

Local Development Framework Briefing Paper Regeneration and Skills



Devon County Council's advice to Local Planning Authorities.

This is one of a series of briefing papers prepared by Devon County Council to assist the preparation of Local Development Documents.

To view this, and other briefing papers, see <http://www.devon.gov.uk/ldf-briefing-papers>

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Local Planning Authorities are requested to take the following matters into account in preparing their Local Development Frameworks and other documents:

1. The Core Strategy:

- a) **Should recognise the role that regeneration plays in creating sustainable communities and indicate the priority locations for investment and activity, based on clear evidence of need.**
- b) **Recognise that none of the 19 wards classified, as being the amongst the 25% most deprived wards in the Country, should remain in that category by 2013 by targeting resources on the priority communities to assist in the process of renewal and recovery and having regard to the wider priority areas for regeneration arising from the Devon Structure Plan and draft Regional Spatial Strategy.**
- c) **Identify priority locations for regeneration on the core strategy diagram.**

2. Other Development Documents

- a) **Demonstrate in an integrated manner how proposals help to deliver regeneration for specific localities, having regard to Community Actions Plans already under preparation for Ilfracombe, Barnstaple, Exeter, Bideford, rural Torridge, Princetown, Teignmouth, Westward Ho!, Tiverton, Dawlish, Newton Abbot and Seaton.**
- b) **Should to assist regeneration in deprived communities by having regard to spatial and thematic integration of community needs with regard to issues, such as:**
 - i) **Employment opportunities and associated wage levels,**
 - ii) **Infrastructure requirements for employment and other infrastructure,**
 - iii) **Skill level and types and training opportunities,**
 - iv) **Accessibility to services and facilities and**
 - v) **Community involvement and engagement of community planning groups and partner agencies addressing the needs of the deprived communities**

3. Partnership Working

Devon County Council wishes to work in partnership with District Councils, in further developing the above policy areas with colleagues and other organisations and would wish to be involved in any discussion relating to them.

1. Introduction

For the majority of people, Devon offers a high-class quality of life, with good employment prospects, access to services and housing. Nevertheless, conditions are not so good for a significant number of residents. There is real need as well as opportunity to mobilise actions which will raise standards, spread the benefits of prosperity more widely and enable all communities to work effectively.

The County Council's Regeneration Role and Action Plan presents a summary of analysis of need, the potential to deliver regeneration programmes and the outcomes sought. The focus for the programme is the ambition that none of the 19 wards in Devon currently classified being amongst the 25% most deprived in the Country remain in that category by 2013. See <http://www.devon.gov.uk/rrap.htm>.

Local Development Documents should include specific policies, proposals and initiatives to address the problems of multiple deprivations and improve the quality of the physical environment.

This briefing paper reflects the role of the County Council as a strategic coordinator and as a community leader and participant in economic development and regeneration activities. The scope of this paper is to:

- Highlight the priorities and key outcomes from community initiatives to be reflected in LDFs, particularly where they have a land use dimension
- Raise awareness of the County Council's regeneration priorities
- Promote the twin regeneration objectives of improving the quality of life in the most deprived parts of Devon; and, improving the resource management capabilities and organisational capacities of social enterprises, community groups and public agencies.

2. Vision/Strategy

The essence of regeneration is to focus integrated sets of actions on particular places and/or communities. Hence, spatial and thematic priorities are specified.

a) **Spatial Priorities**

The County Council has included in its Strategic Plan the ambition that none of the wards currently classified as being amongst the 25% most deprived in the Country will remain in that category by 2013. Nevertheless, further statistical analyses of the 2001 Census data and revisions to the Index of Multiple Deprivation should facilitate more precise definition of "pockets of deprivation" in future. In the meantime, the list of target wards, in priority order is:

Priority	Ward	District
1.	Ilfracombe Central	North Devon
2.	Priory	Exeter
3.	Central Town, Barnstaple	North Devon
4.	St. Davids	Exeter
5.	Newton	Exeter
6.	Yeo Valley, Barnstaple	North Devon
7.	Westward Ho	Torrige
8.	Whipton and Barton	Exeter
9.	Forches and Whiddon Valley, Barnstaple	North Devon
10	Ilfracombe East	North Devon

Priority	Ward	District
11.	Lydford	West Devon
12.	Bideford East	Torrige
13.	Westville and Alvington	South Hams
14.	Bideford North	Torrige
15.	Mincinglake	Exeter
16.	Bideford South	Torrige
17.	Ilfracombe West	North Devon
18.	Bushell	Teignbridge
19.	Teignmouth East	Teignbridge

Other priority locations:

- Torridge, West Devon, North Devon – priority for measures to improve rural productivity [emerging Regional Spatial Strategy]
- Principal Urban Areas [Exeter] and Sub Regional Centres [Barnstaple, Newton Abbot] [Devon Structure Plan]
- Ilfracombe, Teignmouth, Dawlish, Seaton, Westward Ho! [Devon Structure Plan]
- Area Centres and their associated hinterlands where a specific need for regeneration has been identified [Devon Structure Plan]

b) Thematic Priorities

Arising from analyses of deprivation in Devon, a number of themes can be identified which are likely to feature prominently in regeneration programmes both within the target wards and elsewhere. In summary, these include:

Income Levels - Low pay, low benefit take up and high cost loans are amongst the most prominent reasons for financial poverty and are amenable to agency intervention.

Skill Levels - In some wards, up to 30% of adult residents face basic numeracy and literacy problems which curtail access to training, employment and services.

Housing – The poor quality of housing in some areas and deficiency in “affordable” housing are closely associated with a range of deprivation.

Food - The food and drink industry is a major source of employment, a significant influence on public health and has potential to accentuate Devon’s distinctiveness. Both agricultural and fishing communities are experiencing especially traumatic changes.

Transport - In a sparsely populated county such as Devon, accessibility presents major challenges but transport provision also represents a substantial economic sector and has significant environmental impact.

Energy - Energy systems applied to transport, heat and power can contribute to “fuel poverty” and environmental degradation but use of renewable sources could be transforming.

Distinctiveness - The diversity and distinctiveness of Devon help to define “sense of place” and community feel which are key drivers of regeneration when design processes respect tradition and involve all sectors of the community.

Young People - Strong cases can be made to devote special attention to a number of different groupings within the community. Young people are singled out here since a characteristic of regeneration is the long term future of communities and young people should have most to gain from influencing the direction being taken.

Social Enterprise - As a means of engaging all sectors in service delivery, social enterprise offers the most neutral ground and holds particular hope for integration of disparate interests.

3. Key Issues to be addressed

The key issues to be addressed are:

1. **To focus integrated sets of actions on particular places and/or communities** through sets of actions flowing from the twin purposes of: a) Improving the quality of life of communities in the most deprived parts of Devon and b) Improving the resource management capabilities and organisational capacities of social enterprises, community groups and public agencies. LDFs need to consider how the priority settlements listed can be assisted with regeneration activity.
2. **To ensure that land use proposals and issues arising from community regeneration initiatives are considered through the LDF process.** To reflect the key thematic priorities emerging from analysis of deprivation in Devon.
3. **Through the evidence base and monitoring activity of the LDF,** to ensure that local need is fully understood and that measurable improvements arising from social, economic and environmental regeneration can be assessed.

4. The Content of LDFs

Core Strategy

The core strategy should signal the role that regeneration plays in creating sustainable communities and indicate the priority locations for investment and activity, based on clear evidence of need, giving priority to the 19 wards classified, as being amongst the 25% most deprived ward in the . Priority locations should be indicated on the core strategy diagram.

Other Local Development Documents

Local Development Documents should:

1. Demonstrate in an integrated manner how proposals help to deliver regeneration for specific localities, having regard to Community Action Plans already under preparation in Ilfracombe, Barnstaple, Exeter, Bideford, rural Torridge, Princetown and Teignmouth. Those for Westward Ho!, Tiverton, Dawlish, Newton Abbot and Seaton and having regard to the wider priority areas for regeneration arising from the Devon Structure Plan and draft Regional Spatial Strategy.
2. Reflect the relevant measures likely to assist regeneration – including:
 - a) **employment opportunities:** the range of employment and associated wage levels are just as important as the gross numbers; this is elaborated in the ‘Employment’ briefing paper.
 - b) **infrastructure:** the requirements will include employment space (see Devon’s Workspace Strategy), town and village centre ‘public realm’ works, community land and buildings, access to buildings, information channels.
 - c) **skills:** skill levels will influence both the type and scale of employment which can be sustained and the provision of training opportunities, each of which impact on property requirements.
 - d) **accessibility:** this covers transport provision of all types and provision of services and facilities at neighbourhood and community levels.
 - e) **involvement:** engagement of community planning groups and partner agencies addressing the needs of deprived communities brings many benefits to the planning process.

Partnership Working

Devon County Council wishes to work in partnership with District Councils, in further developing the above policy areas with colleagues and other organisations and would wish to be involved in any discussion relating to them.

Appendix 1

Key Structure Plan Policies

ST21: Regeneration Priority

References

“Focus on Devon”, Devon Strategic Partnership.

“Social Inclusion and Neighbourhood Renewal”, Devon Strategic Partnership Task Group.

“Devon Rural Strategy”, Devon Strategic Partnership.

DCC’s Regeneration Role and Action Programme.