

Strategic Commercial Land Availability Assessment

Mid Devon Report December 2014

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Introduction

- 1.1 Strategic Land Availability Assessments are studies that form part of the evidence base for the preparation of Local Plans. They help identify the development potential of sites for new housing and economic development over a period looking forward over the next 15 years (or the period of the Local Plan). The assessment, which in Mid Devon is undertaken with the help of an independent panel, 'the SCLAA panel', helps the Council identify and assess the suitability, availability and achievability of sites with potential for commercial development across the district.

2.0 Local Plan

- 2.1 Mid Devon District Council is in the final stages of preparing a new Local Plan for the district. The current adopted Local Plan, which comprises the Core Strategy, Allocations and Infrastructure DPD and the Local Plan Part 3: Development Management Policies covers the period 2006-2026. The new Local Plan, which will replace all the above documents, is anticipated to be adopted in 2015. The period of the new Local Plan is 2013-2033.
- 2.2 The SCLAA forms part of the evidence base for the new Local Plan, providing an assessment of the suitability, availability and achievability of land within the district that could meet the district's employment needs in the future and over a longer period than considered by the existing plan. In doing so it considers not only existing allocated sites, but other sites with employment potential. It provides a method of assessing the potential delivery of commercial development across a range of uses, leading to an indicative trajectory of anticipated development as required by national planning guidance.

3.0 Methodology

- 3.1 The SCLAA methodology was approved by the SCLAA Panel in June 2014. It takes account of national guidance and can be found on the Council's website at www.middevon.gov.uk/sclaa.
- 3.2 The methodology sets out in detail the role of the SCLAA panel in assisting the local authority to assess the potential of sites to be developed. It also sets out the full range of assumptions that were used to form the basis of the appraisal of each site, including site coverage assumptions for different land uses and likely timescales for delivery.

4.0 Call for sites and SCLAA panel assessment

- 4.1 The Council undertook a 'call for sites' in July-August 2013. Following this, the Council considered any other sites that may be suitable, including a review of sites already allocated, and contacted landowners to enquire if their land would be available. Each site was briefly appraised, involving a site visit, desktop review of known constraints and a request for comments from third parties (such as the Highways Agency, Devon County Historic Environment Record, etc.) Appraisals were combined into a document which was supplied to panel members in advance of an initial meeting in November 2013. At that meeting the

SCLAA Panel discussed the assumptions that should be included in the new SCLAA methodology and approved a Panel constitution.

- 4.2 Following the November SCLAA meeting, the Council consulted on options for the Local Plan Review in January-March 2014. A small number of additional sites were submitted by landowners/agents through that consultation process. These sites were subject to the same appraisal process as those before.
- 4.3 When the SCLAA process started, the Local Plan was in its early stages of preparation and had not set out a preferred settlement hierarchy or defined a list of settlements where development would be acceptable. Therefore, the assessment process has not excluded sites which do not accord with existing policy. Instead a site was considered suitable if it accorded with the core principles of the NPPF, which in relation to SCLAA state that planning should:
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
 - Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value

5.0 SCLAA assessment findings

- 5.1 This section sets out the findings of the SCLAA assessment of all sites put forward as available. It considers a range of sites with potential for commercial development and sets out where the delivery of those sites considered achievable would fall over the period of the Local Plan being prepared (i.e. over the period 2013-33). As this is a forecast of potential future supply, completions since 2013 are not included and the floorspace from sites already under construction is assumed to be delivered from 2015/16 (see Appendix 2). Please note the floorspace figures in this section are only indicative of the *potential* supply of achievable development land available. It makes no judgement on which of these sites should be allocated.
- 5.2 Table 1 shows a summary of the supply of commercial development that could come forward from 2015/16, and breaks the figures down to show the floorspace from sites under construction, sites with planning permission and SCLAA sites which have been deemed suitable, available and achievable. Table 2 shows the potential delivery rate per designated settlement. A development trajectory (Chart 1) shows when delivery of sites is expected to take place over the plan period.

SCLAA Sites	Years 1-5 2015/16 – 2019/20	Years 6-10 2020/21 – 2024/25	Years 11-15 2025/26 – 2029/30	Years 16-18 2030/31-2032/33	Total over new Local Plan period	Year 19+ 2033+	Total Supply
Floorspace under construction	8453	0	0	0	8453	0	8453
Floorspace with planning permission	26267	8540	0	0	34807	0	34807
Suitable, available and achievable SCLAA sites (sqm)	29247	63573	12500	7500	112820	12400	125220
Totals	63967	72113	12500	7500	156080	12400	168480

Table 1: Floorspace from sites with potential for commercial development (all SCLAA sites)

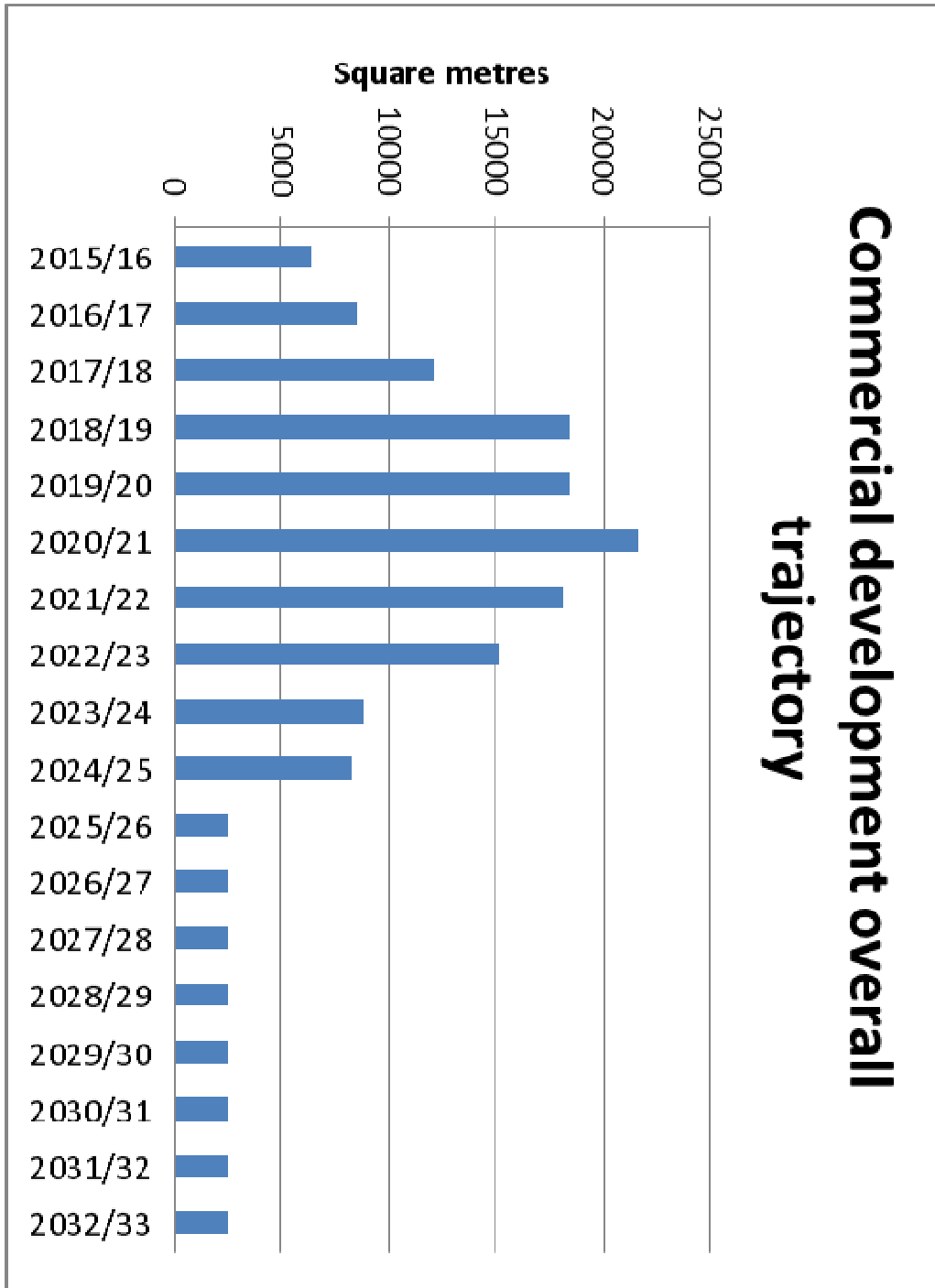


Chart 1: Mid Devon Trajectory of Potential Commercial Land Supply, all SCLAA sites until 2033

Settlement	Total
Tiverton	38805
Cullompton	84669
Crediton	11872
Elsewhere	20733
Total	156080

Table 2: Deliverable floorspace per settlement 2015-2033 (all SCLAA sites)

6.0 Appendix 1: SCLAA sites

Location	Site area	Use	Available	Suitable	Achievable	Total sqm	2015/16	2016/17	2017/18	2018/19	2019/20	Y1-5	2020/21	2021/22	2022/23	2023/24	2024/25	Y6-10	2025/26	2026/27	2027/28	2028/29	2029/30	Y11-15	2030/31	2031/32	2032/33	Y16-18	2033+	Total	Notes
Tiverton																															
EUE	153	B1-B8, C2, A1	y	y	y	30000	3055	3055	3055	3055	3055	15275	3055	3055	3055	3055	2505	14725						0				0		30000	Follows masterplan phasing, pages 69 and 101 of SPD
Blundells School	14	B1, other	y	y	N							0						0						0				0		0	Only deliverable if road opened up site.
William Street / Castle School	0.6	A1, B1	N									0						0						0				0		0	Former hospital part built out, remainder unavailable.
Phoenix Lane	1	A1-A5, C1, D1-D2	y	y	y	8000						0	1600	1600	1600	1600	1600	8000						0				0		8000	Some availability unknown, but significant area controlled by MDCC, DCC and one other landowner.
Bampton Street and William Street Car Park	1	A1-A5, C1, D1-D2	N									0						0						0				0		0	Complex land ownership, many gaps in availability.
Land at the Foundry	1.7	B1-B8, A1-A4	y	N	Y							0						0						0				0		0	Flood zone 3, possibly 3b.
												0						0						0				0		0	
Cullompton												0						0						0				0		0	
NW Cullompton	102	C1-C2, D1-D2	y	y	y	21000						0	4200	4200	4200	4200	4200	21000						0				0		21000	Panel supports alternatives to B1 in this location. Alternative uses deliver higher floorspace on equivalent land area.
Week Farm	4.4	B2, B8	y	y	y	15000				3000	3000	6000	3000	3000	3000			9000						0				0		15000	Very low density but retains current allocated quantum
Land adj Venndale, NW Longmoo r Road	2.9	B1-B8	N									0						0						0				0		0	
Venn Farm	4.4	B2, B8	y	y	y	9000				1800	1800	3600	1800	1800	1800			5400						0				0		9000	Low density to allow for buffer around flood plain and to be similar to Week Farm quantum. Originally appraised as NW Kingsmill Industrial Estate as part of a larger SCLAA site (other parts not available). HA letter on planning application 09/01573 indicates existing programme of J28 works will make this site acceptable.

7.0 Appendix 2: Sites with planning permission

Location	Site area (ha)	Use	Total Floorspace (sqm)	Floorspace with planning permission (sqm)	Floorspace u/c (sqm)	2015/16	2016/17	2017/18	2018/19	2019/20	Y1-5	2020/21	2021/22	2022/23	2023/24	2024/25	Y6-10	2025/26	2026/27	2027/28	2028/29	2029/30	Y11-15	2030/31	2031/32	2032/33	Y16-18	Total	Comments
Tiverton																													
Summary of sites under 500 sqm	0.01		805	628	177	161	161	161	161	161	805						0						0				0	805	
											0						0						0				0	0	
Cullompton											0						0						0				0	0	
Week Farm, Cullompton	5.06	B1, B2 & B8	14178	14178	0		2836	2836	2836	2836	11342	2836					2836						0				0	14178	Former LP allocation. Year 2 start as site is serviced.
Old Station Yard, Cullompton	0.22	B1/B8	1018	1018	0			204	204	204	611	204	204				407						0				0	1018	
South Of Kingsmill Road, Cullompton	6.304	B1, B2 & B8	0	0	0						0						0						0				0	0	
J & A Gibbins, Kings Mill Road, Cullompton	-	B2/B8	635	635	0			127	127	127	381	127	127				254						0				0	635	
Gregory Distribution Ltd, Cullompton	0.28	B8	3177	3177	0			635	635	635	1906	635	635				1271						0				0	3177	Total of two planning applications.
Summary of sites under 500 sqm	3.556		661	442	219	132	87	132	132	132	616	45					45						0				0	661	
											0						0						0				0	0	
Crediton											0						0						0				0	0	
Fordton, Crediton	0.1	B8	1074	0	1074	215	215	215	215	215	1074						0						0				0	1074	
Summary of sites under 500 sqm	0.04		978	551	427	196	196	196	196	196	978						0						0				0	978	
											0						0						0				0	0	
Rural areas											0						0						0				0	0	
Maidenstone Stage, Burlescombe	1.56	B1, B1a, B2 & B8	4622	3428	1194	924	270	924	924	924	3967	655					655						0				0	4622	Total of three planning applications.
Jersey Farm, Burlescombe	0.12	B1a	1175	1175	0			235	235	235	705	235	235				470						0				0	1175	

Adj. to Primary School, Coplestone	0.07	D2	618	618	0			124	124	124	371	124	124			247				0			0	618	
Hitchcocks Farm, Halberton	0.78	B1/B8, B2/B8, B8	3361	3361	0			672	672	672	2017	672	672			1344				0			0	3361	Total of three planning applications.
Ostomed Ltd., Halberton	0.06	B8	600	600	0			120	120	120	360	120	120			240				0			0	600	
Former St Ivel, Hemyock	0.27	B1/B8	260	260	0			52	52	52	156	52	52			104				0			0	260	
Verbeer Manor, Willand	0.08	B1a	875	875				175	175	175	525	175	175			350				0			0	875	
Junction 27, Burlescombe	0.083	A1, A2 & B1	790	790	0			158	158	158	474	158	158			316				0			0	790	
Mounson Farm, Cheriton Bishop	0.21	B1/B2	695	0	695	139	139	139	139	139	695					0				0			0	695	
Greenham Industrial Estate, Holcombe Rogus	0.47	B1, B2 & B8	973	0	973	195	195	195	195	195	973					0				0			0	973	
Thorverton Mill, Thorverton	0.53	B1/B2	1302	0	1302	260	260	260	260	260	1302					0				0			0	1302	
Summary of sites under 500 sqm	7.4319		5462	2710	2392	1092	1092	1092	1092	1092	5462					0				0			0	5462	

Totals	27.2349		43259	34446	8453	3314	5450	8652	8652	8652	34720	6038	2502	0	0	0	8540	0	0	0	0	0	0	0	43259	
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