

# BRIEFING PAPER FOR PASD FREEPORT PROJECT DECISION – LANGAGE ROAD CONSTRUCTION



Overview of project

## BACKGROUND

Langage is a greenfield site within the Eastern corridor of Plymouth, in close proximity to the A38 Expressway. Although it is a strategic employment allocation within the Joint Local Plan the site had not historically been brought forward due the viability gap (i.e. the high opportunity costs associated with development which have proven to be prohibitive for businesses).

The Freeport programme provided a policy mechanism to bridge this gap and the site was identified within the full business case as creating the critical mass needed for achieving the Freeport's objectives - unlocking space for business growth and clustering. As the largest site within the Freeport, when developed, Langage will provide the greatest range of opportunities for businesses looking to locate or expand into the area, offering both tax and customs benefits.

The core objective of the project is to deliver the construction of an adoptable road of approximately 290m, joining Holland Road and continuing through Plot 2. The planning application for Plot 2 will be submitted w/c 9<sup>th</sup> September and will be for 3,344sqm in two B2/B8 units with associated yard and parking. The road will connect to Plot 5, which has scope for an estimated further 6,840sqm of units, access for which is restricted by a narrow section of road with traditional Devon hedgerows that would otherwise require removal to allow development to proceed.

The road will provide two-way access and will be constructed to an adoptable standard, with the intention of it being adopted in the future by South Hams District Council.

The road will contain water, drainage and electricity conduits to Plots 2 and 5, further supporting the development which is otherwise affected by high and rising construction costs.

Plot 2, adjacent to the starter units, is in the process of a full planning application approval. Plot 5 requires road widening and improvements, as mentioned above.

This case is subject to the approval of a Project Change Request, which is seeking to divert funds from a scheme that is now no longer required.

The business case is now covered by the Subsidy Scheme recently introduced by DLUHC and thus there is no requirement for subsidy control assessment by LEPL or PCC.