

Priority Sites in Devon

(Notes: alphabetical order by authority area; SSCT – strategically significant cities and towns; MCT – market and coastal towns)

Area/Site	Type	Size (Ha)	Floor space (m ²)	Lead	Timing	Actions	Indicative Resource Requirement	Partners	Authority
Exeter									
St David's Station Car Park sites	SSCT	0.4 min	2,800	Tbc	Medium	<ul style="list-style-type: none"> Feasibility Land acquisition and/or assembly Design and planning Developer procurement 	£1m	Network Rail, Exeter City, DCC, SWRDA	Exeter
East Devon									
Exeter Science Park	SSCT	21.37	79,600	DCC/ Eagle One	Short	<ul style="list-style-type: none"> Land acquired, master planning procured, planning permission summer 2009, commence on site 2010. 	£19m approved by RDA	DCC, SWRDA, Eagle One, Exeter City, East Devon, Met Office, Exeter University	East Devon
SkyPark	SSCT	37	13,000	DCC / St Modwen	Short	<ul style="list-style-type: none"> Land acquired Planning summer 2009 Commence on site mid 2010 	Land & £1.4m from DCC, matched by St Modwen	DCC, East Devon, SWRDA	East Devon
Cranbrook	SSCT	5.00	20,000	Housing Consortium	Medium	<ul style="list-style-type: none"> Potential further RIF investment for Clyst Honiton Bypass 	Private and potential RIF	East Devon DC, Consortium, Devon County, SWRDA (RIF)	East Devon
Axminster Business Centre	MCT	Managed workspace				<ul style="list-style-type: none"> Proposed 			East Devon
Exmouth Business Centre	MCT	Managed workspace				<ul style="list-style-type: none"> Proposed 			East Devon
Seaton Business Development Unit	MCT	Managed workspace				<ul style="list-style-type: none"> Feasibility undertaken Site ID & funding 		Seaton Development Trust, East Devon, Seaton Town Council	East Devon
East Devon Business Centre, Honiton	MCT	Managed workspace				<ul style="list-style-type: none"> Proposed expansion 			East Devon
Mid Devon									
Tiverton Business Centre	MCT	Managed workspace							Mid Devon
North Devon									
Seven Brethren / Herton site, Barnstaple	SSCT	Within 2.2	1,050	ND+ / NDC	Medium	<ul style="list-style-type: none"> Feasibility & business planning 	£5m source to be id	RDA, HEFCE, North Devon College, North	North Devon

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						<ul style="list-style-type: none"> Confirmation of funding package Procurement of options appraisal as to preferred site 		Devon Council, TDC, DCC	
Roundswell Extension, Barnstaple	SSCT	20	60,000	tbc	Medium/Long	<ul style="list-style-type: none"> Feasibility inc land searches, infrastructure requirements etc. Acquisition Master planning Servicing Procurement 	£5.9m sources to be id	North Devon Council, DCC, SWRDA	North Devon
Yelland Quay, Yelland, Barnstaple	SSCT	11.47	34,410	NDC	Long	<ul style="list-style-type: none"> Feasibility inc. land searches, infrastructure requirements etc. Acquisition Master planning Servicing Procurement 	To be id	NDC, DCC, SWERDA	North Devon
Ilfracombe	MCT								
Plymouth									
City Centre Intensification including Millbay	SSCT		30,000	CDC	Short-Long	<ul style="list-style-type: none"> Feasibility Land assembly Planning Developer procurement 	£40m sources to be id	Plymouth City, CDC, SWRDA, ECF, EP/HCA	Plymouth
South Yard & Morice Yard, Devonport	SSCT	45.3	87,500	tbc	Medium-Long	<ul style="list-style-type: none"> Feasibility commissioned Approve delivery model & funding Acquisition 	£50m sources to be id	MOD, Plymouth City. CDC. SWRDA, EP/HCA, Devonport Leisure Trust	Plymouth
South Hams									
Sherford	SSCT	15	67,700	tbc	Medium-Long	<ul style="list-style-type: none"> Deep Lane junction improvements 	RFA allocation or potential RIF	DCC, South Hams, Plymouth, SWRDA, Highways Agency	Plymouth / South Hams
Langage	SSCT	34.1	80,000	tbc	Short/Medium	<ul style="list-style-type: none"> Deep Lane junction improvements Site infrastructure 	£20m	DCC, South Hams, Plymouth, SWRDA, Highways Agency	Plymouth / South Hams
Dairy Crest site, Totnes	MCT	0.5	2,000	tbc	Short	<ul style="list-style-type: none"> Feasibility 	?	SHDC, SWRDA, Dairy Crest	South Hams

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						<ul style="list-style-type: none"> • Masterplan • Acquisition • Procurement 			
Sewage Works site, Ivybridge	MCT	0.2	800	tbc	Short	<ul style="list-style-type: none"> • Feasibility • Masterplan • Acquisition • Procurement 	?	SHDC, SWRDA	South Hams
Kingsbridge Business Centre	MCT	Managed workspace				<ul style="list-style-type: none"> • Proposed 			South Hams
Teignbridge									
Centrax Business Park	SSCT	5.98	14,950	tbc	Short-Medium	<ul style="list-style-type: none"> • Planning granted Nov 08 • Acquisition • Detailed design • Procurement 	£4.8m source to be id could include NGP funds	Centrax, Teignbridge DC, DCC, SWRDA, South Devon College	Teignbridge
Decoy	SSCT					<ul style="list-style-type: none"> • 			
Newton Abbot Town Centre including Bradley Lane	SSCT	3.60	10,800	tbc	Medium	<ul style="list-style-type: none"> • Masterplanning • Detailed feasibility • Land assembly (CPO implied) • Relocations • Procurement of developers 	£10m minimum source to be id could include NGP funds	Teignbridge DC, DCC, SWRDA, Chamber Commerce, South Devon College	Teignbridge
Kingsteignton, Higher Sandygate, Newton Abbot	SSCT	11.23	33,690	tbc	Short/Medium	<ul style="list-style-type: none"> • Feasibility • Acquisition • Detailed design & planning • Procurement 	£3.64m infra + land	Lord Clifford, Teignbridge DC, DCC, SWRDA	Teignbridge
Torbay									
Edginswell Extension	SSCT	5.00	20,000	tbc	Medium - Long	<ul style="list-style-type: none"> • Requires South Devon Link Road • Planning designation for employment use • Acquisition & development by private sector 	All private	Torbay Council, DCC, Developer	Torbay
Yannons Farm	SSCT	18.23	91,150	tbc	Short/Medium	<ul style="list-style-type: none"> • Planning submitted • Access to be agreed • Construction 	All private	Torbay Council, Developer Consortium	Torbay
Torrige									
Bideford East the Water, Alverdiscott Rd	MCT	15	30,000	TDC?	Short/Long	<ul style="list-style-type: none"> • Complete servicing of site • Construction & marketing 	?	TDC, RDA, ND+	Torrige

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extension									
Holworthy Agricultural Business Centre	MCT	3	5,800	TDC?	Short?	<ul style="list-style-type: none"> • Feasibility underway • Planning, appraisal. 	?	TDC, RDA, DCC	Torridge
Bideford Business Centre	MCT	Managed workspace				<ul style="list-style-type: none"> • Proposed 			
Limers Hill (former Dairy Crest site), Torrington	MCT	3	?	Private?	Medium	<ul style="list-style-type: none"> • Requires relocation and potential reclamation – potential link to Abattoir site 	?	Private, TDC, RDA, ND+	Torridge
West Devon									
Brook Lane, Tavistock	MCT	7.5	22500	Private?	Medium	<ul style="list-style-type: none"> • Retail application turned down 			
Opportunity Okehampton	MCT	Managed workspace							
Tavistock Business Centre	MCT	Managed workspace							