
East Devon Local Plan Regulation 19 (Phase 1)

Policy SP04: Employment Provision and
Distribution Strategy

Representation by Savills on behalf of FWS Carter & Sons

March 2025

Introduction

1. This representation is submitted by Savills on behalf of FWS Carter & Sons (from hereon referred to as 'FWS') owners of Greendale Business Park in response to the Regulation 19 Consultation on the Draft East Devon Local Plan. FWS has instructed Savills on their behalf to submit a series of representations to the relevant policies of the Regulation 19 Local Plan, including this policy.

Strategic Policy SP04

2. Securing economic growth is about delivery. It requires a planning system which enables and facilitate growth in the locations which fit with a diverse range of business strategies and growth plans. A location which suits one business will not necessarily suit others and a wide range of employment land opportunities and flexibility in the land market is therefore required in order to maximise economic growth.
3. There has been a large amount of land allocated for employment purposes within East Devon since the adoption of the previous Local Plan. The Council's Employment Land Review (Spring 2024) indicates that the combination of sites under construction, with planning permission, and allocated totals 181.52 ha. Paragraph 6.3 of the Statement expands upon this stating that:

"Most of the allocated land is in the West End of the District and this is a focal point for future development and job creation. Key sites include:

- a) *Skypark Business Park with 29.60 hectares remaining.*
- b) *Science Park provision of 13.34 hectares of land remaining.*
- c) *Exeter logistics park with 11.88 hectares of vacant land.*
- d) *Exeter Airport Business Park Phase 2 with 7.54 hectares.*
- e) *Policy provision at Cranbrook for 10.04 hectares of employment land.*
- f) *Exeter Logistics Park, although not mentioned in policy in the local plan can be expected to be developed for B8 use and has 11.88 hectares of remaining vacant land".*

4. Whilst there is a large quantity of land allocated for economic growth, the location and type of that land will not suit all businesses. It is for this reason that, despite the availability of land elsewhere in East Devon, the owners of the Greendale Business Park receive regular enquiries from local businesses for space. Since there are no vacancies within the Business Park (as evidenced by the Employment Land Review – ECN004 – Pages 68-73), these enquiries have to be rejected.
5. At a time of stagnant economic growth and national Government concerns over productivity, the Local Plan policies and proposals must support a wide range of employment opportunities. This needs to include not only the high profile business parks such as Skypark and the Science Park, but the more affordable employment locations across the authority area.
6. In other representations we make the case that this necessitates two changes to the Local Plan:
 - The allocation of employment land at the Greendale Business Park. This location is:
 - capable of expansion within environmental limits as demonstrated by our Omission Site representation;
 - a popular location for businesses as demonstrated by the Employment Land Review which shows that there are no vacancies; and
 - can deliver new affordable employment floorspace which is powered by onsite renewable energy generation which supports the Council's sustainability objectives and provides below market rate running costs for businesses.
 - Increased flexibility in Policy SE02 to allow for the expansion of existing businesses and business parks where there is a demonstrable demand.