

# **Strategic Employment Land Monitor – Teignbridge Plan Area**

**31<sup>st</sup> March 2007**

## **Summary of Sites**



**TEIGNBRIDGE PLAN AREA - STRATEGIC EMPLOYMENT LAND MONITOR - Survey at 31st March 2007**

Site / Location / Address	Travel to Work Area	Site Refs (2005 Survey)	Site Refs (2007 Survey)	Completed Year(s)			Committed at 31st March 2007				Expansion Land	Land Allocated in adopted Teignbridge Local Plan 1989-2001	Proposed allocation in Initial Deposit Teignbridge Local Plan First Review 1995-2011	Total Built 2001/2007, Committed and allocated / proposed allocated at 31st March 2007	Brownfield Greenfield (B/G)	Comment
				2001/2006	2006/2007	2001/2007	Under Construction	Detailed PP	Outline PP	Other Land / Section 106						
(1)	(2)	(3)	(4)	(5)	(6)	(7)*	(8)	(9)	(10)	(11)	(12)	(13)***	(14)****	(15)**	(16)	(17)
<b>Newton Abbot Sub-Regional Centre (NASRC)</b>																
<b>Newton Abbot</b>																
Decoy Road	Newton Abbot	F15 <sup>#</sup>	01/0004; 01/0005												B	<b>Allocation.</b> Sites now regarded as completed prior to 2001. Total of 0.25 ha with longstanding pp. remaining. The "Teignbridge Employment Land Review (2006)" report by Nathaniel Lichfield & Partners suggests that this will not now be taken up and land to meet SP requirement is, therefore, entered as 0 ha.
Opposite Decoy Industrial Estate	Newton Abbot	F15(B)	01/0032	2.79		2.79								2.79	G	<b>Windfall.</b> Site Completed in October 2002
Brunel Road	Newton Abbot	F16 (A)	01/0006; 01/0025; 01/0026; 01/0027; 01/0033	1.11		1.11	0.63					0.55		2.29	B	<b>Allocated</b> and Proposed Allocated sites. Five brownfield sites. (All sites allocated in adopted TLP. Proposed allocated sites in IDLPFR = 1.15 ha)
Forde Road	Newton Abbot	F16(E)	01/0034	1.63		1.63								1.63	B	<b>Windfall.</b> Site Completed in April 2004.
Quay Road (1)	Newton Abbot		01/0020										0.17	0.17	B	<b>Proposed allocation</b> in IDTLPPFR. The "Teignbridge Employment Land Review (2006)" report by Nathaniel Lichfield & Partners suggests that this land is suitable for all B Uses.
Quay Road (2)	Newton Abbot		01/0021										0.57	0.57	B	<b>Proposed allocation</b> in IDTLPPFR. The "Teignbridge Employment Land Review (2006)" report by Nathaniel Lichfield & Partners suggests that this land is suitable for all B Uses.
Milber Estate <sup>#</sup>	Newton Abbot	F17	01/0035	0.26		0.26								0.26	B	<b>Allocated.</b> Site completed in August 2004
Jetty Marsh Area	Newton Abbot	F44	01/0023;									4.53		4.53	B	<b>Allocated</b> and Proposed Allocation in IDTLPPFR. 2 pps granted for alternative uses : 1. Reserved matters for a new community hospital on 2.31 ha. 2. Outline residential development on 1.7 ha allowed on Appeal. 3. It is assumed that the remaining 0.52 ha would be taken by Phase 2 of the northern link road (allowed on Appeal). None of these developments started (March 07).
			01/0039						1.09					1.09	G	<b>Windfall.</b> Allowed on Appeal for B1 uses.
Long Lane	Newton Abbot		19/0002										5.98	5.98	G	<b>Proposed allocation</b> in IDTLPPFR. Nathaniel Lichfield & Partners recommend B1 uses only. Outline application 05/04589 for employment uses refused (May 06) on development in the countryside/AGLV grounds as well as prematurity regarding the LDF.

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				2001/2006	2006/2007	2001/2007	Under Construction	Detailed PP	Outline PP	Other Land / Section 106						
				(5)	(6)	(7)*	(8)	(9)	(10)	(11)						
(1)	(2)	(3)	(4)	(5)	(6)	(7)*	(8)	(9)	(10)	(11)	(12)	(13)***	(14)****	(15)**	(16)	(17)
Centrax <sup>®</sup>	Newton Abbot	F45	01/0024				1.31							1.31	G	Allocation. B1 & B2 permitted. B8 limited to no more than 30% of the total. Material operations deemed to have started. A Certificate of Lawfulness granted which agrees the permission (97/02820) is extant; hence under construction for the development status.
Conitor Quarry	Newton Abbot	F46	01/0003						0.29					0.29	B	Windfall. Permission restricts use to B1/B8 only.
Olympus House	Newton Abbot	F60	01/0036	0.20		0.20								0.20	B	Windfall. Site completed Dec 2004.
Olympus Business Park	Newton Abbot	F61	01/0007; 01/0031	0.33		0.33		0.70						1.03	B	Windfall. 2 new sites on existing estate. Site 01/0031 restricted to B1 and B8 uses only.
<b>Sub-Total Newton Abbot</b>				6.32	0	6.32	1.94	0.70	1.38	0	0	5.08	6.72	22.14		
<b>Kingsteignton</b>																
Abbrook	Newton Abbot	F32	23/0002	0.35		0.35								0.35	G	Windfall.
WBB Abbrook Works	Newton Abbot		23/0005										3.00	3.00	B	Proposed allocation in IDTLPPFR.
<b>Sub-Total Kingsteignton</b>				0.35	0	0.35	0	0	0	0	0	0	3.00	3.35		
<b>Total NASRC</b>				6.67	0	6.67	1.94	0.70	1.38	0	0	5.08	9.72	25.49		

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				2001/2006	2006/2007	2001/2007	Under Construction	Detailed PP	Outline PP	Other Land / Section 106						
(1)	(2)	(3)	(4)	(5)	(6)	(7)*	(8)	(9)	(10)	(11)	(12)	(13)***	(14)****	(15)**	(16)	(17)
<b>Sites Outside of NASRC</b>																
<b>Heathfield</b>																
British Ceramic Tiles	Newton Abbot	F9(A)	08/0009									1.97	1.93	3.90	B	Allocation in TLP and Proposed Allocation in IDTLPPFR. Nature conservation problems (Pennyroyal schedule 8 protected plants on part of site); possible SSSI designation. The "Teignbridge Employment Land Review (2006)" report by Nathaniel Lichfield & Partners suggests that this site may need to be considered as 2.71 ha to allow for these constraints.
Heathfield Industrial Estate <sup>a</sup>	Newton Abbot	F9 (C)	08/0002; 08/0004; 08/0010; 08/0011; 08/0012; 08/0013; 08/0024	2.07	0.33	2.40		1.01						3.41	G	All sites allocated in TLP. Site 08/0024 completed August 2004.
Heathfield Industrial Estate (Plot 10)	Newton Abbot	F9(F)	08/0014										0.49	0.49	B	Proposed allocation in IDTLPPFR .
King Charles Business Park	Newton Abbot	F9(G)	08/0006; 08/0015; 08/0016; 08/0017; 08/0018; 08/0019; 08/0025; 08/0027	1.70	0.28	1.98								1.98	B/G	A mixture of Allocated and windfall sites and brownfield/greenfield. Allocated sites (08/0006, 08/0015, 08/0016, part 08/0025, and 08/0027) come to 1.15 ha. Windfall: 0.83 ha. Brownfield sites (08/0006, 08/0015, 08/0016, 08/0018) come to 1.14 ha. Greenfield: 0.84 ha. Site 08/0025 (0.24 ha) completed March 2003. Site 08/0027 (0.14 ha) completed Feb 2002.
Former Heathfield Station	Newton Abbot	F9(I)	08/0020	0.32		0.32								0.32	B	Windfall. B1 offices.
R/O Mole Valley Farmers	Newton Abbot	F9(J)	08/0021					0.50						0.50		Identified only in IDTLPPFR. A number of "live" planning permissions on this site but none started as at March 2007.
<b>Sub-Total Heathfield</b>				<b>4.09</b>	<b>0.61</b>	<b>4.70</b>	<b>0</b>	<b>1.51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1.97</b>	<b>2.42</b>	<b>10.60</b>		
<b>Bovey Tracey</b>																
Pottery Road South	Newton Abbot	F5(B)	08/0022									1.33		1.33	G	Allocation in TLP and Proposed Allocation in IDTLPPFR. The "Teignbridge Employment Land Review (2006)" report by Nathaniel Lichfield & Partners suggests B1 uses only.
<b>Sub-Total Bovey Tracey</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1.33</b>	<b>0</b>	<b>1.33</b>		

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(1)	(2)	(3)	(4)	(5)	(6)	(7)*	(8)	(9)	(10)	(11)	(12)	(13)***	(14)****	(15)**	(16)	(17)
<b>Bickington</b>																
Ingsdon Quarry	Newton Abbot		09/0002	0				0.64						0.64	B	Windfall. New site at 2007 survey. Disused quarry with permission for B8 use.
Sub -Total Bickington				0	0	0	0	0.64	0	0	0	0	0	0.64		
<b>Dawlish</b>																
Shutterton	Exeter	F8(A)	29/0009	0.12		0.12								0.12	B	Allocated in TLP and Proposed Allocation in IDTLPPFR.
Shutterton <sup>f</sup>	Exeter	F8(J)	29/0014	0.12		0.12								0.12	B	
Shutterton <sup>f</sup>	Exeter	F8(M)	29/0010								0.15				B	Allocated. Completed April 2001. Land shown as allocated in TLP. Expansion land excluded from survey.
Shutterton	Exeter	F8(N)	29/0011 29/0012					4.13				0.61		4.74	G	Allocation in TLP and Proposed Allocation in IDTLPPFR (3.72 ha); and part windfall (1.19 ha). 2 sites. Smaller peripheral site may be marginalised by application on larger site.
Kayley Garage	Exeter		29/0013										0.27	0.27	B	Proposed allocation in IDTLPPFR.
Sub-Total Dawlish				0.24	0	0.24	0	4.13	0	0	0.15	0.61	0.27	5.25		
<b>Teignmouth</b>																
Quay Road <sup>f</sup>	Exeter	F35	28/0005	0.07		0.07								0.07	B	Allocation. Completed August 2004. B1 & B2 uses only.
Sub-Total Teignmouth				0.07	0	0.07	0	0	0	0	0	0	0	0.07		

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(1)	(2)	(3)	(4)	(5)	(6)	(7)*	(8)	(9)	(10)	(11)	(12)	(13)***	(14)****	(15)**	(16)	(17)
<b>Chudleigh</b>																
Clifford Street	Newton Abbot	F47	30/0001									0.32		0.32	G	Allocation in TLP and Proposed Allocation in IDTLPPFR. Permission granted in March 07 for residential development.
Land at Station Hill	Newton Abbot		30/0002										1.88	1.88	G	Proposed allocation in IDTLPPFR. The "Teignbridge Employment Land Review (2006)" report by Nathaniel Lichfield & Partners suggests B1 uses only on this site.
Sub-Total Chudleigh				0	0	0	0	0	0	0	0	0.32	1.88	2.20		
<b>Exminster</b>																
Exminster Station	Exeter	F52	42/0002	0.43		0.43								0.43	B	Windfall. Reclaimed building materials depot.
Sub-Total Exminster				0.43	0	0.43	0	0	0	0	0	0	0	0.43		
<b>Total Teignbridge Plan Area</b>				<b>11.50</b>	<b>0.61</b>	<b>12.11</b>	<b>1.94</b>	<b>6.98</b>	<b>1.38</b>	<b>0</b>	<b>0.15</b>	<b>9.31</b>	<b>14.29</b>	<b>46.01</b>		
Notes:																
*Col 7: sum of cols 5 and 6																
**Col 15: sum of cols. 7, 8, 9, 10, 11, 13 & 14																
***Col 13: allocations in adopted Teignbridge Local Plan 1989-2001 (TLP) which remain without planning permission at 31st March 2007																
****Col 14: Proposed allocations in Initial Deposit Teignbridge Local Plan First Review 1995-2011 (IDTLPPFR), not previously allocated in the adopted Teignbridge Local Plan 1989-2001 (TLP), which remain without planning permission at 31st March 2007																
The comment section refers to the status of land under either Plan (Allocation or Proposed Allocation or Windfall).																
All land is privately owned with the exception of the Brunel Road site(s) which is part owned by Teignbridge District Council																
# Land allocated in development plans prior to the saved adopted Teignbridge Local Plan 1989-2001 (TLP).																