought into the 21st century slightly with improved facilities around the area especially at night. (4)

Clean up – Tiverton to be zero waste. Littering is a problem and there's a need for sufficient recycling facilities. A street clean-up alone will improve the town and repainting and repairing buildings is needed. (3)

Event and performance space – range of space to be provided for across the town.

Blundell's Road – to be developed rather than smaller areas being developed and struggling for open space. Parts are owned by national trust and are undeveloped/naturally enhanced which is a wasted opportunity. (2).

Site boundary – opportunity to widen it to include more of the town.

ECONOMY PDG
6TH SEPTEMBER 2018

SECOND GRIMSEY REVIEW OF TOWN CENTRES

Cabinet Member(s): Cllr Richard Chesterton
Responsible Officer: Jenny Clifford, Head of Planning, Economy & Regeneration

Reason for Report: To brief members on the second Grimsey Review of town centres.

RECOMMENDATION: That the report be noted and that the findings of the Grimsey Review inform the emerging Economic Strategy and Masterplans for the District's three towns.

Relationship to Corporate Plan: The Grimsey Town Centre Review is relevant to all four priority areas identified in the corporate plan: Economy, Homes, Community and Environment. However, it is particularly of relevance to the corporate objectives for the economy.

Financial Implications: There are no additional financial implications arising from the report. The Grimsey Review will however inform emerging strategies and potentially subsequent prioritisation of investment in town centres.

Legal Implications: None

Risk Assessment: None

Equality Impact Assessment: None anticipated

1.0 Introduction

1.1 Bill Grimsey produced a report in 2013 'The Grimsey Report. An Alternative Future for the High Street' which contained 31 recommendations for where the future lay in High Streets. This followed the 'Mary Portas Review' of 2011, a report which he felt failed to highlight the dramatic structural changes impacting on the retail industry through the convergence of consumer behaviour driven by technology.

1.2 Following a BBC invite to comment on the state of the 'UK's High Streets' in 2017 Grimsey embarked on a review of his previous work to see what had changed, what had worked and what had not. It was now time to see 'where we are today' and what should be done to improve our High Streets and Town Centres. The review is informed by various data sources and case studies. It attempts to cover all aspects of commercial and social activity impacting on town communities and not just focused on shops. The review has identified what has changed in the last five years and reached conclusions based on where we are today and what might happen in future.

2.0 Key Findings

2.1 The Grimsey Review 2 identified four specific key findings:

- “1 There is a need for all towns to develop plans that are business-like and focused on transforming the place into a complete community hub incorporating health, housing, arts, education, entertainment, leisure, business/office space, as well as some shops, while developing a unique selling proposition (USP).*
- 2 The key to success is outstanding, talented and committed leadership. Whether this is elected mayors with the mandate and authority to get on with the job, or local government bringing all stakeholders, including the community to develop and implement a plan for the location, strong leadership and vision are essential.*
- 3 The curating of a place based on its distinct heritage is multi-dimensional and complex but should feature strongly when developing the “offer”: Why would people want to live, work, play, visit and invest in the “place”? What does it stand for?*
- 4 Where we see genuine high street innovation, best practice is often not shared and far too many agencies remain in silos. There is a need for Economically Rational Areas to be established that can draw on the examples of Scotland and Wales to get things done. An independent body (not a membership organisation) is needed to support, question and signpost for local authorities and act as a driver for stakeholder support.”*

3.0 Barriers to progress

3.1 Grimsey suggests that there are a number of reasons why progress is often not made. He describes them as three barriers to progress and he recommends that government undertake a serious independent review of these issues. These barriers are as follows:

“1 Business Rates have grown into a massive tax collection vehicle for government (circa £29bn annually of which retail represents almost one third – £8bn). This colossus has grown and grown, it does not reflect the additional costs to provide services to those businesses any more. It is a complex property and services tax that has spawned an entire industry of lawyers, advisors, appeal courts and other specialists. The Valuation Office Agency (VOA) has also grown accordingly, without the data structure or technology to service the increasing demands placed upon it. There is now a very strong case for replacing it with an alternative tax and this should be seriously considered.

2 The complex layers of local government are confusing and overly bureaucratic; parish, town, district and county councils, each with different remits and different ownership of public realm, frequently throw up red tape that often prevents progress. Can it be simplified to empower local communities so that they can manage their own “place” more effectively?

3 Financing change has become a major issue as many local authorities are becoming increasingly “entrepreneurial” with local community assets to plug budget gaps and survive let alone finance investment in a regeneration plan. What is the best way to do this?”

4.0 Grimsey’s Recommendations

4.1 This second review undertaken by Grimsey culminates in 25 recommendations. He has set these recommendations out under three headings: Create a more supportive Environment, Government and planning and Smarter use of technology. These recommendations are appended to this report.

5.0 Implications to Mid Devon

5.1 Clearly many of the issues and recommendations relate to Government Policy. However there are a significant number of issues referred to in the Review that we can get involved in at a local level. Importantly for the towns of Mid Devon there is already progress in a number of areas identified in the Review.

5.2 All three towns are set to have Masterplans developed and we are well advanced with the production of an Economic Strategy for the District. It should be noted that the results of this comprehensive town centre review can feed into these documents. In Tiverton a new Town Centre Partnership is currently being established with engagement from a variety of different businesses in the town. The findings of the Grimsey Review will be considered by the Partnership.

5.3 Community engagement and activity is an important observation of the Review. There is a great deal of community activity generally across the three Mid Devon towns with good practice of shared community space such as the Culm Valley Integrated Centre for Health in Cullompton.

5.4 Co-ordination of events is an area which there has been significant progress in recent months but there is still much more that can be done. Greater co-ordination of events is being advanced in Tiverton as a sub group of the Town Centre Partnership.

5.5 There are a number of planning and fiscal changes which are recommended at a National level which would impact on the District Council and its statutory duties. Time will tell whether such national policy changes are made.

5.6 Members of the Economy PDG will have the opportunity to consider the Grimsey Review 2 findings in more detail in its informal workshops to inform the Economic Strategy as part of the work on the emerging theme of ‘Place’.

6.0 Government Panel On High Streets

- 6.1 Members should also be aware that High Streets Minister Jake Berry MP has recently announced his intention to set up a panel of experts to investigate issues that currently affect the health of our high streets and advise on the best practical measures to help them thrive now and in the future.
- 6.2 The panel will be chaired by Sir John Timpson (Chairman of Timpson, the multiple retailer). Membership of the panel will consist of a number of experts who have a wealth of experience in retail, property and design sectors. The review will look at the current challenges and work out options to ensure our town centres are vibrant.
- 6.3 Later this summer the expert panel, in conjunction with the Ministry of housing, Communities and Local Government will put out a call for evidence seeking what members of the public (young people in particular) want from the high streets of the future.

Contact for more Information: Adrian Welsh, Group Manager Growth, Economy and Delivery, 01884 234398
awelsh@middevon.gov.uk

Circulation of the Report: Cllr Richard Chesterton

List of Background Papers: The Grimsey Review (2013)
<http://www.vanishinghighstreet.com/the-grimsey-review/>

The Grimsey Review 2 (2018)
http://www.vanishinghighstreet.com/wp-content/uploads/2018/07/GrimseyReview2_new1.pdf

Grimsey Recommendations

Create a more supportive Environment

1 Establish an empowered organisation or Town Centre Commission under strong, established leadership through the local authority for each town centre, with a defined remit to build a 20-year vision/strategy for their unique place. Ensure that this vision is underpinned by a comprehensive business/place plan.

2 Create a national independent organisation, similar to Scotland's Towns Partnership, to capture and share best practice from towns online for Town Centre Commissions to access. This could be hosted by the Local Government Association (LGA) but would need central government endorsement. Work such as this review, the recent LGA *Revitalising Town Centres* handbook, academic research, investment models and case studies could all be accessed, as well as information and advice on how to build an evidence base and how to write a town plan supported by a network of experts that the organisation co-ordinates.

3 Accept that there is already too much retail space in the UK and that bricks and mortar retailing can no longer be the anchor for thriving high streets and town centres. They need to be repopulated and re-fashioned as community hubs, including housing, health and leisure, entertainment, education, arts, business/office space and some shops.

4 Embed libraries and public spaces at the heart of each community as digital and health hubs that embrace smart technology.

5 Establish common key performance indicators to measure the economic and public health of each town. Link the reporting through a data dashboard to provide independent, objective and current data on performance. Data gathered by the town needs to be delivered in Open Format (Open Data) so it can be shared.

6 Set up a National Urban Data knowledge portal to support the implementation of data platforms for high streets and town centres. A shared dashboard (cloud-based) with a town Data Portal-as-a-Service should be piloted.

7 Local authorities should establish events teams to manage a comprehensive programme of activities that complement the Town Centre Commission Plan by driving footfall to local high streets.

Government and planning

8 Accept that there is no confidence, in business rates, it is accelerating shop closures in many towns and is an outdated and unfair tax that needs a major overhaul. An immediate independent review should look to replace it with either a land/area/ property value or sales tax.

9 Give local authorities powers to introduce penalties and incentives for landlords of commercial properties that are left empty for more than 6-12 months. Review the existing property use class system to increase flexibility and look to establish a change of use to make the asset productive.

10 Introduce clear high street assets ownership accountability by establishing a landlord register for each town to be able to trace the owner of every single property and engage them in the health and wellbeing of the place.

11 Enable the change of use process through new legislation to be used to convert entire sub-high streets to residential or other uses within the agreed town plan and relocate successful independent businesses to the main commercial centre.

12 Connect planning applications, and in particular new developments, to the business plan for each town and ensure that developments fit within the criteria set by the Town Centre Commission Plan.

13 Give local authorities ultimate power in granting planning permission in line with the Town Centre Commission Plan. Remove the appeal and authority of the Planning Inspectorate to override decisions.

14 Give local authorities powers to introduce incentives and penalties to prevent the process of “land banking” for future speculative developments.

15 Local authorities should appoint high quality design teams to create and enhance spaces for civic and social use. Design should celebrate the historic character and local identity with high quality streets and public realm.

16 Create a flexible planning framework to unlock the potential of areas by encouraging SMEs and making it easy to pilot new business concepts at low risk. The Fountain Arcade in Stockton-on-Tees offers a great example where the local authority is providing conditions to incubate new businesses at low risk.

17 Review Compulsory Purchase Order (CPO) provision and make it more straight forward for Local Authorities to enforce a CPO in order to benefit the Town Centre Commission Plan.

18 Review and amend the planning use class system legislation to enable greater flexibility of building use and also to distinguish between the specific use of logistics warehousing used for direct retail sales.

19 Create a nominal maximum charge (£1) for the first two hours of parking in town centres, while introducing 30 minutes free parking in high streets with no paid extension option.

20 Review and evaluate future use and relevance of out of town shopping parks, prepare a plan to bring unwanted space back into use to benefit the community in line with the Town Centre Commission Plan, while applying a Town Centre First policy and calling for no further out of town development.

21 Local section 106 income or any planning gains should be used to support the delivery of the Town Centre Commission Plan.

22 Establish a review of the Business Improvement Districts (BIDs) process, which have relevance in big urban conurbations but needs more scrutiny in smaller towns. Consider replacing them with Community Improvement Districts (CIDs) embracing all the stakeholders, occupiers, owners and service providers in an area including the local authority.

Smarter use of technology

23 BT and Virgin Media, the major beneficiaries of SuperConnected Cities £150m funding between 2014 and 2016, need to offer a Town Digital Package to ensure ongoing digital transformation to the top 13 cities and all 1,048 UK high streets in smaller towns.

24 Install LED lights in street lamps to improve the quality of light on the street, while minimising costs. The lamps will also provide improved security as they can include CCTV cameras and integration with police systems for fast response.

25 Provide free public wifi and well-connected workplaces that support flexible working patterns and attract freelancers to high streets and town centres.

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ECONOMY PDG 6TH SEPTEMBER 2018

REPORT OF THE HEAD OF PLANNING, ECONOMY AND REGNERATION

CONSIDERATION OF WHETHER TO SEEK DESIGNATION AS AN AREA OF OUTSTANDING NATURAL BEAUTY FOR THE EXE VALLEY.

Cabinet Member(s): Cllr Richard Chesterton
Responsible Officer: Jenny Clifford, Head of Planning and Regeneration

Reason for Report: Members requested the Economic Development Team look into the feasibility of obtaining Area of Outstanding Natural Beauty (AONB) status for the Exe Valley.

RECOMMENDATION: That Members review the different options presented for conserving the environmental quality of the Exe Valley that were considered at a recent meeting of the Environment PDG (4th September 2018) and determine what comments they wish to forward to Cabinet.

Relationship to Corporate Plan: Obtaining AONB designation for the Exe Valley could provide benefits that would further a number of aims in the corporate plan including, protecting the natural environment and encouraging biodiversity; looking after our heritage assets; growing existing businesses and growing the tourism sector.

Financial Implications: Seeking AONB designation under Option 1 would have an immediate cost of £40k for the first 6 months, followed by project development work of approximately £200- £250k over three years and would if finally approved create liabilities of £150-£200k annually to fund the ongoing delivery of an AONB management plan. Option 2 may cost up to £71k annually to resource, while the financial implications of Option 3 would be determined by the projects pursued. Option 4 has no immediate financial implications.

Legal Implications: There are no legal implications resulting from this report with the exception that Area of Outstanding Natural Beauty status is a national landscape designation that is a material planning consideration for both plan making and application decision purposes.

Risk Assessment: Risks associated with different options are addressed under each in section 3.0 of this report.

Equality Impact Assessment: There were no equality impacts identified resulting from this report.

1.0 Introduction

At the meeting of Council on 6th November 2013 Motion 476 from Councillor Roach 'This Council resolves to seek AONB status for the Exe Valley' was considered. It was resolved that further investigation take place and that a report be considered at the next Cabinet meeting where further consideration would be given to the motion. The motion was discussed further at the Cabinet meeting of 6th February 2016 together with a briefing paper. At this meeting Cabinet resolved the Council be recommended to support the amended motion: 'This Council resolves to seek AONB status for the Exe Valley at no cost to the Council'. This motion as amended was subsequently returned to Council and approved.

In January 2017 the Economic Development Team was asked to explore the potential for seeking Area of Outstanding Natural Beauty (AONB) designation for the Exe Valley and identifying the advantages and disadvantages of achieving this status. In order to progress this report background research was undertaken together with a series of meetings being conducted with relevant bodies including Natural England, Devon County Council Environment Service, Blackdown Hills AONB, Environment Agency, Exmoor National Park, National Trust and Devon Wildlife Trust. Members will need to consider the nature of AONB designation, its benefits and detriments in relation to their aspirations for the Exe Valley area and the resource implications in terms of officer time and budget in terms of applying for AONB designation and in the longer term in the event of designation success.

1.1 Background Information about Areas of Outstanding Natural Beauty.

An AONB is land of outstanding natural quality protected by statute in order to conserve and enhance its natural beauty. AONBs were originally established under the National Parks and Access to the Countryside Act 1949, though this legislation was updated and largely reformulated in the Countryside and Rights of Way Act 2000 (CROW Act). There are currently 46 AONBs throughout the UK.¹

Under the CROW Act, Natural England has the role of considering proposals for designation, and assessing whether they meet the requisite criteria. In order to designate an AONB, Natural England must:

- decide if a proposal meets the natural beauty criterion
- decide if it's desirable to designate for the purpose of conserving and enhancing natural beauty
- define a detailed boundary

Natural Beauty is assessed on a combination of factors (see Appendix B), including:

- landscape quality, where natural or man-made landscape is good quality
- scenic quality, such as striking landforms
- relative wildness, such as distance from housing or having few roads

¹ See the National Association of Areas of Outstanding Natural Beauty's website at, www.landscapesforlife.org.uk/

- relative tranquility, where natural sounds, such as streams or birdsong are predominant
- natural heritage features, such as distinctive geology or species and habitat
- cultural heritage, which can include the built environment that makes the area unique, such as archaeological remains or historic parkland

Natural England prioritises its workload by considering whether, proposals are likely to have sufficient evidence to meet the natural beauty criterion; there is local authority agreement that designation is appropriate; that at this moment the proposal is more important than other corporate priorities; and most importantly, it has the available resources to evaluate the proposal.

In a preliminary meeting with Natural England in January 2017 it was made clear that due to a lack of available resources and more pressing corporate priorities for the organisation in the form of a number of boundary changes for existing National Parks and other AONBs, there would be a significant delay in looking at any new proposals for designation. In order to make it into their prioritised list it will be important that any initial submission is well formulated, has significant consensus amongst local stakeholders including neighbouring authorities and is fully backed up with evidence.

In May 2018 the Environment Secretary, Michael Gove announced a review of National Parks and AONBs. As well as looking at how well National Parks are meeting their statutory purposes, the review will also be looking at the process of designation, with a view “to improving and expediting the process.” This gives some hope that the process for designation could be speeded up. The Review is to report back to Parliament in 2019.

1.2 Benefits of AONB designation

There have been a number of academic studies on the benefits and detriments of AONB designation², which have been verified in interviews with local key stakeholders. These can be summarised as follows:

- It affords protection and opportunities to conserve and enhance the unique environmental and cultural quality of the area (which is the primary function of an AONB)
- It focuses local and national attention on the environmental, social and economic needs of the area
- AONB status brings national recognition as one of the nation’s best landscapes
- This can provide important ‘brand image’ for the designated area and therefore potentially helps promote the area to visitors and potential residents
- There are increased opportunities for gaining resources for the area (external funding, expertise and support) – However, the effectiveness of gaining this support is dependent on the vigour and vitality of the bodies and partner organisations pursuing these opportunities.
- There are increased opportunities for landowners to gain funding for environmental schemes / support for marginal land.

- Designation provides a marginal competitive advantage in gaining resources.
- It can provide leverage to support the growth of the green economy – creating brand value and environmental opportunities
- It creates increased planning constraints against inappropriate development
- It creates a statutory duty on all public bodies to have regard to the purposes – to ‘protect and enhance the natural beauty’, thereby giving further protection.

Detriments

- The cost of designation (estimated in the order of £100s of thousands) – including preparatory work, commissioned studies, community engagement, political consensus building)
- It creates financial liabilities in the shape of continuing maintenance costs (developing a management plan, and delivering the actions that flow from it)
- There are greater restrictions on landowners / house-owners on how they develop their land / property
- There are increased pressures on the landscape generated by designation – increased footfall, increased demand for access²
- Increased desirability – putting greater pressure on housing and other resources
- ‘The National Park Premium’ – there is an inflationary effect on house prices from national park and AONB status, that then puts further pressure on young people needing accommodation³

1.3 SWOT of the Exe Valley as an AONB

Looking at the case for seeking AONB status for the Exe Valley, it can be summarised using the SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis below.

² Impacts of AONB designation

<http://cambrian-mountains.co.uk/wp-content/uploads/2014/01/aonb-pathfinder-report.pdf>

“Concern has been voiced for decades that designation will increase the level of visitation in National Parks and AONBs. No AONB has remarked on this as an impact of designation. Those interviewed by us pointed out that the beauty of these areas means that as a tourism and recreation destination they pre-date designation. Two remarked that, on the contrary, the local tourism industry did not perform especially strongly, partly because “brand awareness”, in terms of the area, was often poor and in no way associated with the designation.”

³ House prices in designated landscapes is considerably higher than the average for the area. <http://www.knightfrank.co.uk/blog/2017/06/13/the-national-park-premium>

“Oliver Knight, an Associate in Knight Frank’s Residential Research team, said: “The high quality of life connected with living in some of the most distinctive landscapes in England and Wales is an obvious attraction for many home buyers, but this often comes with a premium. More restrictive planning regimes in place within National Parks and Areas of Outstanding Natural Beauty means supply can often fall short of demand and this – along with the nature of existing stock, which tend towards older, larger homes with land - has underpinned pricing.”

<p>Strengths</p> <ul style="list-style-type: none"> • Recognisably beautiful landscape • Numerous Ancient woodland habitats • The northern fringe of the area shares common landscape characteristics with Exmoor NP • The Exe is an important river system • Strong village identities • The majority of the proposed area is within one local authority • Significant heritage features 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Lack of flagship environmental sites / habitats / species • Lack of public access – very little (if any) common land and limited footpath system • Modern agricultural practices leading to water quality issues • Limited extent of area • Limited narrative tying the area together, leading to a weak sense of place (Exe Valley).
<p>Opportunities</p> <ul style="list-style-type: none"> • Focus attention on the environmental and historic / cultural quality of the area • To enhance the environmental quality of the area • To promote tourism and leisure opportunities • Opportunity to create a brand linking the open moorland of Exmoor NP to the (nationally / internationally important) Exe Estuary and the sea 	<p>Threats</p> <ul style="list-style-type: none"> • Modern agricultural practices leading to soil and water quality issues • Potential for unsympathetic village development across the area • Changes in agriculture due to post Brexit settlement • Unknown direction of agricultural subsidies • Threats to tranquility and remoteness from growth of villages and towns • Live-work patterns – commuting to places of work, breaking down links between community and locality (dormitory villages) • Environmental change due to effects of global climate change • Increasing number of 2nd homes / holiday cottages

2.0 Key Emergent Issues

From the work carried out so far, some key issues are emerging that need to be resolved if the Council is to pursue AONB designation.

2.1 Proving that the ‘natural beauty’ of the area is ‘outstanding’

The key concept Natural England uses to assess applications for designation is ‘natural beauty’. This concept combines a number of factors - environmental quality, biodiversity, landscape quality, tranquillity, scenic quality, heritage and culture. Informal feedback from key informants indicates that there is probably a sufficient basis to build a case for designation for the Exe Valley, but this would need to be substantiated. There are a number of existing sources of evidence, but these are far from comprehensive, and much of what is available needs revising. The first stage of any designation

process must be to undertake a full gap analysis of available evidence in order to identify what further studies, surveys and reports need to be commissioned. This will largely determine the time and cost needed to develop a case for designation. One of the key documents necessary for proving the case for designation is the Mid Devon Landscape Character Assessment which was last revised in 2011. This would need to be fully revised as part of an application process.

2.2 Defining the Area

The initial concept map (see Appendix A) shows the extent of the River Exe catchment within the Mid Devon District Council boundaries. The primary consideration by Natural England for deciding the extent of an AONB is the integrity of the natural landscape character of the proposed area. Political boundaries do not necessarily form part of their considerations. From a natural landscape perspective there is an argument to expand the area under consideration beyond the boundaries of Mid Devon District Council to take in small areas of neighbouring districts (North Devon to take in areas of the moorland on its western border that feed the tributaries to the Exe; East Devon particularly towards the Killerton Estate and to Cowley Bridge; and Taunton Deane around the headwaters of the Bathern). This will add complexity to the process, but may be a necessary part of obtaining designation.

There will also need to be considerations as to whether to exclude areas of significant planned or potential development. Again, the primary consideration for such exclusions must be natural landscape character and not just expediency. Even if an argument was made to exclude Tiverton from a proposal, major developments may be subject to greater scrutiny due to their proximity to an AONB (see section 2.6 on planning implications). The exact boundary for a proposed AONB would be decided as part of finalising a submission to Natural England.

2.3 Creating a Vibrant, Economically Active and Living Community

The primary and only criterion for AONB designation as set out in legislation is 'to conserve and enhance the environment'. Although there may very well be important benefits to the local economy through AONB designation, these economic benefits are not part of Natural England's considerations. Initial discussions with key stakeholders have already underlined the need to balance protection for the environment with ensuring a vibrant, economically active and living community. As part of any process to seek designation the Council should set out a comprehensive vision for how it can facilitate regeneration and economic growth in the rural areas affected by potential designation. This is particularly important given the uncertainties caused by Brexit, and the resulting possible effects on the agricultural sector. Landowners may be unwilling to support an AONB designation if their options for growth and development are curtailed through planning restrictions or perception of such.

2.4 Cost of gaining designation

It is difficult at this stage to estimate the final costs of a process that could take up to 10 years to complete. However, an initial estimate of the cost of collecting evidence and doing the work necessary to obtain designation over a three year period is over £200k.

Estimated Cost for initial work of designation

Item	Assumptions	Cost
Initial work on Expression of Interest		£40,000
AONB Project worker	3 years of 0.6 fte at Grade 10 + on costs (+ 2% year on year inflation)	£94,510
Landscape Character Assessment Revision		£20,000
Commissioning Detailed Survey Work	The total amount needed for detailed survey work would be determined by a detailed gap analysis.	£40,000 - £60,000
Partnership Activity		£10,000
Community Engagement		£10,000
TOTAL		£234,510

2.5 Ongoing AONB management costs

Once established an AONB's main statutory responsibility is to develop and deliver a management plan. Looking locally for comparable costs, in 17-18 the core costs for the Blackdown Hills (BH) AONB Unit were £178k, of which 75% is funded by DEFRA and 25% by local authority contributions. Even assuming that the level of government grant remains the same, and that Mid Devon was the main contributing authority, at current values the cost to the District Council would be £44.5k pa. There could be other management models that might reduce these costs, for instance sharing core staff with other designated areas, but this gives a base figure to work with.

In recent years funding for National Parks and AONBs has been under pressure, and there is an expectation that come the end of the current government funding settlement and the new post Brexit funding landscape, funding for designated areas may be less generous. Many National Parks and AONBs are actively looking at ways of becoming more self-sustaining, by setting up as a social enterprise and developing potential funding streams. Setting up an AONB in today's funding climate without some form of sustainable income stream, may create problems for the future.

Expenditure		Income		
AONB Unit costs	£178k	Defra Funding (under settlement)	current 75%	
		Local Authority Funding	25%	£44.5k

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Estimated per annum management costs (Based on BH AONB at current values)

Should DEFRA funding for areas of activity such as this be reduced or removed, the cost would fall on the Council. The financial exposure in such circumstances would be approximately £178k per year.

2.6 Planning Implications (see Appendix C)

Under Section 85 of the Countryside and Rights of Way Act 2000 local authorities have a general duty to ‘have regard to the purpose of conserving or enhancing the natural beauty’ of AONBs when coming to any decisions or carrying out activities relating to or affecting land within these areas. Activities and developments outside the boundaries of AONBs that have an impact within the designated area are also covered by the ‘duty of regard’.

The National Planning Policy Framework (NPPF) 2018 indicates that AONBs are equivalent in planning status to National Parks in terms of their landscape quality and scenic beauty. At paragraph 11, the NPPF indicates that where there are no relevant development plan policies or the most relevant policies to determine an application are out of date, permission should be granted unless the conditions in either of two specific criteria occur. One of these criteria is where a protected area provides a clear reason for refusing the development proposed. An AONB is one such protected area where reasons may exist to refuse planning permission which override the presumption to approve permission in such circumstances.

The NPPF states that local authorities should support the development of entry-level exception housing sites for first time buyers (or those looking to rent their first homes) in certain circumstances on land which is not already allocated for housing. Such sites should be adjacent to settlements, proportionate in size to them and not compromise the protection given to areas of particular importance including AONBs.

The NPPF identifies that greater weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks, the Broads and AONBs which have the highest status of protection in relation to these issues. The scale and extent of development within such areas should be limited and planning permission should be refused for major development other than in exceptional circumstances where it can be demonstrated that the development is in the public interest.

Adopted planning policies within Mid Devon relating to AONBs are as follows: Core Strategy policy COR2 which refers to the preservation and enhancement of the distinctive qualities of Mid Devon’s natural landscape and that within AONBs the primary objection will be to protect the special environmental qualities of that landscape and its setting. Development management policies within the Local Plan Part 3 policy DM29 relate to protected landscapes and states that:

Development proposals within or affecting the Blackdown Hills Area of

Outstanding Natural Beauty, Dartmoor National Park, Exmoor National Park and the North Devon Biosphere Reserve must demonstrate that:

- a) Cultural heritage and the character, appearance, setting and other special qualities of the landscape will be conserved or, where possible, enhanced; and*
- b) Biodiversity will be conserved and enhanced where possible through improved linking of habitats, appropriate landscaping and habitat creation.*

Major developments within or adjoining the Area of Outstanding Natural Beauty and Dartmoor or Exmoor National Parks will only be permitted in exceptional cases.

The Local Plan Review 2013-2033, currently at examination, contains similar policies at S1 Sustainable Development Priorities, S9 Environment and DM27 Protected Landscapes together with specific references to the Blackdown Hills AONB within two site allocations: CU9 East Cullompton environmental protection and green infrastructure and CL2 Hunter's Hill, Culmstock.

AONB designation also acts to limit certain permitted development rights in relation to buildings within the curtilage of a dwelling house, the size of residential and non-domestic extensions, residential alterations, changes of use and certain works by statutory undertakers.

2.7 Resource implications

The Growth, Economy and Delivery Team (GED) is currently developing an Economic Strategy, which will detail the Council's priorities for economic growth within the district. There are currently a number of ambitious projects flagged up within the strategy which will require considerable resourcing. All three options outlined below will require staffing and funding for specific projects, this has the potential to reduce the Council's ability to proceed with other economic / corporate priorities and reduce the impact of the emerging Economic Strategy.

AONB designation is fundamentally and specifically an environmental designation -'to conserve and enhance the natural beauty' of an area. To successfully take designation forward it will need people with technical expertise in environmental services to develop the bid. This is currently not available within the Planning and Regeneration Service. If the Council decides to move towards seeking designation, consideration should be given to the most appropriate service area to take the initiative forward.

3.0 Options for future action

The following paragraphs set out options for taking this initiative forward;

Option 1 – Seek full AONB Designation

Option 2 – Form a delivery partnership of key stakeholders

Option 3 - Develop specific schemes to enhance the area economically and environmentally

Option 4 – Take no further action at this stage, but look for other opportunities to enhance the economy of the area

3.1 Option 1 – Seek full AONB Designation

This would involve a three stage process:

- Submission of an initial expression of interest
- Submission of a full bid for AONB designation
- Assessment and Determination by Natural England

Phase 1: Initial Submission – 6 months

An initial submission would need to include:

- A description of the evidence sources which have been used to support the assertion that the area in question may satisfy the statutory designation criteria and that it is desirable that it be designated for the purpose of conserving and enhancing the area's natural beauty.
- A statement on the extent and nature of the local consensus for designation. This should make specific reference to which local authorities are supporting the suggestion and highlight any national bodies that have expressed support. It would also be helpful to note any significant expressions of opposition from any quarter.
- A map showing the boundary of the area being suggested for designation. This needs to be Ordnance Survey based and of a suitable scale to allow an approximate boundary to be plotted into Natural England's GIS system.

An initial map has been produced, although it would need to be verified in discussion with neighbouring authorities. A list of readily available evidence has also been produced, but further work needs to be done to ensure this is sufficiently robust. The main piece of work needed before an initial submission is to formally approach neighbouring authorities to seek their views on a proposed designation.

The cost of the initial work to cover staff costs, meeting costs and any initial evidence collecting could be £40,000 to support the initial 6 months of the process.

Phase 2: Development of a full bid for designation – 3 years

If an initial submission was received favourably by Natural England, then a full bid would need to be developed. This process could take anything up to 3 years and requires a part-time project officer in order to undertake the work necessary to build a robust case for designation. This would include undertaking a detailed gap analysis of available evidence, commissioning further studies and surveys as identified through the gap analysis, partnership development and community engagement. A major piece of work that we know would need updating for this purpose is the Mid Devon Landscape

Character Assessment, which would need to be completed to inform the rest of the process. The cost for this phase could be between £200 – £250k (see more detailed costings above).

Phase 3: Assessment and Determination by Natural England – Up to 10 years.

The timing of this will be governed by Natural England's capacity to manage its workload and the prioritisation of its caseload and may take anything up to ten years. This period would also need to be resourced to ensure any further information needed by Natural England was collected and submitted in a timely manner.

3.2 Option 2 – Form a delivery partnership of key stakeholders

Some of the beneficial outcomes of AONB status could be achieved by developing an active, delivery partnership for the Exe Valley cf. the Exe Estuary Management Partnership (<https://www.exe-estuary.org>). An active partnership would be a necessary stage towards achieving AONB status, as reaching consensus about the needs of the area would be an important element to making the case for designation in the first place. If the partnership proved effective and was demonstrably delivering, it could itself provide the focus and partner input necessary. An active delivery partnership may thus be able to deliver many of the benefits of designation without undergoing the lengthy process of seeking AONB designation.

There would also be a cost to maintaining an active partnership. The working of the partnership would need to be managed, and partnership projects would need to be driven forward. This would need a part-time staff resource estimated at 1–2 day a week, depending on the activity of the partnership, costing up to £21,000 per annum, as well as match funding for partnership projects, and seed funding to attract further funding for any initiatives it decided to support. The amount of match funding would be as large as the ambition of the partnership but could be estimated at £50,000.

However, there are risks associated with this approach. Without an active core group and officer support to develop and deliver initiatives, it is unlikely that such a partnership would be able to demonstrate its value, making it more difficult to sustain partners' involvement. With no designation, there may be a lack of focus and direction to the group, unless they could create a strong vision for themselves. Equally, without AONB designation, access to funding and other resources may be more difficult to achieve, making it harder for a partnership to deliver.

3.3 Option 3 – Develop specific schemes to enhance the area economically and environmentally

One of the main benefits of seeking AONB designation is the focus of attention and resources on the needs of an area. Given the right intention and effort, this can be achieved with or without AONB designation, but at a pace determined by the Council's and other partners' capacity to respond.

If the Council so wishes, it could initiate and develop projects and initiatives with partners to further the environmental protection and enhancement of the area and its economic growth without any of the obligations and costs of AONB designation, or the costs of a formal partnership. For instance, seek funding to extend environmental schemes available on Exmoor, such as the 'Headwaters of Exe Project', to the Exmoor fringe areas of the Exe; work with Exmoor National Park and Exeter City Council to create a brand for the Exe Valley (from 'Moor to Sea') to promote local food and drink producers cf?'Dorset Food'⁴ and to promote the area to visitors. Projects could then be prioritised against other calls on the Council's resources. The cost of this option would be determined by the type and extent of the project pursued. The projects themselves would need to be prioritised against other work streams.

One disadvantage of this approach is that it could raise expectations for similar initiatives across the District which would have further significant staff and resource implications.

3.4 **Option 4 - Take no further action at this stage**

Accepting that the Exe Valley is an area of great beauty and an important natural asset to the District, the Council could decide not to actively pursue designation but to continue to take opportunities as they arise to enhance and protect the area through joint initiatives with other partners. We are already actively working with partners on a couple of initiatives which could have a significant effect on the natural environment and create economic benefits to the area such as Culm Catchment Project currently being pursued with Blackdown Hills AONB, which will potentially bring in substantial funding into a whole river approach to managing the river Culm and create a series of natural flood mitigation interventions; the Hydromills project, piloting the use of innovative micro-hydro schemes to create community-based energy production and improve active management of waterways. If successful this project may have the potential for expanding into areas of the river Exe. These and other opportunities could be pursued alongside, and prioritised with, other economic initiatives without the extra costs incurred by seeking formal AONB designation.

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Circulation of the Report:

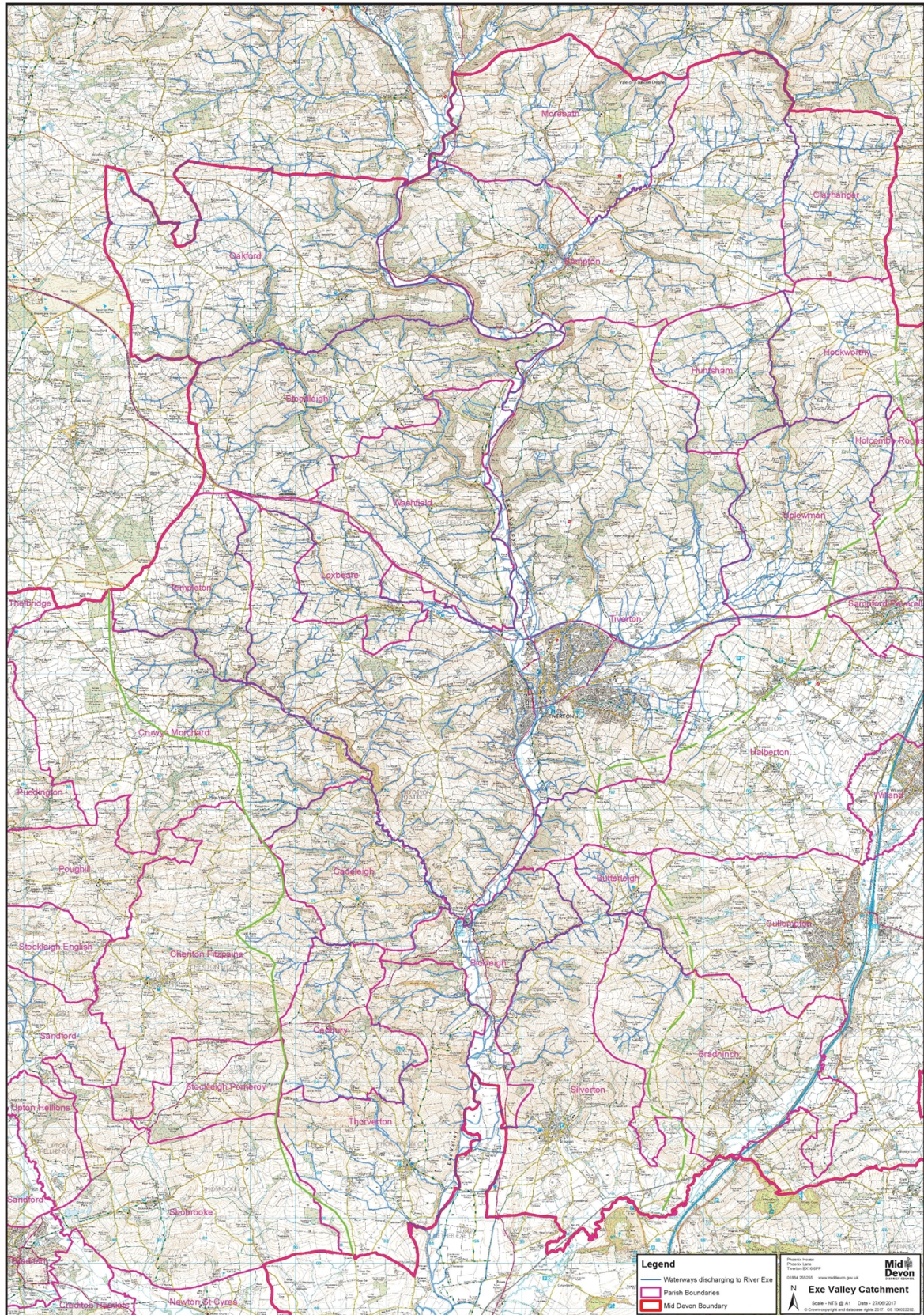
Cllr Richard Chesterton

List of Background Papers:

Appendices A, B and C attached

⁴ <http://www.landscapesforlife.org.uk/resource/dorset-food-and-drink/>

Appendix A – Initial Concept Map (an A1 copy of the map will be available at the meeting). The area being considered initially stretches from the District Council boundary to the north, to the confluence with the river Culm in the south, taking in the majority of the Exe River catchment (excluding those parts that cross into Somerset). It is bounded by a light green line very hard to see! on the map. Font size



Appendix B – Elements of Natural Beauty (from *Natural England Guidance*)

Factor	Example sub-factor	Example Indicator
Landscape quality	Intactness of the landscape in visual, functional and ecological perspectives	Characteristic natural and man-made elements are well represented throughout
	The condition of the landscape's features and elements	Landscape elements are in good condition
	The influence of incongruous features or elements (whether man-made or natural) on the perceived natural beauty of the area	Incongruous elements are not present to a significant degree, are not visually intrusive, have only localised influence or are temporary in nature
Scenic quality	A distinctive sense of place	Landscape character lends a clear and recognisable sense of place
	Striking landform	Landform shows a strong sense of scale or contrast
		There are striking landform types or coastal configurations
	Visual interest in patterns of land cover	Land cover and vegetation types form an appealing pattern or composition in relation to each other and/or to landform which may be appreciated from either a vantage point or as one travels through a landscape
	Appeal to the senses	Strong aesthetic qualities, reflecting factors such as scale and form, degree of openness or enclosure, colours and textures, simplicity or diversity, and ephemeral or seasonal interest
		Memorable or unusual views and eye-catching features or landmarks
Relative wildness		Characteristic cognitive and sensory stimuli (e.g. sounds, quality of light, characteristic smells, characteristics of the weather)
	A sense of remoteness	Relatively few roads or other transport routes
		Distant from or perceived as distant from significant habitation
	A relative lack of human	Extensive areas of semi-

	influence	natural vegetation
		Uninterrupted tracts of land with few built features and few overt industrial or urban influences
	A sense of openness and exposure	Open, exposed to the elements and expansive in character
	A sense of enclosure and isolation	Sense of enclosure provided by (eg) woodland, landform that offers a feeling of isolation
	A sense of the passing of time and a return to nature	Absence or apparent absence of active human intervention
Relative tranquillity	Contributors to tranquillity	Presence and/or perceptions of natural landscape, birdsong, peace and quiet, natural-looking woodland, stars at night, stream, sea, natural sounds and similar influences
	Detractors from tranquillity	Presence and/or perceptions of traffic noise, large numbers of people, urban development, overhead light pollution, low flying aircraft, power lines and similar influences
Natural heritage features	Geological and geo-morphological features	Visible expression of geology in distinctive sense of place and other aspects of scenic quality
		Presence of striking or memorable geo-morphological features
	Wildlife and habitats	Presence of wildlife and/or habitats that make a particular contribution to distinctive sense of place or other aspects of scenic quality
		Presence of individual species that contribute to sense of place, relative wildness or tranquillity
Cultural heritage	Built environment, archaeology and designed landscapes	Presence of settlements, buildings or other structures that make a particular contribution to distinctive sense of place or other aspects of scenic quality
		Presence of visible archaeological remains,

		parkland or designed landscapes that provide striking features in the landscape
	Historic influence on the landscape	Visible presence of historic landscape types or specific landscape elements or features that provide evidence of time depth or historic influence on the landscape.
		Perceptions of a harmonious balance between natural and cultural elements in the landscape that stretch back over time
	Characteristic land management practices	Existence of characteristic land management practices, industries or crafts which contribute to natural beauty
	Associations with written descriptions	Availability of descriptions of the landscape in notable literature, topographical writings or guide books, or significant literature inspired by the landscape.
	Associations with artistic representations	Depiction of the landscape in art, other art forms such as photography or film, through language or folklore, or in inspiring related music
	Associations of the landscape with people, places or events	Evidence that the landscape has associations with notable people or events, cultural traditions or beliefs

Appendix C – Planning Implications⁵

The Government has confirmed that AONBs are equivalent in planning status to National Parks in terms of their landscape quality and scenic beauty.

AONBs were originally established under the National Parks and Access to the Countryside Act 1949, though the legislation was reformulated in the Countryside and Rights of Way Act 2000. Section 85 of the Act contains a general duty on all relevant authorities to 'have regard to the purpose of conserving or enhancing the natural beauty' of AONBs when coming to any decisions or carrying out activities relating to or affecting land within these areas. Activities and developments outside the boundaries of AONBs that have an impact within the designated area are also covered by the 'duty of regard'. The duty is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas.

The National Planning Policy Framework (NPPF 2018) is the principal document setting out the Government's national policies on land use planning, and contains policies specific to protected landscapes (including AONBs) at paragraph 172 (NPPF July 2018). These make a distinction between major developments and other proposals. Planning Practice Guidance (PPG) helps provide further clarity on policies set out in the NPPF.

The NPPF also emphasises that for all areas, including AONBs, the local plan is the starting point for deciding planning applications, and that it is highly desirable for local planning authorities to have an up-to-date local plan in place. Where a local plan is 'absent, silent, or relevant policies are out-of-date', the NPPF's presumption in favour of sustainable development applies in most areas – meaning that the proposal should normally be granted unless the adverse impacts would 'significantly and demonstrably' outweigh the benefits of the proposal, when assessed against the policies in the NPPF taken as a whole. However, in AONBs (and in other protected areas), separate policies – in paragraph 172 – apply instead of the presumption in favour of granting permission. This is made clear in paragraph 11 (d) and footnote 6 of the NPPF (July 2018).

In addition, AONBs are required to have Management Plans, and Planning Practice Guidance states that these should be taken into account in local plans and neighbourhood plans, and may also be material considerations in determining individual planning applications.

NPPF policy on AONBs

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas

⁵ <https://www.nationaltrust.org.uk/documents/national-trust-areas-of-outstanding-natural-beauty-and-development.pdf>

should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

NPPF (July 2018)

**ECONOMY PDG
6TH SEPTEMBER 2018**

FUNDING AND RESOURCE OPPORTUNITIES TO SUPPORT THE COUNCIL'S EMERGING ECONOMIC DEVELOPMENT STRATEGY

Cabinet Member: Cllr Richard Chesterton
Responsible Officer: Jenny Clifford, Head of Planning, Economy & Regeneration

Reason for Report: in response to a request from the Economy PDG to indicate a range of funding and resource opportunities for Crediton, Cullompton and Tiverton.

RECOMMENDATION: That the report be noted.

Relationship to Corporate Plan: the report supports the emerging priorities in the Council's Economic Development Strategy.

Financial Implications: There are no additional financial implications arising from the report.

Legal Implications: None.

Risk Assessment: None.

Equality Impact Assessment: None anticipated.

1.0 Introduction

1.1 This report provides a broad cross section of funding and other resource opportunities, including award schemes, loans and competitions that could support the emerging priorities of the council's Economic Development Strategy. The emerging priorities from the strategy are:

- Food / Drink / Agriculture
- Infrastructure
- Lower Carbon Economy
- Place
- Training and Skills

2.0 Funding and Resource Opportunities

2.1 Tables 1-5 provide details of some of the grant funding and other resource opportunities available to encourage and support the local economy in our towns and rural areas. The schemes listed are intended to provide an indication of the range of funding and resource options available to Mid Devon at any one point in time and do not represent a comprehensive list. Grant funding and resource options change continually as new schemes are announced and others close to applications. All the schemes listed are currently open to application.

2.2 While the Council has a role in identifying and prioritising opportunities that help meet its strategic economy and growth objectives, there will be an onus on the business community to develop their own initiatives. The council may be able to facilitate and support this in a limited way, but will need to focus its capacity on delivering against its own priorities.

3.0 Opportunities and Challenges

3.1 With economic growth and improving local productivity an ongoing government priority, the likelihood is that there will continue to be a range of opportunities to help shape and develop the economy of the district, for example:

- Grants (a non-repayable amount of money that a government or other institution gives to another organisation or individual for a particular purpose)
- Awards (a prize or certificate that an organisation or individual is given for doing something well)
- Loans (money, property or other material goods that is given to another party in exchange for future repayment of the loan along with interest or other finance charges)
- Competitions (a situation in which an organisation or an individual is trying to win something or be more successful than another organisation or individual)
- Other options such as business crowdfunding, venture capitalists or business angels.

3.2 This presents a number of opportunities for the Council, including:

- the potential to form new partnerships with the ability to take innovative projects forward
- the prospect of drawing significant resources into the district
- the chance to augment the council's revenue through management fees or charging for services such as bid preparation and acting as the accountable body for any funding drawn down.

3.3 Challenges could consist of:

- Ensuring the Growth and Economic Development (GED) service has the appropriate capacity to (i) identify suitable opportunities for the district and the right mix of alliances to take these forward; (ii) interpret and disseminate information to partners about sometimes complex funding

programmes; and (iii) develop robust and competitive proposals, which may involve GED taking a lead on bid preparation

- Project and partner management
- Bringing together match funding packages
- Sometimes operating within a short application window
- Grant and resource management, including measuring the impact of any initiatives/projects against the priorities of the council's Economic Development Strategy in order to report back to Economy PDG.

3.4 In summary, there is a good probability that a number of grant and resource opportunities available now and in the future offer the potential to assist the growth of Mid Devon's economy. Tables 1-5 in the appendix, which are organised under the emerging priorities of the Economic Development Strategy, provide a snapshot of the types of opportunities that may be available, although this is by no means comprehensive (for example, schemes available to social enterprises, charitable organisations – often registered companies in their own right – and Crowdfunding options have not been fully scoped).

4. Generating Income for Economic Development through Grant Applications

4.1 Business owners, particularly in micro, small, and medium sized enterprises are usually at the coal face in their day to day activities. It is difficult for them to step back and take the time to apply for grant funding. Furthermore, grant schemes are usually delivered by government bodies, or subcontracted to organisations which then have to abide by government procedures, and this gives a heavy "public sector" feel to them. Local authorities are usually well placed to respond to application forms, as officers understand what the funding body will be looking for in an application, and can work with businesses to answer fields in a manner that suits the business, whilst ticking all of the right boxes for the grant criteria.

4.2 Between April 2017 and August 2018, The Economy, Growth and Delivery team have successfully applied for business grants worth over £4m on behalf of local companies. The majority of the applications were to the LEADER programme, administered by Devon County Council, and the RDPE Growth Programme, which was administered by the Rural Payments Agency. However, there are many business grant programmes operating across the U.K. that could be tapped into if the Council were to focus on this activity. Officers are currently investigating the potential for the District Council to implement a payment model in order to charge businesses in future for making grant applications on their behalf.

Contact for more Information:

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Circulation of the Report:

Cllr Richard Chesterton, Leadership Team

List of Background Papers: None

APPENDIX 1 – Examples of Funding and Resource Opportunities available to Support and Develop Mid Devon’s Economy

Table 1: Food / Drink / Agriculture

Programme	Type	Match	Summary	Funding/Resource Body
Barclays £200 Million Agriculture Loan Fund (Rural Project Loan)	Loans will have fixed fees starting at 0.6% for a loan term of 0-5 years, 0.75% for loans that are 6-10 years and rising to 0.90% for loan terms of 11-15 years.	N	A scheme designed to boost the UK’s agriculture sector through a dedicated loan fund to secure the future of the industry, improve efficiency and create additional revenue streams to limit effects of market volatility.	Barclays Bank plc
Collaboration Fund	Fund is worth £10 million.	N/K	<i>Advance Notice</i> - A multi-million-pound fund to provide greater security for England's dairy farmers. The new measures will apply to farmers and smaller producers in England and are expected to be brought in later in 2018.	Department for Environment, Food and Rural Affairs (DEFRA)
Long Term Agricultural and Rural Loans	AMC offers loans from five years up to 40 years with an extensive choice of variable or fixed rates. AMC's minimum loan is £25,001, there is no maximum. Loans may be made in euros. Loans in euros must be equivalent to £100,000 or more and have variable rates of interest.	N	Competitive loans are available to farming enterprises in Great Britain on attractive terms, ranging from five to 30 years with an extensive choice of variable or fixed rates. AMC loans are un-callable for the term of the loan and can be rolled over (extended).	Agricultural Mortgage Corporation Plc
RDPE Countryside Productivity Scheme	The grants are for a minimum of £35,000.	Y (60% match)	This scheme has been created to help farmers access the technology they need to	Department for Environment, Food and

Programme	Type	Match	Summary	Funding/Resource Body
	Grants can cover up to 40% of the eligible costs of a project. If the minimum grant is £35,000, the minimum total eligible cost of a project would therefore be £87,500. The maximum grant per project is normally £1 million.	funding required)	boost their profitability and keep them at the forefront of precision agriculture, which is a developing industry in England.	Rural Affairs (DEFRA)

Table 2: Infrastructure

Programme	Type	Match	Summary	Funding/Resource Body
Better Broadband Subsidy Scheme	£350	N	Subsidised broadband installation for businesses in the UK that cannot access an affordable broadband service with a speed of at least 2MB per second.	Department for Digital, Culture, Media and Sport (DCMS)
Charging Infrastructure Investment Fund	The fund is to be made up of £200 million of government investment, which is to be matched by another £200 million from the private sector. (HMT has not yet made a final decision on whether or how much to invest in the Fund(s).)	Y (50% match required)	<i>Advance notice</i> - A proposed £400 million fund to help accelerate charging infrastructure deployment in the UK, set to launch on 2019. The Charging Infrastructure Investment Fund will support businesses to build electric vehicle charge points across the country and boost jobs in the industry. The move will make it easier for members of the public to own an ultra-low emission car, helping to improve air quality and protect the environment.	The Association for Industrial Archaeology
Digital Infrastructure Investment Fund (DIF)	The programme currently has a total value of £400 million.	N/K	The Digital Infrastructure Investment Fund has been established to boost the number of businesses in the UK having access to	HM Treasury

Programme	Type	Match	Summary	Funding/Resource Body
	Roll-out is dependent on private sector investment.		"ultra-fast" fibre-to-the-property broadband over the period from 2017-2022. The aim is to ignite interest from private finance companies to invest in the sector, resulting in more alternative providers entering and expanding in the market.	
Electric Vehicle Home Charge Scheme	£500	Y (25% match required)	A scheme to help private plug-in vehicle owners offset some of the upfront cost of the purchase and installation of a dedicated domestic recharging unit in the UK.	Department for Transport
Rees Jeffreys Road Fund	The amount of financial assistance available varies according to the nature of the proposed project. The Fund has a total value of £21.5 million	Y	Financial assistance for the education of transport professionals, improvement of the roadside environment and research into all aspects of roads, road usage and road traffic.	Rees Jeffreys Road Fund

Table 3: Lower Carbon Economies

Programme	Type	Match	Summary	Funding/Resource Body
Barclays Targeted Green Trade Loans	Loans from £250k	N	Funding to support the working capital needs of UK businesses and helping them to meet their environmental goals.	Barclays Bank plc
Clean Growth Finance Scheme	Loan (no minimum or maximum amount)	N	£2 billion of funding to help UK businesses invest more sustainably and help create a lower carbon future.	Lloyds Bank plc
EIB – European Fund for Strategic Investments (EFSI)	The UK will co-finance around €8.5 billion in	Y	EFSI is an EU initiative which aims to help overcome the investment gap in the EU by	European Commission

Programme	Type	Match	Summary	Funding/Resource Body
	EFSI projects.		mobilising private financing for strategic investments. It will support investment in strategic infrastructure including digital, transport and energy; education, research, development and innovation; expansion of renewable energy and resource efficiency; and support for smaller businesses and midcap companies.	
Energy Technologies Institute	With industry investment and match funding from government departments, the ETI has a potential budget of up to £1.1 billion over a ten year period.	N	Financial assistance is available to help accelerate the development of low carbon energy technologies in the UK.	Energy Technologies Institute (ETI)
Green Business Fund	The programme has a £7 million overall budget. Eligible companies can apply for a capital contribution to cover up to 15% of an energy efficiency project or equipment replacement cost, up to a maximum of £5,000.	Y (70% required)	Support for small and medium-sized businesses in England, Scotland and Wales, offering an opportunity assessment, equipment procurement support, and a financial contribution towards energy saving equipment.	Carbon Trust
InnovFin – Energy Demo Projects	Loans and guarantees from €7.5 million to €75 million. The total project costs must be a minimum of €15 million.	Y (at least 25%)	Finance is available for innovative demonstration projects in the field of renewable energy and hydrogen/fuel cells, helping to bridge the gap from demonstration to commercialisation. Projects must be first-of-a-kind and of commercial-scale.	European Investment Bank (EIB)
Joseph Rowntree Charitable Trust Sustainable Futures	Grant. No minimum or maximum award level.	N/K	Grants are available to enable organisations in the UK to develop and promote	Joseph Rowntree Charitable Trust

Programme	Type	Match	Summary	Funding/Resource Body
Programme			sustainable, low-carbon alternatives to the current consumerist and growth-based paradigm.	
RBS Energy Efficiency Support	Loans ranging from between £25,001 and £500,000.	N	Energy audit and loan funding support designed to help small and medium-sized businesses in the UK reduce their energy usage, energy costs and carbon emissions.	Royal Bank of Scotland
Recycling and Waste LP	Grant. The programme has an allocation of £50 million through the Green Investment Bank. It is anticipated that Foresight Group will raise at least a further £50 million from private sector co-investors.	Y (50%)	Funding for waste infrastructure, targeting smaller-scale recycling and waste projects across the UK. The investment by the Green Investment Bank will be used to fund bio power projects that will put the UK at the forefront of this innovative green technology, turning local waste wood to electricity.	Foresight Group
Woodland Carbon Fund	Up to £8,500 per hectare	Y	The Woodland Carbon Fund has been set up to allow landowners to plant millions of additional trees across England; helping to meet future carbon targets.	Forestry Commission - England

Table 4: Place

Programme	Type	Match	Summary	Funding/Resource Body
Architectural Heritage Fund – Project Viability Fund	Up to £7,500	Y (50% match required)	Funding is available to carry out an initial assessment of whether it is viable to bring a historic building in the UK back into a sustainable use.	Architectural Heritage Fund
Association for Industrial Archaeology – Restoration Grants	Up to £20,000	Y	Funding is available to not-for-profit organisations for the restoration of historically, technically, architecturally, and/or archaeologically important industrial buildings, structures, machinery, vehicles	The Association for Industrial Archaeology

Programme	Type	Match	Summary	Funding/Resource Body
Business Events Growth Programme	Up to £20,000 per even	N/K	and vessels within the UK. VisitBritain is offering destination management companies in the UK access to a funding pool of £4 million to help secure international business events following the Brexit vote.	Visit Britain
Heritage Management Plan Grants	A budget of approximately £30,000 is provided each calendar year. Grants can cover up to 50% of the eligible costs. Typically, these grants are between £6,000 and £12,000.	Y (50% match required)	Financial assistance is available to help landowners in England prepare Historic Management Plans to help manage land of outstanding scenic, historic or scientific interest.	Natural England
Heritage Lottery Fund – Heritage Enterprise	Grants of between £100,000 and £5 million are available.	Y (up to 10% match required)	Grants to support community organisations in the UK to achieve economic growth by helping them to rescue neglected historic buildings and sites and return them to a viable productive use.	Heritage Lottery Fund
More Than A Pub: The Community Pub Business Support Programme	<ul style="list-style-type: none"> • Flexible bursary awards of up to £2,500 (inclusive of VAT) to fund pre-feasibility costs such as public consultation and valuations. • Combined loan and grant funding up to £100,000. This will not exceed £75,000/£50,000 in grant contribution. 	Y	A finance package of loans and grants is available to community groups in England that want to take on the ownership of their local pub.	Power to Change

Programme	Type	Match	Summary	Funding/Resource Body
	The average grant is expected to be about £37,500. The average loan may be around £42,800.			

Table 5: Training and Skills

Programme	Type	Match	Summary	Funding/Resource Body
British Science Week – Kick Start Fund for Schools	Grant (£700)	N	Grants are available to help schools organise their own events as part of British Science Week.	Department for Business, Energy & Industrial Strategy (BEIS)
Training and Study at Work	Costs covered by employer (discretionary)	N	This initiative allows employees to request time away from work for study or training.	Department for Business, Energy & Industrial Strategy (BEIS)
Unlocking Potential Graduate Placement	Graduate Placement Programme	N/K	Unlocking Potential Graduate Placement matches talented graduates with progressive companies to fuel innovation, growth, creativity, competitiveness and economic prosperity in the South West of England.	Unlocking Potential

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ECONOMY PDG 6TH SEPTEMBER 2018

ECONOMIC DEVELOPMENT SERVICE UPDATE

Cabinet Member(s): Cllr Richard Chesterton
Responsible Officer: Jenny Clifford, Head of Planning, Regeneration & Growth

Reason for Report: To update members on progress with key Economic Development Service Priorities.

RECOMMENDATION: That the report be noted

Relationship to Corporate Plan: It supports the corporate objectives for the economy.

Financial Implications: There are no additional financial implications arising from the report.

Legal Implications: None

Risk Assessment: None

Equality Impact Assessment: None anticipated

1.0 Introduction

1.1 This report provides an update on the progress of key projects and initiatives developed or supported by the Growth, Economy and Delivery team (GED team).

2.0 Devon Hydro and Smart Grid Project ('Mills Project')

2.1 The Policy Development Group considered a presentation at its last meeting. Since then progress has been made in developing bids and any further verbal update will be provided on the day.

2.2 A 1st stage application to Heritage Lottery Fund's Heritage Enterprise programme has been submitted. Initial feedback should be provided by the end of August 2018, hopefully resulting in a full bid being submitted the following month. The bid covers the installation of hydro generation schemes at Tiverton Weir, Manor Mills (Thorverton) and Flock Mill near Silverton.

2.3 In parallel with this, works have been undertaken by Hydromatch Ltd, delivering a full feasibility study on Tiverton Weir and progressing on to pre-application discussions with the Environment Agency. Arrangements are currently being made to secure access to the weir.

3.0 Enquiries and Investments

3.1 The GED team are continuing discussions with every land owner with an employment allocation in the local plan. This is helping us gain a better understanding of when sites might come forward and what potential barriers there

are. The Council can then decide what actions are required to assist in bringing these sites forward.

3.2 There is significant demand in the district for B1, B2 and B8 classification employment space. With low unemployment rates in the District, we are able to focus on supporting inward investment and indigenous business growth in areas that will hopefully achieve skills progression and higher paid jobs.

3.3 In the last couple of months we have had a number of internal re-location enquiries, where we have been working with businesses to find suitable sites within the district. Examples of development taking place and inward investment activities:

- Goonvean Development at Venn Farm
- Planning application from Lidl to redevelop Lowman Works has been received
- Hitchcocks

4.0 Cullompton Heritage Project

4.1 We heard at the end of May that the Council's bid to the Heritage Lottery Fund's (HLF) Townscape Heritage Programme was once again unsuccessful. This is a great disappointment after all the hard work put into the project over the last three years by the various partners. Feedback from the Heritage Lottery Fund noted the strength of the application but that they had an overwhelming number of applications. In total there were 24 applications nationally to this round, of which only 5 were successful.

4.2 However, we are actively looking at alternative ways in which we can take forward some of the strands of the original bid. We have had a very positive discussion with Historic England about how to proceed with a formal partnership under their 'Partnership Schemes in Conservation Areas' (see <https://historicengland.org.uk/services-skills/grants/our-grant-schemes/partnership-schemes-in-conservation-areas/>), which may offer the external engagement and some of the funding envisaged under the original HLF scheme.

4.3 Whilst Historic England remains very positive about proposals to enhance Cullompton, it is clear that they would not be able to fund a scheme to the same amount as the Heritage Lottery. This means that unless we can identify other sources of funding, there would be reduced overall grant scheme for restoration and regeneration of key buildings. However, the positive message is that this is not a competitive process, and the regional office has total discretion whether to approve the scheme or not.

4.4 The success of any regeneration / restoration scheme for the town centre will ultimately dependent on the delivery of the Town Centre Relief Road, since many of the issues of the high street result from the heavy traffic that runs through the town. Historic England is therefore advising that the timing of any bid should coincide with progress with delivery of the relief road. They are therefore suggesting that an outline application should be submitted by the end of the year, with the intention of developing a delivery plan in 2019 ready to start a scheme in Spring 2020.

4.5 We would still need to rework the original bid to meet Historic England's priorities, and restructure the financing, including trying to identify any further match funding, but as mentioned he remains very positive that it could be achieved.

5.0 LEADER Programme

- 5.1 Three further projects have been approved by the LEADER Local Action Group, amounting to some £258,000 of funding for Mid Devon businesses. (Newton Equine Services, £133,177; Pegga Holdings £86,464; Terra Nova £39,246).
- 5.2 The fund is now 65% committed, with further large applications in the pipeline for their next meeting in September. There is still a good list of projects being developed with the deadline for applications in December this year.

6.0 Masterplanning

- 6.1 This will be covered in a separate report.

7.0 Tiverton Market Events

- 7.1 Tiverton Pannier Market has a busy round of events this summer, including:

Electric Nights Streetfood: The most recent monthly Night Market event (Electric Nights Streetfood) took place on 4 August with a Pirate theme. Crowds were entertained with sea-shanty music from a pirate band with the usual array of streetfood and children's entertainment also on offer. The summer night markets conclude on 1 September for this year with the addition of a Christmas special scheduled for 1 December to coincide with the town's light switch-on event. A verbal update on the 1 September event will be provided at this PDG.

- 7.2 Wild Wild West Country: On Saturday 18 August, the Market held a 'Wild Wild West-Country' event as requested by the Market traders. The event was Wild West themed and offered fun activities for the whole family including: panning for gold, sand pit, tin-can alley and Tepees plus there were hot food stalls and visiting Alpacas. Fundraising activities raised money for the traders' chosen charity - Lucy Air Ambulance – and raised around £250.

- 7.3 Car Boot Sales: Following requests and expressions of interest from the public and traders, the Market's Sunday Car Boot Sale is returning on 30 September. The Car Boot Market will be run by a third party on a hire agreement at the Pannier Market.

Contact for more Information: John Bodley Scott, 01884 234363
jbodleyscott@middevon.gov.uk

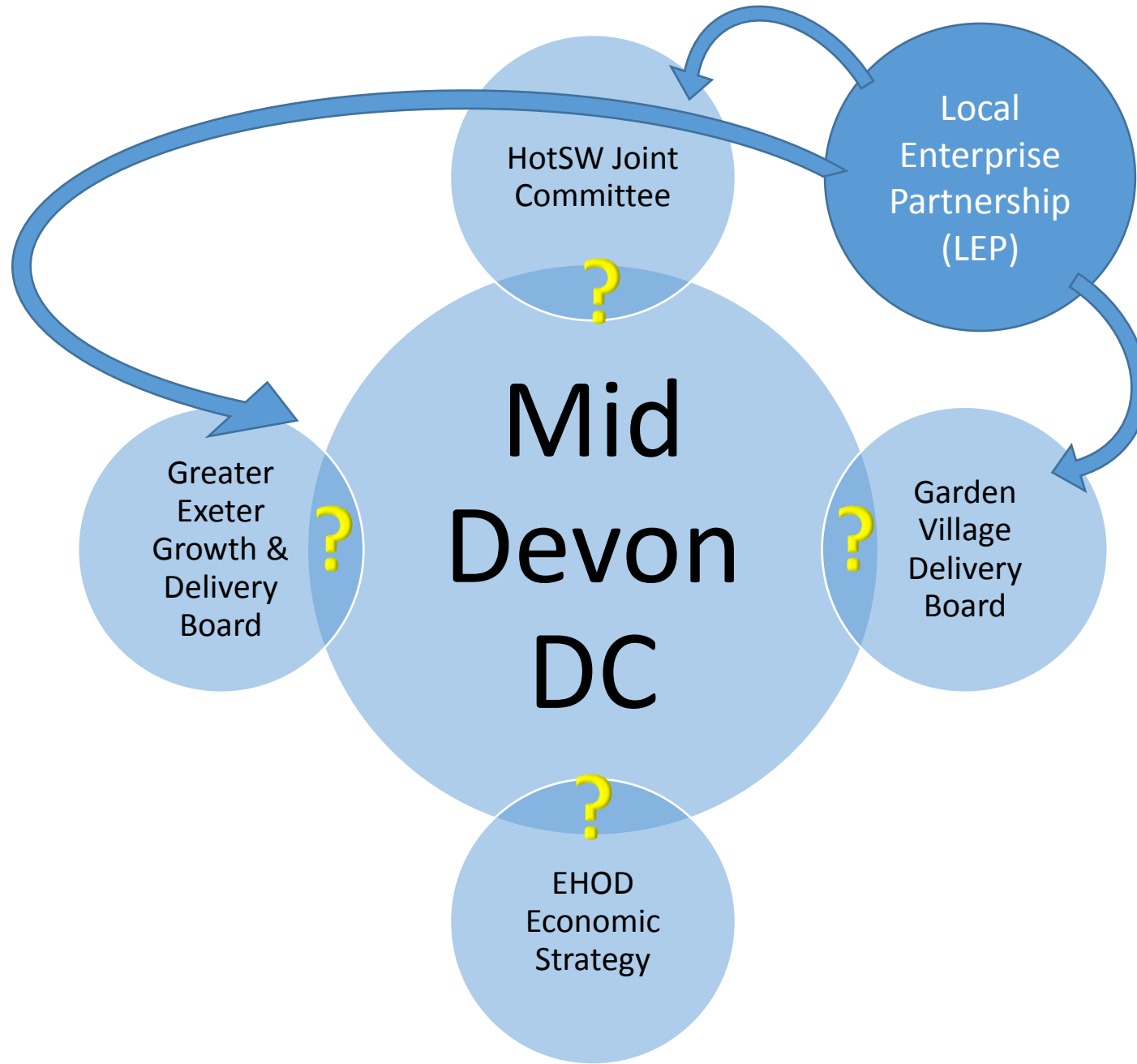
Circulation of the Report: Cllr Richard Chesterton
Stephen Walford, CE & Director for Growth,
Leadership Team

List of Background Papers: None

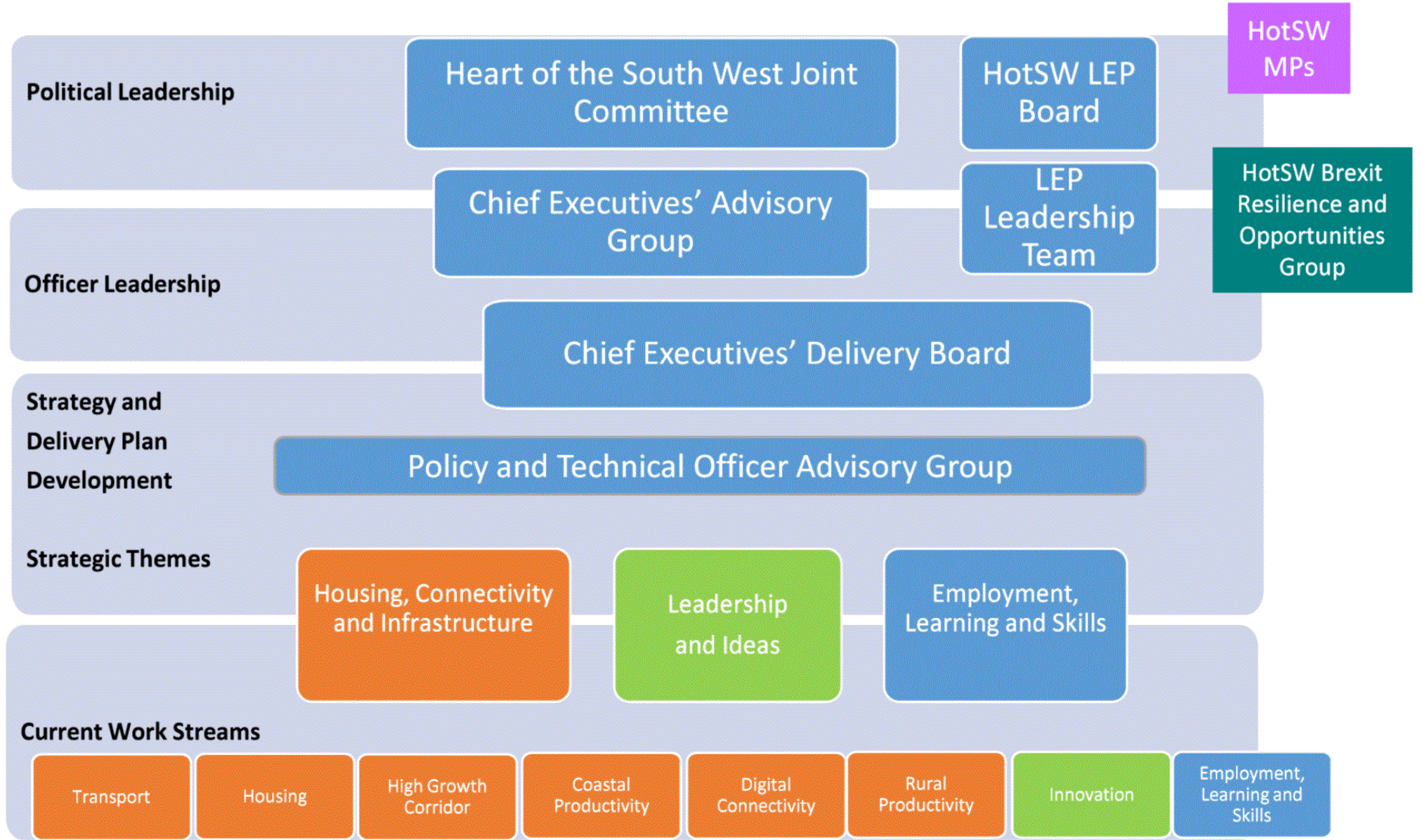
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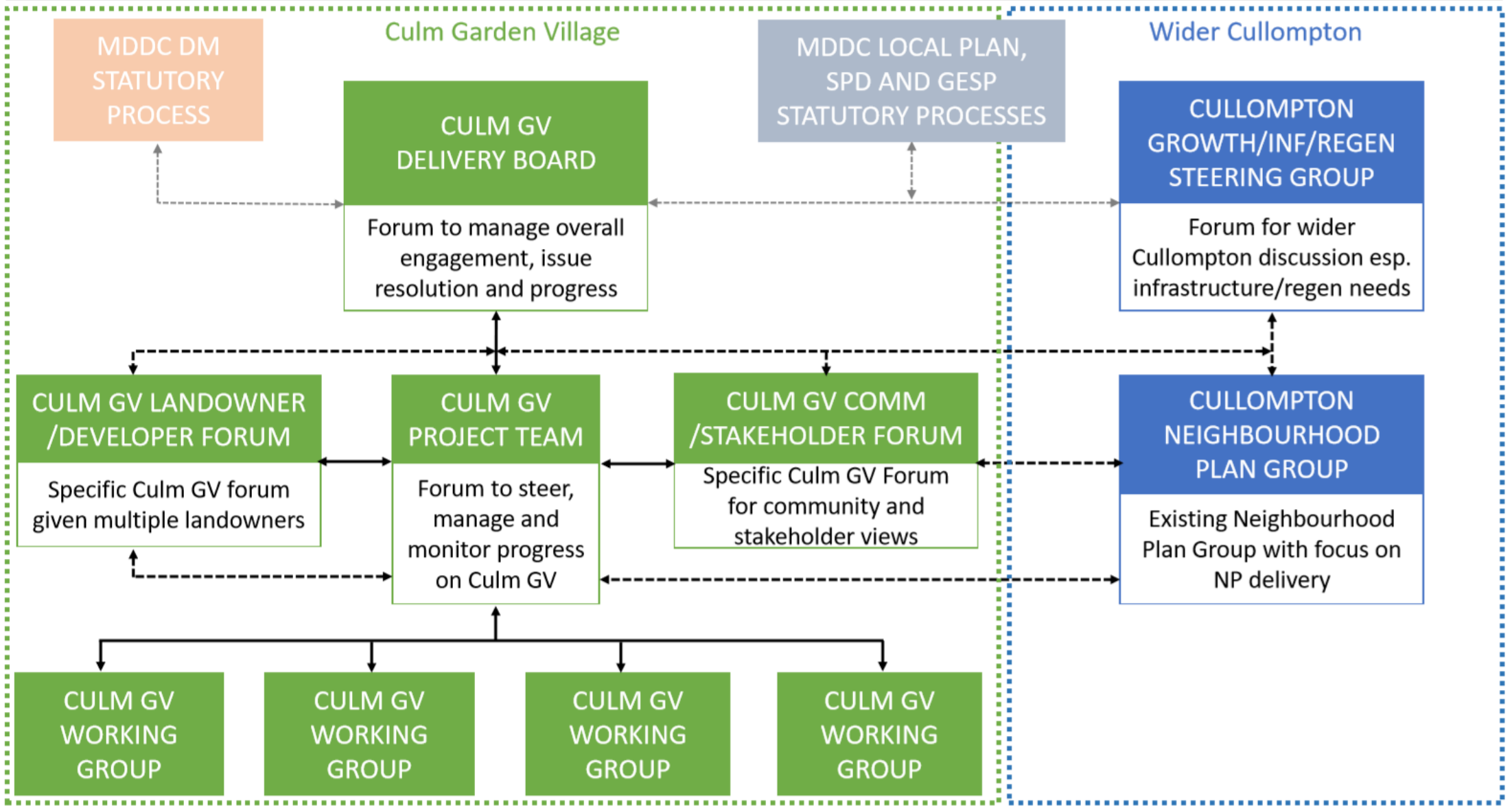
Regional and Sub-Regional Project Governance & Structures

Update to Economy PDG 06/09/18



Programme Management Office





	Greater Exeter	Exeter and Heart of Devon	South East Devon	Exeter & East Devon Enterprise Zone	Exeter City Futures
LA representation	Devon CC	East Devon CC	East Devon DC	Devon CC	Exeter CC
	East Devon DC	Exeter CC	Exeter CC	East Devon CC	
	Exeter CC	Mid Devon CC	Teignbridge DC		
	Mid Devon DC	Teignbridge DC			
	Teignbridge DC				
Governance	Growth and Development Board		Habitat Regulations Executive Committee	Enterprise Zone Board	Community Interest Company
Strategy	Greater Exeter Strategic Plan	Shared Economic Development Strategy	SE Devon Habitat Mitigation Strategy	Implementation Strategy	
Shared resource	Policy Team		Habitat Mitigation team (part of Growth Point)	Growth Point	ECF team

Greater Exeter Strategic Plan

Decision making

Advisory

Officer support

ECC

EDDC

MDDC

TDC

Member Advisory Panel

Principals Officer Group

Project Assurance Group

Thematic Working Groups