

Peter Sandover

From: Duncan Smith [Duncan.Smith@swdevon.gov.uk]
Sent: 21 March 2019 16:21
To: Andy Barsby; Peter Sandover
Subject: FW: Salcombe Neighbourhood Plan: Policy EM1
Attachments: Batson Tender Info.xlsx

Andy/Peter.....Here is the information you asked for. I'm awaiting an answer from Legal in regard on para 9, I should have this tomorrow.

We need to perhaps discuss where we stand on the affordable employment issue and the exception site policy. I have discussed the latter with Tom now.

I'm in South Wales at the moment but can be available for a phone conversation during the day.....Regards...Duncan

From: Chris Brook
Sent: 21 March 2019 14:48
To: Duncan Smith <Duncan.Smith@swdevon.gov.uk>; Guy Pedrick <Guy.Pedrick@swdevon.gov.uk>
Cc: Thomas Jones <Thomas.Jones@swdevon.gov.uk>
Subject: RE: Salcombe Neighbourhood Plan: Policy EM1

Hi Duncan,
Apologies, info attached and below. Would you like this to

The attachment is quite heavily redacted so I accept it's not that helpful, but it does show that there was demand for a total of 26 units from a range of industries including: Marine, manufacturing, storage, leisure / water sports, second homes services. This was for units that will be built just outside policy area EM1.

The market rate in Salcombe is at least £8/sq ft at the moment and we are very confident in achieving that figure for any new builds. The best way to make units "affordable" is to ensure that commercial units are small, such that the actual cost to the tenant is kept minimal. There are serious viability issues with the construction of employment land in general, and especially so in Salcombe, due to the costs of: Access, utility upgrades, water quality / sewerage issues, site size and gradient, high design standards, conservation area and setting of a listed building. As such I believe there is some tension between what is deliverable in the real world and the policy context of "affordable". However, there is clearly an aspiration by all parties for it to work to support the needs of the Town.

As a general point, leases tend to be much shorter than 25 years, with 6 yrs being typical in the market. All our standard leases contain rent review clauses based on either RFI uplift or a market review depending on the site, it's condition, market demand and the length of the lease.

I hope this helps but please do contact me for any more info.
Kind regards
Chris

From: Duncan Smith
Sent: 20 March 2019 17:17
To: Guy Pedrick <Guy.Pedrick@swdevon.gov.uk>; Chris Brook <Chris.Brook@swdevon.gov.uk>
Cc: Thomas Jones <Thomas.Jones@swdevon.gov.uk>
Subject: FW: Salcombe Neighbourhood Plan: Policy EM1

Both....This the questions asked by Andy Barsby have become pretty urgent since we must get a response to the Salcombe Examiner by next Monday. Can you let me know if there is a problem with providing the information requested?

Thanks
Duncan

Duncan Smith
Neighbourhood Planning Officer
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Email: Duncan.smith@swdevon.gov.uk
Tel: 01803 861178

From: andy barsby [<mailto:abarsby56@gmail.com>]
Sent: 15 March 2019 20:08
To: Guy Pedrick <Guy.Pedrick@swdevon.gov.uk>; Andrew.Woods@swdevon.gov.uk
Cc: Cllr J. Pearce <Cllr.Pearce@southhams.gov.uk>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>
Subject: Fwd: Salcombe Neighbourhood Plan: Policy EM1

Dear Guy and Andrew
Cllr Pearce suggested I could forward my email below to you given that I received an 'out of office' from Chris Brook.
Would either of you be able to assist on Monday with this request?
Rgds
Andy Barsby
Salcombe NDP Group
Tel 07702122114

Begin forwarded message:

From: Andy Barsby <abarsby56@gmail.com>
Date: 15 March 2019 at 14:18:04 GMT
To: Chris Brook <Chris.Brook@swdevon.gov.uk>
Cc: Duncan Smith <Duncan.Smith@swdevon.gov.uk>, "Cllr J. Pearce" <Cllr.Pearce@southhams.gov.uk>, Peter Sandover <peter@sandoverassociates.co.uk>, "Cllr. Fice" <cllr.fice@salcombetowncouncil.gov.uk>
Subject: Salcombe Neighbourhood Plan: Policy EM1

Dear Mr Brook,

I am not sure that we have met but I have been one of the more involved members of the Salcombe ND Plan Group for the last few years. As you may know our plan is currently at independent inspection stage and the inspector, Mr John Slater, has asked if we know of any viability assessment studies that have been carried out in connection with our suggested Policy SALC EM1 that might help him understand what is meant and measurable by "locally affordable". Policy EM1(Page 58 of the Plan) states:

"This plan supports locally affordable employment uses in areas of land to the North of Shadycombe Creek as part of a mixed use development as allocated in the Plymouth and SW Devon Joint Local Plan 2014-2034 and illustrated in figure 16

.... Locally affordable employment is defined as a rent or purchase price that the local marine repair, construction and manufacturing sector is able to pay and agreed with SHDC".

We are aware that a couple of years ago your team ran a tendering exercise to identify potential tenants for the several units at what has historically been the 'Trailer park' area. My understanding is that approximately 35 interested parties submitted tenders and answered the questions relating to the amount of space in which they were interested, the use to which they would put it and the rent that they would be prepared to pay.

Having spoken this afternoon to Cllr Pearce she suggested that you would be able to share that information with us but, for obvious data protection reasons, redacting the names of the individuals or businesses which submitted an interest. All that we are seeking is a brief analysis of the indicative rentals suggested by the tenderers by 'trade'. It is the single outstanding topic from Mr Slater that we have not yet answered, so while understanding that you and your team are no doubt very busy we would be extremely grateful if you could share the information with us in a form that we could forward directly to Mr Slater, and by the end of next week i.e Friday 22nd March.

Mr Slater also asks us two associated questions:

1. how "locally affordable would be articulated in, for example, a Section 106 agreement" and
2. "how it would be maintained in perpetuity?".

We would be grateful for your thoughts on the first of these two associated questions? Re the second question one would assume that having established a baseline measure of 'affordability' (£stg per sq ft on say a 25 year traditional lease) it would be appropriate to apply some nationally recognised indexation. Grateful for your thoughts on this.

I am copying Duncan Smith who is coordinating the District Council's response to a few of the other questions posed by Mr Slater to SHDC.

Thank you in advance. If you need to discuss this request with me then my mobile number is 07702122114.

Sincerely

Andy Barsby

Salcombe NDP Group.



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