

Report to: **Overview & Scrutiny Panel**  
Date: **28 March 2019**  
Title: **Langage Energy Park - Update**  
Portfolio Area: **Customer First**  
Wards Affected: **Newton and Yealmpton**  
Relevant Scrutiny Committee: Overview and Scrutiny

Urgent Decision: **N** Approval and clearance obtained: **Y**

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**Recommendations:**

**That the Overview & Scrutiny Panel notes the update.**

**1. Executive summary**

1.1 This report provides an update with respect to Langage Energy Park.

**2. Background**

2.1 The JLP carries forward the site as an employment allocation to meet the needs of the whole plan area.

2.2 Policy PLY51 indicates that Langage has potential to provide at least 243,000 sqm of B1b (research and development), B1c ('low impact industrial), B2 (industrial) and B8 (storage or distribution) employment floorspace to meet the needs of the whole plan area.

2.3 Langage is identified as strategically important, providing a specific offer outside the existing regional centres. Considerable investment has taken place in the last decade, including the construction of a power station and the compulsory purchase of land in 2016 to bring much of the site identified in PLY51 under a single landowner, LEPL (Langage Energy Park Ltd).

### **3 Current strategy and activity**

- 3.1 Realisation of the full potential of Langage is likely to go beyond the end of the plan period (2034) and will require significant investment in infrastructure in terms of its physical accessibility and connections to the A38, through a new southern access road and improved connections for walking, cycling and public transport to the City Centre, Plympton, Sherford and Deep Lane Junction Park and Ride.
- 3.2 The JLP policy requires that development at Langage should provide for:
1. Creation of a high quality environment for the business park commensurate with its status as a strategic employment location for attracting inward investment, including a street frontage presence which helps to create attractive environments for walking and cycling;
  2. Ancillary office functions which are orientated to the street frontage;
  3. Maximum use of plot space through efficient design and layout arrangements where parking provision does not dominate the site;
  4. Enhancements to pedestrian, cycling and public transport links to the City Centre, Plympton, Sherford and Deep Lane Park and Ride which also facilitates links to locations east of the city;
  5. Sensitive planting and screening for outward facing sites to the surrounding areas;
  6. Contributes to and allows for the delivery a new southern access road; and
  7. Preserves the future operation of the Energy Park.
- 3.3 The Council holds £1.2m in s106 funds towards the provision of 30,000 square feet of starter unit employment accommodation at Langage Energy Park.
- 3.4 The site owner has advised that the accommodation can be built in units of 1,000 square feet for sale to South Hams District Council. This judgement is based on market and demand analysis carried out by LEPL's retained marketing agents, Vickery Holman.
- 3.5 Other s106 funds are held for landscaping, public art, migrant workers, air monitoring equipment, ecology, bus interchange / services and for Deep Lane junction.
- 3.6 The work is being co-ordinated by the Head of Place Making working closely with the Urban Fringe Team and Assets; and drawing specifically on the input of OSSR, Environmental Health and Landscape Officers.
- 3.7 The Assets Team will be assessing the investment opportunity of delivering business units on the site in accordance with the Councils adopted Commercial Property Strategy.

3.8 Ongoing work is set out below.

#### Management Plan

3.9 LEPL is reviewing the management plan for approval by the Council.

#### Off Site Landscaping

3.10 Off-site Landscaping has been completed but on-going maintenance requirement continues.

3.11 Maintenance of Landscaping remains subject to a Co-operation Agreement between LEPL and Centrica (now EPH). SHDC is not a party to this Agreement.

#### Highways Works and Services

3.12 Highway works and planting in specific areas can be deferred until there is certainty of the requirements of prospective occupiers.

#### Offsite Highway Works

3.13 To be discharged in agreement with DCC and PCC.

#### Green Travel Plan, Construction Travel plan and Transport Routing

3.14 All remain outstanding and will be discharged as development is brought forward

#### Contribution to Public Transport – paid by Centrica

3.15 Bus Interchange (£25,000) and Enhanced Bus Service (£200,000), not yet spent.

#### Marketing

3.16 SHDC discussing with Vickery Holman.

#### Landfill and Cycle Facilities

3.17 Obligations remain outstanding

## Masterplan

- 3.18 SHDC will review and confirm, if appropriate, that the obligation to submit a Master Plan has been discharged.  
Ecology Park
- 3.19 Funding has been received and the Council would like to see the park established. Contact will be Alex Whish. LEPL would like to discuss requirements and planting (for ease of future maintenance). Monies received £30k establishment and £30k maintenance.

## Starter Units

- 3.20 Agreement that Area 4 on Master Plan will be a suitable space for the Council Starter Units. If the council is to build the units (the Deed places the obligation to build on LEPL) then Council wishes to negotiate a longer lease (request for the freehold unlikely to be accepted). Monies were received in 2010 on operation of the Energy Centre.

## Listed Buildings

- 3.21 Site visit necessary to confirm the renovation completed as per obligations.

## Further development

- 3.22 The land owners consider the planning obligations / s106 requirements to be restricting opportunities and advise that developers have been put off acquiring land or entering into a design and build / lease contract with LEPL due to these factors. LEPL have asked us to help them in discharging the conditions (some of which may now be discharged or have been completed); confirming that the s106 funds are held (which they are) and simplifying the s106 agreement, so that potential developers are not put off from progressing development at the site.
- 3.23 The site has been marketed by Vickery Holman, who wish to update their marketing to improve visibility.
- 3.24 Discussions will continue as will legal work to discharge & review s106.
- 3.25 A proposal will be made to the new Council on how best to co-ordinate and progress all work related to Langage.

## **4 Implications**

- 4.1 The Head of Place Making, the Urban Fringe Team and the Head of Assets will continue to co-ordinate all related work; and will seek to review the working relationship with Councillors once the new Council has been established.

<b>Implications</b>	<b>Relevant to proposals Y/N</b>	<b>Details and proposed measures to address</b>
Legal / Governance	Y	Collaboration between Urban Fringe Team, Place Making, Assets and Legal
Financial	Y	Proactive approach to ensure monies spent effectively.
Risk	Y	Current agreements limit viability.
Comprehensive Impact Assessment Implications		
Equality and Diversity	Y	No unusual matters identified
Safeguarding	Y	No unusual matters identified
Community Safety, Crime and Disorder	Y	No unusual matters identified
Health, Safety and Wellbeing	Y	No unusual matters identified
Other implications	Y	No unusual matters identified