

NOTES OF THE INFRASTRUCTURE PLAN WORKING GROUP MEETING HELD ON TUESDAY 9th JUNE 2026 AT 10.00 A.M.

PRESENT: Councillor: P Bullivant (Chairperson) Presiding

Councillors: L Cooke (Mayor)
C Parker
L Wood

By invitation: Rob Kelley, Senior Planning Officer - Teignbridge District Council

Officers In attendance: Phil Rowe – Town Clerk
Samantha Scott - Deputy Town Clerk & RFO
Pierre Doutreligne - Projects & Strategy Officer
Linda McGuirk - Principal Administrator
Nigel Canham - Communications Advisor

9. APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors A Hall (Vice-Chairperson) and M Joyce.

10. MINUTES

The Minutes of the meeting of the Infrastructure Plan working group held on 13th April 2026 were agreed.

11. INTERESTS

None declared.

12. OVERVIEW OF TEIGNBRIDGE DISTRICT COUNCIL INFRASTRUCTURE PLAN

Rob Kelley gave a presentation on the Teignbridge District Council Infrastructure Plan and its relationship with the planning framework. The presentation included:

- An overview of the Infrastructure Delivery Plan (IDP)
- Where does an IDP fit in
- Purpose and role of the IDP in Planning
- Newton Abbot as a strategic growth location
- Key infrastructure themes for Newton Abbot
- Infrastructure delivery and funding in Newton Abbot
- Why the IDP matters for Newton Abbot's future

Members were advised that the National Planning Policy Framework (NPPF) has been reviewed and is expected to be issued imminently, the NPPF takes precedence over the newly adopted Local Plan.

Members discussed the importance of the Neighbourhood Development Plan as a material consideration in planning decisions.

The role of an IDP was discussed. A Newton Abbot Town Council IDP would help identify infrastructure requirements not fully addressed within the Neighbourhood Plan, capture feedback from community engagement, inform Community Infrastructure Levy (CIL) spending priorities and include delivery timescales. It was noted that the document would require regular review and updating.

Lengthy discussion took place regarding consultation with the Town Council on Section 106 expenditure. The provision of allotments was used as an example, given that the Town Council is the statutory provider of allotments but is not consulted.

Rob Kelley advised that partnership working and support from Teignbridge District Council could assist with future reviews of the Neighbourhood Development Plan and the development of an Infrastructure Delivery Plan. He also referred to improvements in systems for managing and tracking developer contributions, helping to deliver local priorities identified through various plans.

Members noted that an advantage of the Town Council having its own IDP would be the ability to identify projects for future funding, enabling developer contributions to be pooled and carried forward for larger infrastructure projects.

The Town Clerk queried the absence of CIL contributions associated with the Bradmore development. Rob Kelley advised that this was likely related to development viability and referred to an Inspector's decision which had been challenged. It was noted that the Town Council had not supported the allocation of additional development at Howton Barton and that a new community created in the area would require appropriate infrastructure and support. Members discussed the need for sustainable transport links to support residents living within outlying developments.

The relationship between the IDP and the Neighbourhood Plan was discussed. Rob Kelley advised that any material changes to the Neighbourhood Plan would require a formal adoption process and referendum, whereas non-material amendments could be progressed through agreement with Teignbridge District Council.

The Town Clerk raised questions regarding the future management and maintenance of Green Infrastructure. It was noted that the Town Council should be involved in discussions at an early stage, particularly as residents are often required to pay management fees in addition to council tax. Rob Kelley advised that the new Local Plan includes provisions that Town and Parish Councils should be the first organisations offered the opportunity to take on relevant assets at the end of development.

It was noted that Town Council policies are referenced within the newly adopted Local Plan as Garden Community (GC) policies.

Rob Kelley confirmed that Teignbridge District Council is reviewing how it engages with town and parish councils, with the aim of improving communication and information sharing.

The Chairperson expressed the Group's thanks to Rob Kelley for his informative presentation and for the time he dedicated to answering Members' questions.

13. **NEXT STEPS**

The Working Group considered its Terms of Reference (TOR), referring to discussions held at the previous meeting where the TOR had been reviewed. Members discussed the scope of the Group's work and how best to allocate responsibility for the various infrastructure themes identified.

Previous discussions regarding splitting the work into separate groups were revisited. Following a discussion, Members agreed that an integrated Working Group approach would be more effective, with individual Members tasked with progressing specific infrastructure topics. It was further agreed that Health and Education should be added to the list of infrastructure themes under consideration.

A preliminary review of the Infrastructure Plan, Action Plan was undertaken. The Chairperson emphasised the importance of ensuring that residents understand the vision for Newton Abbot and the direction of travel for the town. Members agreed with this approach and supported the development of a clear vision statement. The Chairperson further stated that Newton Abbot should be recognised as the premier market town in Devon.

The Projects & Strategy Officer advised that Local Government Reorganisation (LGR) must be considered and reflected within the vision and future planning work.

Members discussed the inclusion of secondary objectives within the vision, whilst recognising the need to balance aspiration with deliverability. Discussion also took place around what constitutes a successful market town, how such a vision could be achieved, and the importance of identifying clear objectives and delivery mechanisms.

It was noted that the timing of the working group's work aligned well with the development of emerging Local Plans and that the Infrastructure Delivery Plan should help inform future master planning and strategic planning processes.

The Chairperson referred to research he had undertaken using artificial intelligence in relation to the concept of a premier market town.

The Communications Advisor advised that the vision would need to be communicated clearly and explicitly, noting that language and messaging would be critical. It was emphasised that any headline vision should be relevant, meaningful and easily understood by residents and stakeholders.

The Projects & Strategy Officer advised that discussions are taking place already with regard to market provisions in the town.

It was **agreed** that the Communications Advisor be tasked with preparing a draft Statement of Intent/Vision for consideration at a reconvened meeting. All Members of the Working Group are invited to contribute to the draft.

The next meeting will consider how the vision aligns with the Group's objectives and identify actions required to progress the work.

14. **DATE OF NEXT MEETING**

The next meeting will be held on a date to be agreed.

Meeting closed at 12:06 p.m.

CHAIRPERSON..... Date.....