

## Supporting Information and Impact Assessment

Service / Policy:	Corporate and Business Support
Executive Lead:	Councillor Mills
Director / Assistant Director:	Anne-Marie Bond

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<b>Section 1: Background Information</b>	
<b>1.</b>	<p><b>What is the proposal / issue?</b></p> <p>For the Council to appropriate the land known as the Syntech site, Long Road, Paignton to override the easements and restrictive covenants, to allow South Devon College to develop the site to improve the education, skills and training offer for the local community and wider area.</p>
<b>2.</b>	<p><b>What is the current situation?</b></p> <p>South Devon College purchased a 5-acre site immediately adjacent to its main campus at Long Road, Paignton, known as the Syntech site, in December 2013. The land is subject to a number of historic restrictive covenants and easements, the majority of which benefit the current adjoining landowner, Devonshire Park. These include restrictive covenants that preclude development of the site for educational purposes.</p> <p>The College is embarking on an ambitious and exciting plan to extend and significantly enhance its buildings and facilities over the next 15 years to improve the education, skills and training offer for the local community and wider area. The expansion strategy relies on redevelopment of the Syntech site to replace existing leased accommodation and parking on the adjacent Devonshire Park site. The College has submitted an application for a Local Development Order for development on the main campus and Syntech sites over the next fifteen years which is being considered by the Development Management Committee and the Mayor.</p>
<b>3.</b>	<p><b>What options have been considered?</b></p> <p>The College has sought to secure the release of the restrictive covenants and entered into negotiations with Devonshire Park but have been unable to realise a suitable outcome which would not compromise the viability of their proposals for the site.</p>

	<p>The College will continue with their negotiations with Devonshire Park. This decision will ensure matters are able to be progressed, alongside those negotiations, in order that the College can comply with Grant Funding timescales which are facilitating the extension and enhancement of the College.</p>
4.	<p><b>How does this proposal support the ambitions, principles and delivery of the Corporate Plan 2015-19?</b></p> <p>South Devon College plans to develop its campus over the next 15 years will directly support the Council with the delivery of its Corporate Plan for “A Prosperous Torbay” providing local citizens with access to a good education and the acquisition of the skills they need to join South Devon’s workforce.</p>
5.	<p><b>Who will be affected by this proposal?</b></p> <p>South Devon College, Devonshire Park, the Mayor and Councillors.</p>
6.	<p><b>How will you propose to consult?</b></p> <p>Meetings have been held with South Devon College, who in turn have had discussions with Devonshire Park. The Mayor and Councillors have been given briefings on the proposals and discussed the issues in connection with the site.</p>

## Section 2: Implications and Impact Assessment

7.	<p><b>What are the financial and legal implications?</b></p> <p>The proposal will be carried out in accordance with Section 237 of the Town and Country Planning Act 1990. South Devon College will provide the Council with an indemnity in respect of any financial or legal implications, including the compensation that will be payable to Devonshire Park, and will meet any legal costs associated with effecting this decision.</p>
8.	<p><b>What are the risks?</b></p> <p>If the proposal does not go ahead there is a risk that South Devon College will lose the opportunity to develop the site and funding from the Heart of the South West Local Enterprise Partnership to improve the education, skills and training offer for the local community and wider area.</p>

<p><b>9.</b></p>	<p><b>Public Services Value (Social Value) Act 2012</b></p> <p>Not applicable.</p>
<p><b>10.</b></p>	<p><b>What evidence / data / research have you gathered in relation to this proposal?</b></p> <p>Not applicable.</p>
<p><b>11.</b></p>	<p><b>What are key findings from the consultation you have carried out?</b></p> <p>Not applicable</p>
<p><b>12.</b></p>	<p><b>Amendments to Proposal / Mitigating Actions</b></p> <p>The College will continue with their negotiations with Devonshire Park, in the hope that they are able to reach agreement. This decision will ensure matters are able to be progressed, alongside those negotiations, in order that the College can comply with Grant Funding timescales which are facilitating the extension and enhancement of the College.</p>

**Equality Impacts**

13	<b>Identify the potential positive and negative impacts on specific groups</b>			
		<b>Positive Impact</b>	<b>Negative Impact &amp; Mitigating Actions</b>	<b>Neutral Impact</b>
	Older or younger people	The proposal will have a positive impact on older and younger people as it will offer wider opportunities for education and development than is currently available in Torbay.		
	People with caring Responsibilities			The proposals are not specifically aimed at people with caring responsibilities - there is no differential impact
	People with a disability	The proposal will have a positive impact on people with a disability as they will be developed to a modern standard to meet all access requirements.		
	Women or men			There is no differential impact.

People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			There is no differential impact.
Religion or belief (including lack of belief)			There is no differential impact.
People who are lesbian, gay or bisexual			There is no differential impact.
People who are transgendered			There is no differential impact.
People who are in a marriage or civil partnership			There is no differential impact.
Women who are pregnant / on maternity leave			There is no differential impact.
Socio-economic impacts (Including impact on child poverty issues and deprivation)	The creation of new jobs and education opportunities will have a positive socio-economic impact.		

	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)	The creation of new jobs and education opportunities will have a positive impact on the health and wellbeing of residents and people living in the wider area.		
14	<b>Cumulative Impacts – Council wide</b> (proposed changes elsewhere which might worsen the impacts identified above)	None		
15	<b>Cumulative Impacts – Other public services</b> (proposed changes elsewhere which might worsen the impacts identified above)	None		