

Impact Assessment

Version 2015

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| Assessment of: | Okehampton East Business Park |
| Service: | Economy & Enterprise |

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| Head of Service: | Keri Denton |
| Date of sign off by Head Of Service/version: | 04/02/15 v1.0 |
| Assessment carried out by (incl. job title): | Angela King, Economic Development Officer |

Section 1 - Background

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| Description: | <p>What is under consideration?</p> <p>The implementation phase of the Okehampton East Business Park.</p> <p>Okehampton East Business Park (formally known as <i>Opportunity Okehampton</i>) is a circa.8.6 hectare greenfield site (22 acres) previously owned by the former Regional Development Agency (RDA) and purchased by the County Council in 2011. The site is situated approx. 1.8km to the east of Okehampton, in a sensitive location close to Dartmoor National Park and within a designated Critical Drainage Area. The site has an extensive planning history with permission for commercial uses dating back to 1991.</p> <p>The site has been the subject of a more recent outline application by the County Council for office, light industrial and warehouse/distribution uses (defined by planning use classes B1, B2, B8) with full approval sought for a new access spur road and plot levels. The planning application is being determined by West Devon Borough</p> |
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Council with decision anticipated by mid February. The proposal has been very thoroughly tested through the planning process, and the master-planning that preceded it.

The work to bring forward this Strategic Employment Site supports the County Council's strategic aim to support a thriving business sector and its Strategy for Growth by investing to secure the right infrastructure for business, including a range of employment space to suit the needs of Devon's businesses, as well as to support the development of appropriate workforce skills and better employment opportunities for residents. The project is part of the response to the number of high profile closures that have led to significant redundancies in the Okehampton area over the last 4 years. The site also forms a key part of a wider eastern urban extension of Okehampton and is allocated for employment use in the Local Development Plan.

What is it intended to do?

It is intended that the public sector intervention in this site supports economic growth & diversification of the local economy – both now and in the future through:-

- supporting the growth and expansion of local businesses constrained in town centre locations or other existing local industrial estates which are largely operating at or close to full capacity;
- bringing forward a key strategic employment site to support the planned significant urban expansion to the town and free up town centre sites for residential use;
- attracting new employers to the area with potential to broaden employment opportunities;
- enhancing the Okehampton employment space portfolio to enable the area to better compete with its key competitors along the A30 corridor, such as Launceston;
- mitigating against the risk of further employers pulling out of the town;
- intervening where the private sector is unlikely to do so due to viability issues;
- overall - safeguarding existing jobs and creating new employment opportunities.

There has been significant public investment made in this site to date, and evidence of continued commercial demand for the Scheme.

With the potential to create and safeguard nearly over 450 jobs and generate an additional 211 indirect & induced jobs, the development of the Okehampton East Business Park will provide the foundation for supporting

economic growth both at a local and regional level.

How does it intend to do it?

Bringing forward the site requires the release of a further £2,020,106 of public sector investment – all of which is earmarked for the Project through various sources.

Since taking ownership of the site in 2011, the County Council has achieved significant progress, including:

- development of a revised master-plan for the site;
- detailed survey work covering all aspects of development (ecology, archaeology, flood-risk etc.);
- a fresh planning application for mixed employment uses, and reservation of adjacent land for potential future rail station development;
- detailed designs and estimated costs for site preparation, servicing and structural landscaping to pave the way for development of the plots on the open market;
- draft marketing and disposals strategy;
- initial market testing to establish need / demand from the local business community;
- liaison with interested parties.

The masterplan has evolved to maximise the developable area whilst minimising costs for new servicing and plot preparation. The masterplan involves 2 phases. The first phase is approximately 7 acres in size and split into 5 plots which occupy the flatter and more prominent parts of the site. The second phase is 4.4 acres in the northern part of the site which is subdivided into 2 larger plots and which have a steeper gradient. The planned works for Phase 1 will also benefit the phase 2 plots in terms of access and servicing, and may enable their sale without further preparatory works by the County Council.

What is its scope & limitations?

Railway station: The scheme originally included a car park to serve a potential future railway station in this location. In agreement with the Borough Council this element was excluded from the final planning application, but the land in question, also in County Council ownership, has been reserved should this development come forward in the future.

Land Uses: Based on assessment of market demand, the current masterplan and associated planning consent limits the permitted land uses to offices (B1), light industrial (B2) and warehouse & distribution (B8).

Scope of Works & Phasing: As set out above, the element of the Project currently requiring decision to proceed on site is Phase 1 only, due to the challenging topography/costs associated with the Phase 2 plots. As indicated above, these plots can be reserved for a future second phase or left as flexible employment land for sale without further improvement.

The Phase 1 works planned and due to commence in Summer 2015, include:

- the installation of a new estate spur road;
- site drainage scheme;
- utility connections;
- plot levels and access;
- structural landscaping.

Alongside the physical works, the site will be marketed by the County Council and plots disposed of on a freehold basis following assessment against a range of criteria. It is anticipated that a service charge regime will be established for maintenance of communal areas remaining in County Council ownership to minimise the on-going financial liability for the Authority.

How much does it cost (per head)?

In summary, the total estimated cost of bringing the site to market is £2,636,106 (including the original site acquisition). The anticipated value generated from phase 1 and phase 2 is £1,705,170 (assuming no further preparation costs for Phase 2). Using Homes & Communities Agency methodology, it is anticipated that the employment site has the potential to lead to the following outputs once fully developed (based on 100% capacity):

- Direct Jobs created & safeguarded – 469 full time equivalents (FTE)
- Indirect and induced jobs – 211.25 FTE (i.e. in the wider economy)
- Leading to a total Gross Value Added (GVA) for the SW Economy of £23.19m.
- Levering Private Sector Investment of £7,500,000

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| | <p>Value for money assessment indicates the project has the potential to deliver 1 direct job for £5621 of investment. This is comparable with the better value for money projects assessed for the Government's Growth Deal.</p> |
| <p>Reason for change and options appraisal:</p> | <p>Is this a New Initiative?</p> <p>This assessment relates to the decision to proceed to the next stage of an existing Scheme – moving from the planning & design of the Okehampton East Business Park into the implementation / construction phase, and marketing & disposals to individual plot developers. The principle of the County Council facilitating the development of this Strategic Employment Site was approved at Cabinet in 2011, with approval for submitting the revised planning application given in 2012. With the benefit of a fresh planning consent (anticipated mid February 2015), a decision is now required as to whether to proceed to the Implementation Phase by releasing capital for site preparation works and commencement of the marketing and disposals process. The Project will be considered at the County Council's Cabinet on 13th February 2015 with a recommendation to approve the progression of the Project, based on a detailed assessment of the costs & benefits. This presents a critical milestone in the Project and an opportunity to review its impact and make an informed decision about the way forward.</p> <p>What does it seek to achieve?</p> <p>This is set out in detail in the Description section above. In summary, a considerable amount of public sector resources are invested in this site and the scheme is now making progress with the revised master-plan and fresh planning consent (imminent). In order to capitalise on this investment, unlock this Scheme and realise the benefits, it is considered that the public sector will need to continue to play a leadership role.</p> <p>What are the limitations?</p> <p>The main limitations are:</p> <ol style="list-style-type: none"> 1. The current proposal will focus on the 5 Phase 1 plots (as explained above), but this does not preclude businesses who require a larger site and would be willing to work across varying levels acquiring the land from the County Council. 2. The works on site by the County Council will prepare the site for development by the private sector – the |

Project scope does not include works beyond plot disposal. If there is insufficient commercial interest, the site could remain undeveloped. However, initial market testing indicates a good level of interest and it has to be expected that the site will take a number of years to sell and develop out.

What are the Options?

The preferred option (Option D below) for bringing the site forward which balances the financial risk to the County Council against the reality of the need for public sector intervention in this location, is for a phased approach as described above with the site preparation, plot levels and servicing, structural landscaping (excluding phase 2) to be undertaken in Spring / Summer 2015.

The following options (including this preferred option) have been considered:

Option A: Do nothing

Not considered advantageous to mothball the site having just achieved planning permission and with significant investment already. Although it would represent a saving in terms of the investment required to take the project forward, this is not a no cost option as there are maintenance liabilities as landowner, and the potential for illegal uses increases the longer the site remains disused.

Option B: Dispose of site as currently stands for private sector to develop – the site would benefit from planning permission for employment use but without the site preparation / infrastructure in place, the private sector is unlikely to take it on due to issues of viability. This has been demonstrated through the lack of development to date despite the site having planning permission for commercial development for significant periods of time dating back to 1991.

Option C: The County Council to retain freehold interest and lease plots – this would be contrary to the current Asset Management Strategy which supports disposal of assets in order to raise capital receipts. The County Council would also retain the residual liability for site maintenance and ongoing management of the park.

Option D (Preferred option): Prepare site through levelling and basic infrastructure provision and dispose of plots of the open market for B1, B2, B8 uses. This is the recommended option as it presents the most deliverable opportunity for development and economic growth within a priority area for the County Council whilst delivering a capital receipt from future disposals. It is considered that there is sufficient budget identified

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| | to proceed with this option, although over the lifetime of the project an overall loss is predicted. |
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Section 2 - Key impacts and recommendations

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| Social/equality impacts: | Overall, the Scheme is considered likely to have an overall positive impact, particularly relating to the potential for new and secured employment and the benefits that flow from this in terms of income, well being etc. This is particularly true given the limited employment base at present recorded in the area, and the significant urban extension planned to Okehampton. A number of possible negative impacts have been identified together with mitigation measures. It is recommended that the draft Marketing & Disposals Strategy is reviewed against this Impact Assessment before being finalised to help ensure the positive benefits of the Project are maximised. It is also recommended that a range of local opportunities be sought to raise awareness of the Scheme amongst the local business community and the working age population. Initial steps include a forthcoming press release and liaison with the West Devon business forum. |
| Environmental impacts: | The environmental impacts have been rigorously tested through the statutory planning process so have not been re-assessed here. Key considerations, all of which have appropriate mitigation measures, have included proximity to the Dartmoor National Park, ecology (especially reptiles and bats), and ensuring adequate drainage. |
| Economic impacts: | The conclusions closely mirror that set out above under the social impacts. Recommendation to pull together a short communications plan on how to liaise with interested parties as the project moves forward and particularly once the employers to be located on the site are known. Parties to include skills/training/education/employability support services – building on the networked approach developed through the <i>Okehampton Works</i> response. |
| Other impacts (partner agencies, services, DCC policies, possible 'unintended consequences'): | <p>Various partner agencies (town & borough councils, National Park Authority) are known to be supportive of the Scheme and it directly supports partner strategies/activity e.g. it is a key element of the planned eastern urban extension as set out in the Local Development Plan.</p> <p>An unintended consequence could be that the County Council invests in site preparation but the commercial interest does not convert into plot sales and subsequent development of the site by the private sector for the permitted employment uses. This would mean a capital receipt would not be generated for reinvestment / savings. However, it is acknowledged that the disposals could reasonably be expected to take a number of years, but early market testing is encouraging. There could also potentially be interest following the site</p> |

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| | <p>marketing from employers that fall outside those permitted by the planning consent – this would need to be appraised through the bid assessment and discussed with the Local Planning Authority. A planning consent would need to be submitted if the use was considered to have merit from an economic development perspective, and tested for impact through the planning process.</p> <p>There is also the potential for businesses from outside the area to relocate to the site which could have an impact on the communities they leave and the employees they take with them. This impact will however be considered in the assessment of bids and if this does occur it may free up sites for other businesses to take space, and may enable the relocated businesses to expand. At the same time, the site should help to attract new businesses to the area, potentially from outside Devon.</p> |
| <p>How will impacts and actions be monitored?</p> | <p>The project is being managed in accordance with good project management principles which will help with effective monitoring. Economic analysis will be applied over time to assess impact utilising the expertise of the County Council’s economic research and strategic intelligence teams. This will include recording jobs created and safeguarded at the site as the disposals process moves forward. It is recommended that a plan is developed to set out clearly how the impact will be assessed (measures and sources).</p> |

Section 3 - Profile and views of stakeholders and people directly affected

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| <p>People affected:</p> | <p>Those most directly affected are:</p> <ol style="list-style-type: none"> 1. Immediate neighbours (including Okehampton Business Centre & surrounding residential properties) 2. Local business community of Okehampton/West Devon/beyond, including employees of companies interested in relocating to the site 3. Working age population (existing & future) of Okehampton/West Devon/beyond who stand to benefit from the jobs created & safeguarded by the development |
| <p>Diversity profile and needs assessment of affected people:</p> | <ol style="list-style-type: none"> 1. Immediate neighbours – there are very few residential properties in close proximity to the site and no objections were received from immediate neighbours to the planning application. However, noise levels are to be regulated through the planning consent in order to help protect them from disturbance. 2. Local business community – The development will support a key sector in the local economy – manufacturing which accounts for approximately 14.5% of employment in the local economy compared to 8.4% across Devon. 11 current enquiries recorded ahead of formal marketing for taking space at the site predominantly from local businesses. Several of these maintained regular interest in the site. Some wish to move from town centre sites, which are now considered to be too small and constrained in terms of expansion and traffic congestion. The main drivers given as reasons for relocating to Okehampton East Business Park reflect its strengths: <ul style="list-style-type: none"> • its availability in their preferred location of Okehampton; • location close to the A30 trunk road network; • larger sites available; and • away from congested town centre. 3. Working age population - in recent years a number of high profile closures led to a significant number of redundancies in the Okehampton area. The closure of Polestar, Kerry Ingredients, Wiseman and Brown resulted in almost 440 job losses to the town, representing 6% of employment and approximately one third of all manufacturing jobs in the travel to work area, and particularly affected the vitally important food |

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| | <p>and drink sector. This in turn led to a substantial increase in Job Seekers Allowance claimants and a decline in trade within the town and supporting supply chain.</p> <p>Recent economic data (December 2014) suggests that the local economy has made a reasonable recovery, with JSA claimant levels in Okehampton now below the national rate, but still somewhat high for the local area (1.9% GB; Okehampton 1.3%; West Devon 0.6%). However, wages remain low (c.78% of the national average) and the range of job opportunities available locally, particularly high quality employment, remains limited.</p> <p>Consideration has been given in producing this appraisal to the Okehampton Town Area & West Devon profiles produced by the County Council and found at:</p> <p>http://www.devon.gov.uk/index/councildemocracy/neighbourhoods-villages/devontownprofiles/okehampton_devontown.htm</p> <p>These profiles highlight the issue of rural isolation for many residents across Okehampton's rural hinterland. The most recent West Devon profile highlights the over-representation of the accommodation and food sector reflecting the visitor economy generated by the National Park; a small employment base relative to the size of the working age population, high unemployment when compared to the Devon average combined with low wages/incomes. The research concludes that these factors combine to mean many local people travel outside the area to access high paid employment. This could be compounded by the fact that the area has seen above average growth rates in population, and significant further growth is forecast.</p> |
| Other stakeholders: | <p>There are a range of identified interested parties in addition to those directly affected, including:</p> <ul style="list-style-type: none"> • Statutory bodies, including town, adjacent parish and borough Council's; Dartmoor National Park Authority; Environment Agency, Homes & Communities Agency & BIS • Political representatives at all tiers, including Local MP • All who made representations through the statutory planning process • Funders – Defra / Rural Growth Network |

Consultation process:

Who has been consulted and what is the outcome?

A high degree of community and stakeholder support has been recorded for the Scheme in recent years.

Stakeholders have most recently been consulted on the Scheme through the statutory planning process. All representations were given full consideration and the Scheme has been revised directly as a result with in-depth discussion and negotiation between the County Council and West Devon Borough Council. There were very few objections to the Scheme. Prior to this, the last public consultation was conducted in April 2014 through a public exhibition on site. This sought views on the revised masterplan and was well attended with 100 visitors. The results produced an almost unanimous positive response regarding the need for new, serviced employment land within the town, and the positive economic impact it would have given the loss in recent years of some significant employers - giving an opportunity for new businesses to locate as well as providing land for existing businesses wishing to expand. The County Council's Joint Venture Partners, NPS, have undertaken a number of initial marketing exercises to test market demand and have an on-going dialogue with a number of interested local businesses. This early marketing has led to the development of a database of 11 interested businesses – mostly local businesses wishing to expand to the site.

The principle of the Scheme has been extensively tested in the past through the planning process with the original permission for commercial uses dating back to 1991, and renewed again in 2006, prior to the current application. Furthermore, the inclusion of the site as key part of a wider eastern urban extension of Okehampton has been consulted upon/tested through the process to adoption of the Local Development Plan.

The Cabinet Member for Economy & Growth and Local Member for Hatherleigh and Chagford as well as neighbouring Okehampton Rural have been kept informed of progress. In addition, Mel Stride MP visited the site last year expressing his support for the Scheme in recognition of the economic benefit. Continued political support for the Scheme has therefore been expressed and the forthcoming DCC Cabinet meeting will enable a fresh appraisal.

Due to the long history, the Scheme is well known locally and updates on the Project have also been issued to the press at key milestones (most recently in Summer 2014), with a further planned release in February 2015.

There have also been on-going consultations with a wide range of professionals at all stages of the development

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| | <p>of this Scheme, including appointed consultants, Jacobs, Joint Venture Partners NPS and the County Council's Engineering Design Group (EDG).</p> <p>Subject to Planning and County Council Cabinet approval, it is proposed to launch formal marketing shortly which will include local and national advertising and subsequent discussion with interested parties.</p> |
| Research and information used: | <p>Okehampton and West Devon profiles:- http://www.devon.gov.uk/index/councildemocracy/neighbourhoods-villages/devontownprofiles/okehampton_devontown.htm</p> <p>Statistical data for Okehampton East and Okehampton West on www.nomisweb.co.uk</p> <p>Cabinet Reports 2011, 2012, 2015</p> <p>Plus various Information contained in Project files.</p> |

Background Analysis

This section describes how relevant questions and issues have been explored during the options appraisal.

Section 4a - Social Impacts

Giving Due Regard to Equality and Human Rights

The local authority must consider how people will be affected by the service, policy or practice. In so doing we must give due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation
- Advance equality of opportunity and
- Foster good relations.

Where relevant, we must take into account the protected characteristics of age, disability, gender, gender reassignment, pregnancy and maternity, marriage and civil partnership, sexual orientation, race, and religion and belief.

This means considering how people with different needs get the different services they require and are not disadvantaged, and facilities are available to them on an equal basis in order to meet their needs; advancing equality of opportunity by recognising the disadvantages to which protected groups are subject and considering how they can be overcome.

We also need to ensure that human rights are protected. In particular, that people have:

- A reasonable level of choice in where and how they live their life and interact with others (this is an aspect of the human right to 'private and family life').
- An appropriate level of care which results in dignity and respect (the protection to a private and family life, protection from torture and the freedom of thought, belief and religion within the Human Rights Act and elimination of discrimination and the promotion of good relations under the Equality Act 2010).
- A right to life (ensuring that nothing we do results in unlawful or unnecessary/avoidable death).

The Equality Act 2010 and other relevant legislation does not prevent the Council from taking difficult decisions which result in service reductions or closures for example, it does however require the Council to ensure that such decisions are:

- Informed and properly considered with a rigorous, conscious approach and open mind, taking due regard of the effects on the protected characteristics and the general duty to eliminate discrimination, advance equality and foster good relations.
- Proportionate (negative impacts are proportionate to the aims of the policy decision)
- Fair
- Necessary
- Reasonable, and
- Those affected have been adequately consulted.

| Characteristics | Describe any actual or potential negative consequences (e.g. disadvantage or community tensions) for the groups listed. (Consider how to mitigate against these). | Describe any actual or potential neutral or positive outcomes for the groups listed. (Consider how to advance equality/reduce inequalities as far as possible). |
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| All residents (in general): | Jobs could be potentially be relocated from town centre sites, or other communities, to this edge of centre location as a result of the Scheme which could have potential consequences for accessibility for some employees. Access issues have been considered as part of the Scheme development and mitigation is planned. This includes footpath/cycle links being created and improved (including the current Fatherford Bridge scheme). The site is also | Bringing a vacant site into beneficial use directly with the intention of addressing identified local economic needs is considered to have predominantly positive or neutral effects on the local population, and the groups within it. This is through safeguarding existing local jobs by enabling expanding local businesses to remain within the local area as well as attracting new employers/employment. The rigorous process to develop the current masterplan and take this through the planning |

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| | <p>accessible by bus with land for future potential rail halt site with associated car parking safeguarded. It is also close to the A30. As the eastern extension to the town develops, more residential development will also be within close proximity to the site.</p> <p>Lighting of the site has been reduced from original proposals due to the potential impact on ecology (specifically bats). This means that the footpath in the south-east corner of the site will not be lit which could lead to fear of crime. However, an alternative well lit route through the main site entrance is provided as mitigation.</p> <p>There could be potential negative/neutral impacts depending on the types of businesses & therefore jobs that are eventually located / available at the site in terms of suitability for the local population. Development of the site for business use, will be partly determined by the market, but appraised by the County Council as part of the planned marketing and disposals process. The proposed uses, whether a relocation is involved, employment creation and/or security of current employment will all be considered.</p> | <p>process has ensured that this land is once again earmarked for mixed employment uses. The composition of these has been left flexible (within office, light industrial and warehouse/distribution classifications). This will be advanced through a formal marketing and disposals process over the coming months. If proposals come forward for uses that fall outside the current approval, these will be duly considered and discussed with West Devon Borough Council so as not to miss any opportunities to deliver optimum benefit for the local community.</p> <p>The site has potential to enable more people to work locally and to have more choice of employment opportunities, and potential to increase earnings. This could assist in reducing the number of un- and under-employed persons in the local economy.</p> <p>It should be noted, that until the site has been formally marketed, it is difficult to make a full informed assessment of the likely impact for each group and this Impact Assessment will therefore remain a live document.</p> |
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| Age (from young to old): | This characteristic could be disproportionately affected (positively or negatively by the potential impacts outlined above re types of jobs), but the mitigation is considered reasonable. | |
| Disability (incl. sensory, mobility, mental health, learning disability, ill health) and carers of disabled people: | This characteristic could also be disproportionately affected by the potential impacts, but the mitigation is considered reasonable. | Ultimately, provision of employment in new build/purpose-built premises on this site, meeting modern standards of design could benefit this characteristic. |
| Culture/ethnicity: nationality, skin colour, religion and belief: | No specific negative impact is expected in addition to above. | No specific positive impact is expected in addition to above. |
| Sex, gender and gender identity (including Transgender & pregnancy/maternity): | Manufacturing jobs have been traditionally male-dominated, however, this is less true today particularly within the B2 (light industrial) use class which it is envisaged will form the majority of the employment provision on this site. B8 (warehousing & distribution) do have lower representations nationally of female employees. Although, the Project will need to respond to market demand going forward, bids will be assessed against a range of criteria with the dual aims of maximising economic benefit to meet local needs, as well as ensuring a reasonable rate of return for the public | No specific positive impact is expected in addition to above. |

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| Sexual orientation: | investment made in the site. No specific negative impact is expected in addition to above. | No specific positive impact is expected in addition to above. |
| Other socio-economic factors such as families, carers, single people/couples, low income, vulnerability, education, reading/writing skills, 'digital exclusion' and rural isolation. | Local people across this spectrum could also be disproportionately affected (positively or negatively) by the potential impact regarding the type of uses and employment that eventually occupy this site. To help prepare those most in need to benefit from the job opportunities at this site efforts can be made to work closely with the range of skills/training and employability support available in the local area to ensure support is appropriate. | As indicated above, there is clear potential for positive benefits to be felt by many of those listed here through obtaining local, potentially better paid, employment. This site will serve a largely rural hinterland, where employment opportunities are known to be limited and may help reduce the need to travel further afield. |
| Human rights considerations: | The potential negative impacts on neighbouring properties have been tested through the Planning process and will be mitigated through planning conditions and through the implementation of the Construction Environmental Management Plan during the site preparation works planned. | By virtue of the potential benefits outlined above, the Scheme is considered to support the Right to a reasonable level of choice in where and how they live their life and interact with others. |

Section 4b - Environmental impacts

An impact assessment should give due regard to the following activities in order to ensure we meet a range of environmental legal duties.

The policy or practice does not require the identification of environmental impacts using this Impact Assessment process because it is subject to (please select from the table below and proceed to the 4c, otherwise complete the environmental analysis table):

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| | Devon County Council's Environmental Review Process for permitted development highway schemes. |
| YES | Planning Permission under the Town and Country Planning Act (1990). |
| | Strategic Environmental Assessment under European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment". |

| | Describe any actual or potential negative consequences. (Consider how to mitigate against these). | Describe any actual or potential neutral or positive outcomes. (Consider how to improve as far as possible). |
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| Reduce waste, and send less waste to landfill: | | |
| Conserve and enhance biodiversity (the variety of living species): | | |

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| Safeguard the distinctive characteristics, features and special qualities of Devon's landscape: | | |
| Conserve and enhance the quality and character of our built environment and public spaces: | | |
| Conserve and enhance Devon's cultural and historic heritage: | | |
| Minimise greenhouse gas emissions: | | |
| Minimise pollution (including air, land, water, light and noise): | | |
| Contribute to reducing water consumption: | | |
| Ensure resilience to the future effects of climate change (warmer, wetter winters; drier, hotter summers; more intense storms; and rising sea level): | | |

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| Other (please state below): | | |
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Section 4c - Economic impacts

| | <p>Describe any actual or potential negative consequences.</p> <p>(Consider how to mitigate against these).</p> | <p>Describe any actual or potential neutral or positive outcomes.</p> <p>(Consider how to improve as far as possible).</p> |
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| <p>Impact on knowledge and skills:</p> | <p>This is largely dependent upon the businesses attracted to the site and the match to local skills sets. There could be potential for skills shortages to occur. By working with skills/training and education providers, their services can potentially be utilised/tailored to help local people with necessary upskilling/to take advantage of the new opportunities.</p> | <p>By helping to retain and safeguard jobs in the locality, and broaden the employment base, the Project has the potential in turn to enhance retain, attract and broaden the local skills and knowledge base. This will benefit the wider business community and could over time, have a positive impact on wages levels.</p> |
| <p>Impact on employment levels:</p> | <p>Again this is largely dependent upon businesses attracted to the site and the employment density achieved (i.e. relationship between floor area and no. of jobs). If the businesses that come forward require a large amount of floorspace, but with relatively few employees the potential number of jobs created / safeguarded through the site will be lower than expected. This is also true if there are a high degree of existing local business relocations to the site, particularly if the sites they relocate from remain vacant or are developed from other non-commercial uses, such as residential. These potential impacts can be mitigated to some degree through the</p> | <p>With new employers potentially entering the market and increased employment opportunities, added competition in the local labour market may occur. However, it is expected that the forecast growth in local population will counter-act this and there will be a net positive impact from a cluster of businesses through supply chain and collaboration opportunities, and the need to upskill staff to retain them. There will potentially be a net positive impact upon wages through a greater choice of employment for local residents. The potential economic outcomes from include:</p> <ul style="list-style-type: none"> • Direct Jobs created & safeguarded – 469 full time equivalents (FTE) • Indirect and induced jobs – 211.25 FTE (i.e. in the wider economy) |

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| | marketing & disposal strategy criteria for assessing bids from interested developers/occupiers. | <ul style="list-style-type: none"> • Leading to a total Gross Value Added (GVA) for the SW Economy of £23.19m. (GVA is the value of goods & services in an area) • Levering Private Sector Investment of £7,500,000 |
| Impact on local business: | If demand for the site outstrips supply there could be local businesses who would like to locate there being unable to do so. This may have a negative impact on the development of these businesses going forward if other suitable alternatives are not identified. To some extent this can be assessed through the bidding process. The County Council's Economy Service may be able to offer some support in this instance. There is also the possibility that due to increased competition, staff could more easily leave current employment to take up new opportunities with more favourable terms – however this also has a positive impact for the local workforce as set out opposite. | Greater churn in the local labour market is likely to exert pressure on the need to ensure skilled staff in the medium term, improving the quality of the available pool of labour for all businesses. |

Section 4d -Combined Impacts

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|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Linkages or conflicts between social, environmental and economic impacts: | Due to the sensitive location with views to and from Dartmoor National Park and the heavily reliance within the local economy on the attractiveness to visitors of this natural resource, there is a potential conflict with the development of this site for employment/industrial uses. However, this will be carefully managed through the planning process. It was a key consideration in the planning process for the current site preparation works and resulted in a significantly enhanced landscaping element. |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

There is considerable overlap between the social and economic impacts because of the enhanced local employment opportunities that the site is intended to facilitate, together with safeguarding of existing local jobs, and the potential impact on incomes and well-being.

Section 5 - 'Social Value' of planned commissioned/procured services:

How will the economic, social and environmental well-being of the relevant area be improved through what is being proposed? And how, in conducting the process of procurement, might that improvement be secured?

It will be achieved by bringing this vacant site into beneficial use for employment, through:

- preparing the site to make it more attractive to the private sector and formally inviting bids,
- appraising bids to purchase & develop plots against criteria that take account of local need, and;
- with the planning system ensuring that this is not to the detriment of environmental well-being.

Through procuring the site preparation works, the appointed contractor will be carefully selected and will be required to adhere to the agreed Construction Environmental Management Plan.

Ensuring the preparations are implemented in accordance with the specification and in the timescale will be managed by the Council's experienced Environmental Design Group, and alongside this, the County Council's Joint Venture Partners, NPS, will be able to undertake formal marketing to attract & select appropriate developers/businesses who in turn will need to secure planning permission for their proposals, and procure the build works.

Professional legal advice with terms of disposal may also help towards securing the 'social value' as the site develops out over a number of years.

