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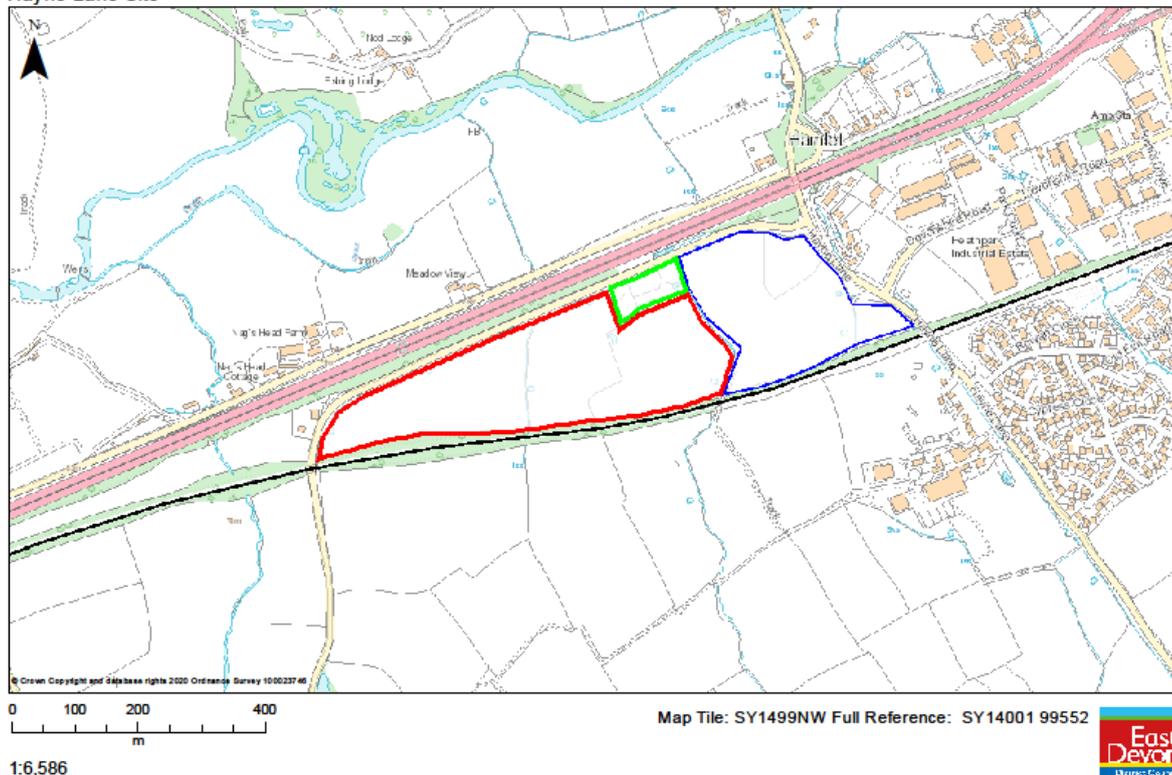
Hayne Lane Site, Honiton

Report summary:

The purpose of this report is to seek approval for the use of the Business Rate Pilot Reserve Fund as the council's contribution towards the costs of undertaking a masterplan exercise for a site in Honiton. The site concerned is identified in the Local Plan under Strategy 23, as employment land 042. It offers an economic development opportunity and the council is proposing to commission a masterplan jointly with the neighbouring landowner. The costs of the masterplan will be met equally by the landowners.

The council owns the site to the west of Hayne Lane, Gittisham, close to the Heathpark Industrial Estate, as outlined in blue on the plan below. Adjoining the site is land owned by Combe Estates shown in red. The 2 sites are allocated in the existing Local Plan for employment use and are considered suitable for B1, B2 and B8 uses.

Hayne Lane Site



The council and Combe Estates have an opportunity to bring forward an economic development opportunity on this site. As a first stage, the council and Combe Estates would like to jointly commission a masterplan to consider the feasibility of undertaking a commercial development on the site; what opportunities are suitable for the site and what constraints need to be overcome.

The masterplan work will include commissioning a number of surveys and studies to identify relevant site issues and provide evidence for the proposed uses. Consideration will be given to uses that will support the council's agenda to tackle climate change. It will include a report on the viability of the development and the implications for the respective land owners.

It is envisaged that the Masterplan will be an important material consideration when determining any future planning applications for the site, and should enable any future developers to easily show compliance with Local Plan Strategy 23, Development at Honiton. Proposals for development should be consistent with the strategy which is to make provision for additional employment land through site allocation and will inform how a particular application would fit into the wider picture for the site. The work with the community and other stakeholders will also ensure that the scheme has their support as much as possible and that the site is viable and deliverable in the round, and at each stage of development.

The council will manage a tender selection process to procure a suitable external professional advisor who will lead on the masterplan exercise and appoint sub-consultants as necessary to complete specific reports and studies to support the exercise. The council's contribution towards these costs is not expected to exceed £20,000.

A briefing paper on this opportunity has previously been provided to the Portfolio Holder for Economy and Assets and to the local ward members for Feniton and Honiton. A Project Group will be established with the Portfolio Holder and these members in order to share information and views on the project as it progresses.

Recommendation:

That Cabinet approves

1. That the Business Rates Pool Reserve Fund is utilised to provide 50% of the funding for the commissioning of a masterplan study for the Hayne Lane site in Honiton.
2. That delegated authority be given to the Service Lead for Place Assets & Commercialisation in consultation with the Portfolio Holder for Economy and Assets and the Strategic Lead for Finance to agree to additional funding towards the cost of the masterplan, if required, so that the total contribution would be up to £40,000.

Reason for recommendation:

To enable the council to explore the development opportunities for this Local Plan employment site in Honiton which could deliver economic growth for the town.

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Portfolio(s) (check which apply):

- Climate Action
- Coast, Country and Environment
- Corporate Services and COVID-19 Response and Recovery
- Democracy and Transparency
- Economy and Assets
- Finance

- Policy Co-ordination and Regional Engagement
- Strategic Planning
- Sustainable Homes and Communities

Financial implications:

The financial details are contained within the report.

Legal implications:

Use of the fund for these purposes is permissible. Officers will need to ensure compliance with contract standing orders and further advice can be given on this as required. Otherwise there are no other legal implications requiring comment.

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information

Link to [Council Plan](#):

Priorities (check which apply)

- Outstanding Place and Environment
- Outstanding Homes and Communities
- Outstanding Economic Growth, Productivity, and Prosperity
- Outstanding Council and Council Services