

## BRIEFING PAPER FOR INDUSTRIAL STRATEGY ZONES SITE ACCELERATOR GRANT – PLANNING SUPPORT FOR LANGAGE, SHERFORD AND TURNCHAPEL SITES



### BACKGROUND

The strategic focus of PASD Freeport has evolved since FBC with an increasing defence and marine autonomy focus and the establishment of Team Plymouth, aligning with the UK Government's Industrial Strategy objectives. Landowner plans have also developed with potential changes in ownership structure in some cases and an increase in demand for waterside space for our defence and marine autonomy cluster who are looking to test, trial and deploy within Plymouth Sound. This project covers:

- **The Langage Tax Site** – which, aside from a small parcel of land owned by Plymouth City Council, has 8 plots that are owned by Carlton Power who are currently negotiating a JV with a private developer; and an area to the South (Ley Farm) which is privately owned but has interest from two potential developers. 48.5 hectares
- **The Sherford Tax Site** – which is currently owned by South Hams District Council with an option to buy from Babcock as the intended end user. 7.9 hectares
- **Turnchapel Mark 2** – which Yacht Havens are looking to develop at pace as an expansion site. The existing Turnchapel employment land is already full, with a waiting list of businesses and this satellite site could provide vital waterside access for our cluster. 4 hectares (currently not a tax site but a request has been made to include this as part of the Plymouth and South Devon Freeports Tax Site expansion proposal).

#### Accelerated Planning Support

All three sites ideally need to move forward at pace so clearly there is a need to work closely with the Local Authorities around planning capacity. The Langage and Sherford sites are within South Hams District Council which has a dedicated Urban Fringe Team that has recently lost much of its core funding. The LPA for Turnchapel is Plymouth City Council and Yacht Havens would like to accelerate their preliminary discussions around the further development of that site. The Freeport Team would work closely with the LPA's and end users to assist with the planning applications that will in turn enable the much needed site expansions that will fill the increase in demand for space from the defence and marine autonomy cluster, thus bringing in more private sector match funding, jobs and secure retained rates for long-term economic growth.

#### Activities

The request therefore is for funding to be made available as a grant for the Freeport team to accelerate planning by:

- Commissioning a rapid review to better understand the specific planning requirements for each developer and the required performance commitments that would be needed to deliver the Freeport vision and secure much needed retained rates.
- Resourcing the relevant teams to kick-start LPA solutions in respect of the above.

#### Better Collaboration.

This activity will enable a better collaboration within all parties in the first instance as a clear output, working with the developers and relevant LPAs in each case, and importantly, taking a holistic cross

site view. It will also provide resource to kick-start solutions to de-risk development which we would expect the private sector to then fund through PPAs moving forward.

#### Rationale for public funding

No single developer or Local Authority currently has the capacity or resources to deliver a multi-site solution, especially over a compressed window of three months (Q4 2025/6). This modest request will significantly accelerate delivery and therefore generate retained rates. Further, by granting the funding to the Freeport itself, the award can be used strategically and holistically across the sites. The private sector will effectively match fund the longer-term solution.