

REPORT OF: Head of Communities and Place

To: Full Council

Subject: Community Regeneration Partnership – Proposal for Reallocation of Funding

Date: 22nd September 2025

Reference:

PURPOSE OF REPORT:

To seek authority to reallocate £2M of funding from the Bideford Business Park Project to the delivery of a further phase of the Hatchmoor industrial Estate Project.

For members to determine the future scope of the project and decide whether to proceed with phase one only or phases 1 and 2 combined.

1. INTRODUCTION

In March 2025 Torridge District Council was awarded £20,700,000 in capital investment with £250,000 revenue funding through the Community Regeneration Partnership (CRP) to support a number of projects that benefit residents across the district. The projects being funded will support the council's strategic ambitions, delivering lasting benefits to Torridge.

The capital projects being supported by the CRP are geographically spread across the district and cover a wide variety of themes:

Bideford Business Park (£2.6m) – acquisition and development of employment land for the later delivery of high value manufacturing and engineering facilities.

Bideford Pannier Market (£1.475m) – modernisation and improvements to make fit for future and wider use.

Hatchmoor Industrial Estate (£1.6m) –. The project will design a scheme, achieve the necessary consents and then deliver the services and infrastructure to site for future development of workspace for high value manufacturing and engineering facilities

Holsworthy Agri-Business Park (£7.3m) – development of employment land that to enable the future development of agri-related innovation, retail and workspace.

Appledore Clean Maritime Innovation Centre (£2m) – additional funding to support the build of the centre of excellence.

Agri-tech nutrient pilot scheme (£0.3m) - testing the adaptation of a slurry condensing unit to recover nutrients and reduce the pollutants going into rivers.



Westward Ho! Water Quality Monitoring Buoy (£0.1m) - Installation of water quality monitoring buoy to provide real-time water quality data for beach users, tourism businesses and for managers of environmental systems.

Cleave Wood, Bideford (£1.2m) – The design and delivery of site servicing and infrastructure as a first phase of a residential scheme in response to local housing needs.

Social housing decarbonisation and EPC rating improvements (£1.5m) – Pipeline of works to improve 57 properties with E & F ratings to C or B.

Bideford Hospital (£0.75m) – reconfiguration site to create a “Community Health & Wellbeing Hub” with multi-purpose space.

The Globe Hotel, Great Torrington (£0.52m) - Initial capital works on Grade II Listed long-derelict hotel to redevelop into an 11-bedroom hotel and restaurant (in a town with neither) with a strong training presence.

Holsworthy Manor Offices (£0.725m) - Phased redevelopment inc. decarbonisation, remodelling to enable improved accessibility, flow and to increase opportunity for flexible community space (for example, co- working)

The ability to achieve such a diverse spread of projects and themes was made possible through the establishment of the Torridge Place Board. The Board, made up of 20 representatives from a cross section of local businesses and services, was established in February 2024.

The Community Regeneration Partnership funding must be spent before 31/03/2027.

2. REPORT

Since it’s inception the Torridge Place Board has been responsible for steering the programme of works, designed to improve the long-term economic opportunities for the district and deliver positive environmental and health benefits to those people living in Torridge.

At the last meeting of the Board, Officers advised that the Bideford Business Park Project would not proceed. Protracted negotiations with the current land owners were closed when the Council was informed that they no longer wished to sell the land.

MHCLG have confirmed to that funds can be moved between projects within the approved programme with the consent of the department. It is not possible to introduce new projects to the partnership programme without following a resource intensive and potentially lengthy approval process with MHCLG.



The Place Board therefore considered that it would be most suitable that £2 Million of the £2.6M allocated to the Bideford Business Park project should be reallocated to the Hatchmoor project. While that project is not in Bideford it is the most similar project to the BBP project and also a project that is able to be scaled up and delivered within the CRP timeframe.

The Hatchmoor Project Options and Phases

The initial Hatchmoor Project (£1.6M) will deliver the essential services and infrastructure to the site. This is already approved and funded by the CRP programme.

Phase 1 of the project as illustrated below would deliver further infrastructure and the construction of 480m² of commercial units. The cost of this component is £3.65M est (This is identified within the red dotted line in the larger image below)

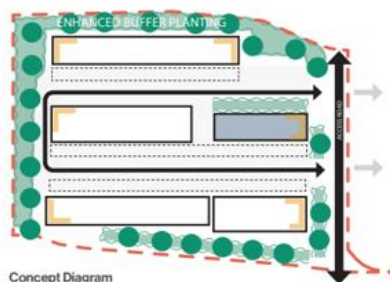
Phase 2 would deliver further site infrastructure and construction of 600m² of commercial units. (the 4 units at the bottom right hand side of the plan, below the red dotted line). Cost of this component is £1.7M est

4.0 Hatchmoor Road, Great Torrington Stage 1 Report

4.5 Preferred Option

Option A is better suited for multi-tenant sites, offering superior circulation and more efficient land use. It allows for deeper units—up to 15m compared to 12m—in different phases of development, providing greater flexibility for tenant requirements.

A layby has been introduced on both sides of the main access loop to accommodate short-stay HGV parking, enhancing operational efficiency. Additionally, this option enables simpler phasing, as the northern loop road can be used to facilitate access during construction. However, it does require additional road infrastructure, which increases both cost and land consumption.



Concept Diagram

- Site boundary
- ↔ Main access road
- ↔ Internal loop road
- ← Future Development
- Enhanced landscape/Hedge row
- Initial Phase of Development



Preferred Option with Phase 1 Development



The total delivery cost of infrastructure work and phases 1 and 2 is estimated to be £6.95m.

This projects and any further phases of it would be delivered on land belonging to TDC and there is no intention/ requirement to acquire additional land.



3. IMPLICATIONS

Legal Implications

None

Financial Implications

If the recommendations below are approved the total project cost of £6.95M would be funded by £3.6M from the Community Regeneration partnership and £3.35 from TDC.

The £3.35m from TDC would come from additional borrowing, this would be supported by a combination of:

- Future rental income generated from the units created.
- Future sales of units (where financially beneficial).
- Where possible this borrowing would be minimised/reduced by any future reallocations within the community regeneration partnership, along with utilisation of some of the interest generated from the CRP grant already received.

Human Resources Implications

None

Sustainability/Biodiversity Implications

To be considered during the planning process

Equality/Diversity

N/A

Risk Management

Both the Bideford Business Park project and the Hatchmoor projects are TDC projects and so the Council has greater control over their delivery. Hatchmoor was selected as the most suitable project to receive the additional £2M as the ambitions of the project were similar (creation of employment space) and the project is best able to deliver on budget and within the CRP timeframe.

Designs are at an early stage and no works have been tendered so all cost figures are best estimates at this stage.

Compliance with Policies and Strategies

Compliance with the TDC strategic Plan

Compliance with the North Devon and Torridge Local Plan

Compliance with the North Devon and Torridge Economic strategy



Data Protection (GDPR) Implications

N/A

Lead Member Views

Discussed with Senior Leadership Team who approved that a report to Council should be prepared.

4. CONCLUSIONS

- 4.1 Bideford Business Park project will not be delivered so there is £2.6M within the CRP that is currently unallocated.
- 4.2 The Place Board was created to oversee delivery of the CRP programme
- 4.3 The Place Board have proposed that £2M of that £2.6M be reallocated towards delivery of an upscaled Hatchmoor industrial Estate project.
- 4.4 Hatchmoor is a TDC project that is a longstanding priority of the Council. TDC own the land and have the ability to deliver the project within the CRP time frame.
- 4.5 £0.6M will remain unallocated within the programme and the Place Board will consider where that might best be reallocated.

5. RECOMMENDATIONS

- 5.1. That members approve the reallocation, within the Community Regeneration Partnership programme, of £2m from the Bideford Business Park Project to the Hatchmoor Industrial Estate project phase 1
- 5.2 That if member wish to only deliver phase one of the project that they approve that the capital programme is revised to reflect the cost of deliver of £5.25M including the use of an additional £1.65M from TDC, or
- 5.3 That the capital programme is revised to reflect the total cost of delivery of the Hatchmoor project phases 1 and 2 is now £6.95M including the use of an additional £3.35M from TDC (funded through additional borrowing).
- 5.4 That members approved additional borrowing of £3.35M (increasing the Authorised and Operating prudential limits by £3.35M).
- 5.5 That officers are authorised to make the relevant planning applications associated with the delivery of the Hatchmoor project.

SUPPORTING INFORMATION

Consultations:

Senior Leadership Team



Contact Officer: Sean Kearney

