

## **FRIENDS OF THE EXETER SHIP CANAL**

### **BACKGROUND REPORT ON THE SECANIM (J L THOMAS) SITE**

#### **The site**

- 1 Address: [SecAnim Ltd], Canal Banks, Exeter, EX2 8DX.
- 2 The site lies between Water Lane and the main Exeter-Plymouth railway line, on the north-east edge of the Marsh Barton industrial estate. It is accessed from Water Lane, 100m south from modern residential developments at River Meadows.
- 3 The size of the full site is about 1.5 hectares (3¾ acres), see attachment A.

#### **History**

- 4 J L Thomas Ltd opened the present factory in 1965, though it appears that the company was operating on an adjacent site before then. At the time the company was owned by Unilever. Prior to the company's occupancy of the site it was an orchard and/or allotments.
- 5 J L Thomas Ltd ceased trading on 30 December 2012 and the business transferred to Granox Ltd, which changed its name to SecAmin Ltd in February 2014. JLT then became a division of SecAmin Ltd, which is in turn owned by SARIA Ltd. Both SecAmin and SARIA are registered at the same address in South Yorkshire.
- 6 In July 2020 SecAmin announced that the Exeter facility was surplus to requirements. It closed on 31 December 2020, though as at 1 March 2021 the buildings were still in place and there was no visible evidence of demolition work.

#### **Ownership**

- 7 In August 2020 SARIA Ltd sold the site (plus the leases on some adjacent industrial units) for £2.4 million to Cillardara Group (Exeter) Limited, a property company registered at an address in Henley in Arden, West Midlands. Cillardara Group Holdings was incorporated in 2019 and little information is available about it or its subsidiary companies.
- 8 When it bought the site Cillardara Group (Exeter) Limited took out a charge – ie in effect mortgaged its new property - to a Mark Saunders of Wagon Hill Way, Exeter, EX2 5GS. This is relevant to the extent that it suggests Cillardara may not be cash-rich and so may want to realise the value of its purchase as quickly as possible.

#### **Planning issues**

- 9 Under the 2012 Exeter Core Strategy, the site is within the River Exe strategic green infrastructure corridor, though the site itself is not protected (attachment B).
- 10 The City Council's Liveable Exeter strategy includes the Water Lane area as one of 8 regeneration projects. More detailed illustrations published in February 2019 show the area of the SecAmin site is allocated to green space (attachment C), but these documents have no formal status.

11 The now-withdrawn Greater Exeter Strategic Plan site options document (June 2020) identified the site as part of a larger Water Lane development area. GESP describes the larger area as follows:

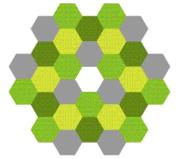
“Site is identified for mixed-use redevelopment in Policy KP6 of the Exeter Local Plan First Review and Policy CP3 of the Exeter Core Strategy (2006-2026). Previous planning applications for piecemeal residential development within the site have been refused, because the infrastructure and environment needed to create sustainable development will only be delivered if the site is redeveloped comprehensively.”

Peter Cleasby  
1 March 2021

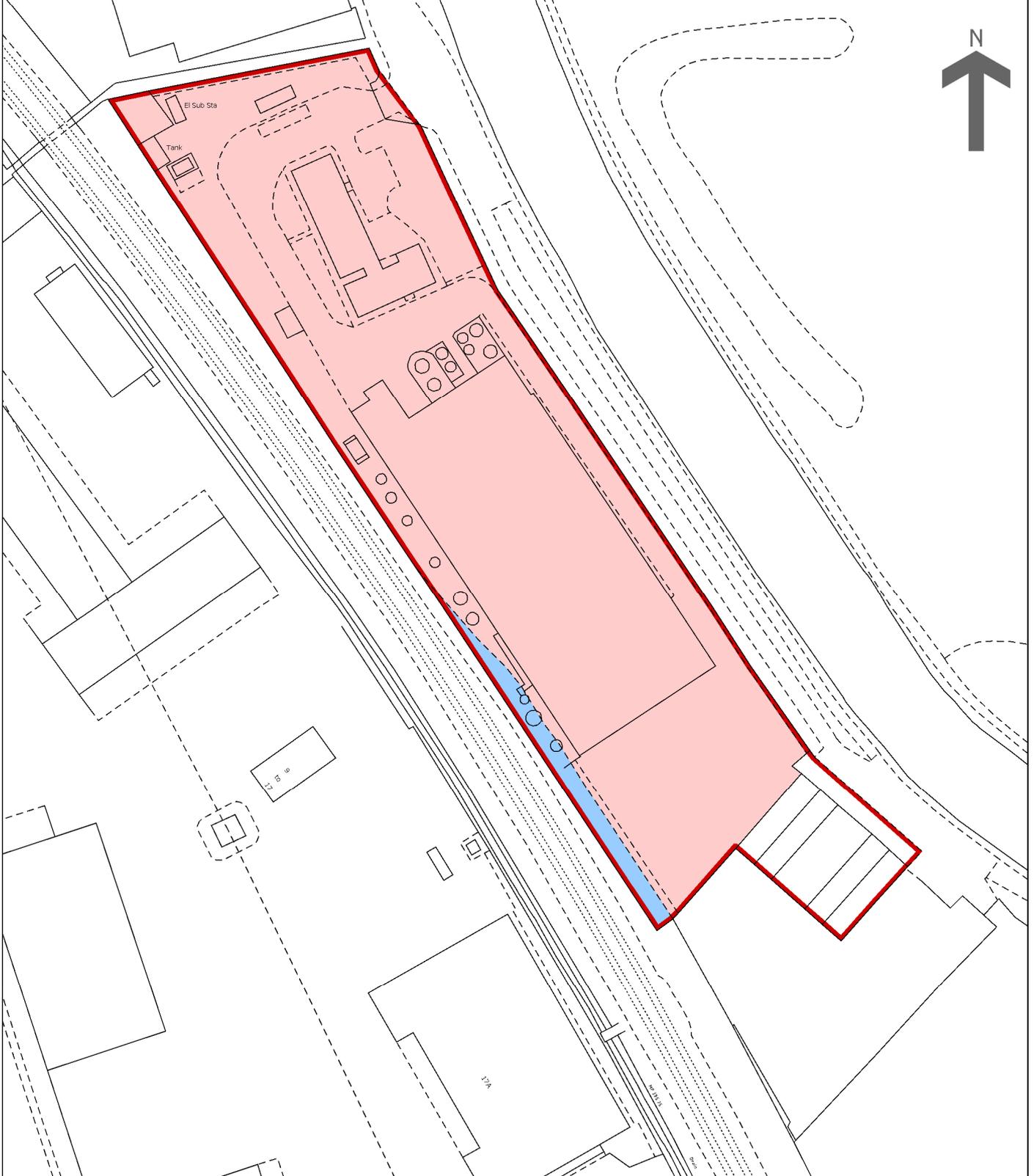
A

# HM Land Registry Current title plan

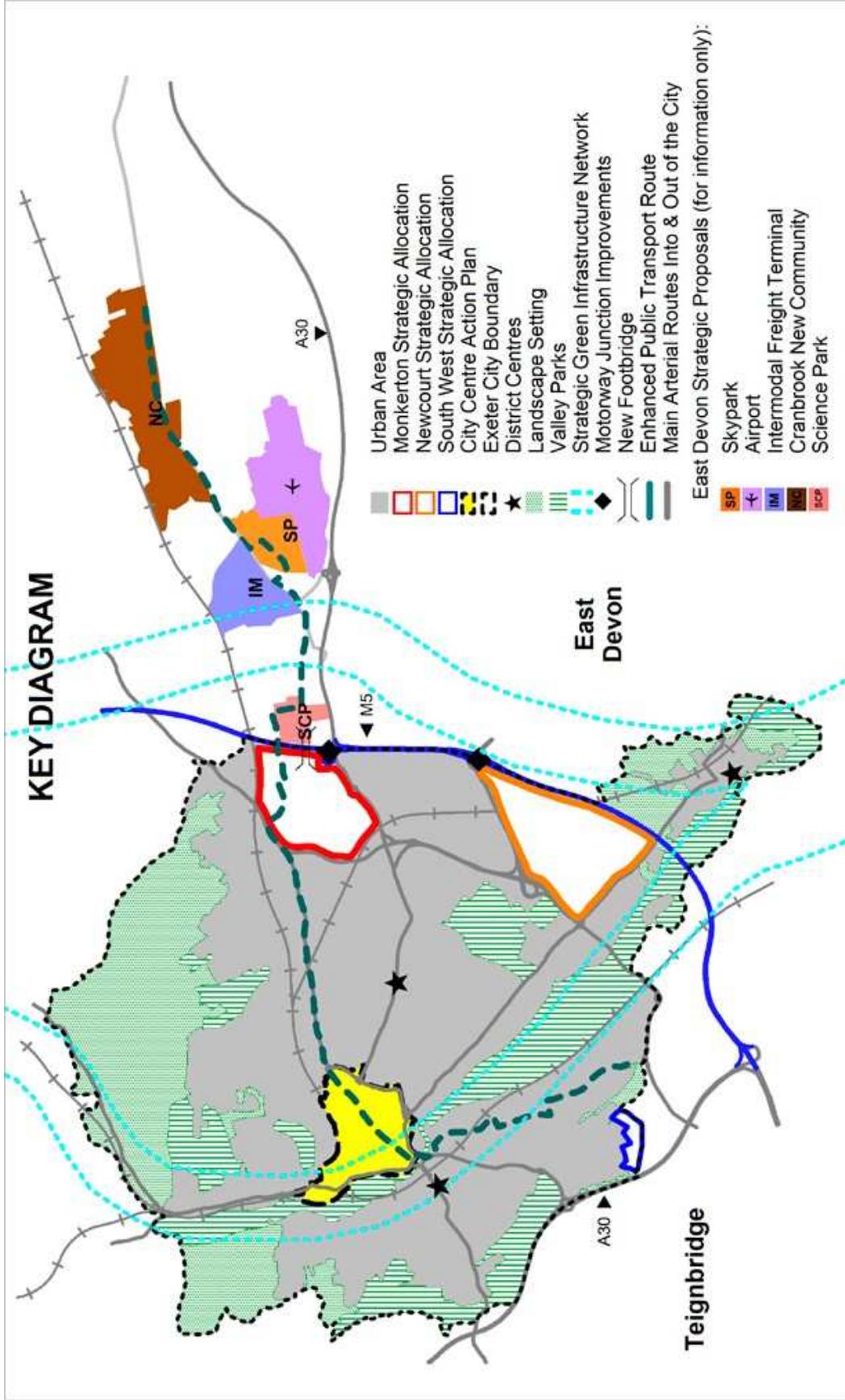
Title number **DN603206**  
Ordnance Survey map reference **SX9291SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Devon : Exeter**



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# KEY DIAGRAM



Scale 1:65 000 ↑

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Exeter City Council

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WATER LANE REGENERATION - SITE IS AT BOTTOM RIGHT.

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SECAMIN SITE