



East Devon Employment Land Review 2014-2015

(Year Ending 31 March 2015)

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It should be noted that in earlier employment monitoring work there was a Site Number 038. This site, however, now has a non-employment use and has been dropped from records but the number 038 has not been reused, this accounts for its absence in Appendix 1 site numbering and in this report.

Summary

The East Devon Local Plan was adopted in January 2016 and it sets out policy to support and encourage additional high quality employment provision and job growth. This review recognises the adoption of the Local Plan but refers to land and building information and data that was applicable at 31 March 2015.

Through the Local Plan there is provision made for around 190 hectares of land to come forward for B use class job generating uses over the period from 2013 to 2031. Most of this land, around 130 hectares, is provided for at the West End of East Devon, including at Skypark, the Science Park, the Intermodal Interchange and Cranbrook. There is, however, a provision of sites across the rest of East Devon with a specific focus on the main towns and with significant land allocations at Honiton and Axminster.

Over the 8 years of 2007/08 to 2014/15 around 26.3 hectares of land is recorded as having been developed for employment purposes. This averages out at a rate of 3.3 hectares per year. Actual net new floorspace developed for employment uses is recorded as totalling around 51,700M², averaging at 6,500 M² per year.

This assessment work has looked in detail at 56 existing and newly allocated larger employment sites across East Devon plus a small number of additional small sites. There were 1,166 premises recorded for Non-Domestic Rate payment at these sites. Of this total 127 were vacant, a vacancy rate of 10.9%. The levels and percentages of vacant premises varied significantly across differing employment sites. Of the 91% of premises that were occupied approximately 50% were classified as warehousing or workshop use.

Records are kept on a year by year basis by the Council of enquiries for business premises or land. Over the last eight years there have been 358 logged records, an average of 45 per year, with slightly less than this for 2014-15, but higher than average enquiries for the preceding four years. Over the last eight years roughly half of enquiries were for workshop, business or industrial premises with Seaton being the most requested location.

Data has been drawn from an Exeter and Heart of Devon register of marketed properties. In East Devon the marketed availability of industrial, warehousing and distribution floor space averages 53,000 M² per year and office floor space 16,700 M². The most recent data, for 2014, showed corresponding figures slightly above overall past average levels.

1 Introduction

- 1.1 This report provides an update on employment land availability and employment completions for the year running 1 April 2014 to 31 March 2015.
- 1.2 This review includes sites identified as existing employment areas and those proposed as new employment areas/sites in the Local Plan. It also shows vacant plots and available land and provides information on current site occupancy.
- 1.3 The report establishes data sources used and sets the context by commenting on the adopted East Devon Local Plan, National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 1.4 Employment land completions for the financial year 2014 to 2015 are identified, as are completions for previous years.
- 1.5 The report provides District wide analysis of Non-Domestic Rates (NDR) and Vacant NDR units at employment sites, commenting on identified uses of units.
- 1.6 This report provides data on enquiries for property and land made to East Devon District Council's (EDDC) Estates Team from 2007 to 2015. This information provides an indication of demand for premises, although it should be appreciated these are only enquiries made to EDDC and data does not refer to enquiries made through commercial providers.
- 1.7 Data is also provided from the commercial property register which identifies areas for industrial, office and storage premises that are being promoted in the District.

2 Data Used and Definitions of Employment

2.1 Sources of data used to inform this report include:

- East Devon Local Plan records and land allocations
- Business rates NDR data
- Valuation Office Agency
- Uniform planning database
- Exeter and Heart of Devon Commercial Property Register
- East Devon District Council property enquiries database
- Planning application records
- ArcMap Geographic Information System (GIS) and
- Site visits

2.2 This report is specifically concerned with land and buildings that fall within the B classification in the Use Classes Order. The Planning Portal provides guidance on the different uses, see https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use and advises that:

“The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended, the most recent amendment comprising The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.”

2.3 The Planning Portal provides a guide (noting that this is not a binding or definitive record) that B Use classes are:

B1 Business - *Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.*

B2 General industrial - *Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).*

B8 Storage or distribution - *This class includes open air storage.”*

2.4 There is, however, also a category called **Sui Generis**¹; the Portal advises:

Sui Generis - *Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor*

¹ Sui Generis is a Latin term that is used in planning law and which translated into English means ‘in a class of its own’.

vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.”

- 2.5 Although this report is primarily concerned with B Use Class uses, in a limited number of cases Sui Generis uses are also recorded. This is typically where the use or permission on a given site falling in this category provides for a development that is very similar in nature to a B Use Class use. An example of a Sui Generis use recorded in this schedule is ‘trade counter’ which frequently serve business in such sectors as the building industry. This work has drawn on planning application definitions of employment, and in some cases a judgement has been made of likely classification. It is stressed, however, that this report should not be seen as a definitive record of the classification of uses and should not be read in that manner.
- 2.6 It should be noted that many sites/buildings that provide jobs do not fall into a B Use Class classification. This report does not report on those jobs and sectors – including, for example schools, hospitals and shops and the people that work in them.
- 2.7 In monitoring work it is not possible to assess every site or building that has or could accommodate B Use class developments. In terms of recording planning permissions granted, a cut-off threshold has typically been applied that only includes:
- Sites that are 0.01 hectares (100 M²) or greater in size; and/or
 - Buildings that have 50 M² of floorspace.

3 Planning Context for this Review

Local Plan

- 3.1 The East Devon Local Plan was adopted on 28 January 2016.
- 3.2 The Local Plan sets out policy for future development in East Devon, including for employment uses. It sets out four key objectives to address issues around jobs and economic growth. These are to:
- Improve average income levels
 - Diversify the sectors where jobs can be found
 - Improve local job opportunities and
 - Reduce the need to travel by car to secure work and jobs.
- 3.3 The Local Plan seeks to increase the supply of new employment opportunities in East Devon. A key means for achieving this end will be to identify suitable land for employment use. The West End of the district will be a focal point for job provision with a particular onus on encouraging strategic inward investment. There will, however, be scope for employment development across East Devon.
- 3.4 Proposals for growth will provide flexibility in terms of potential sites that can come forward, including large strategic investment opportunities, smaller business provision, airport related business expansion and new jobs at major mixed use residential development sites.

National Planning Policy Framework (NPPF)

- 3.5 Government Planning Policy in the form of the NPPF, see:
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>, published in March 2012, identifies that the purpose of the planning system is to contribute to the achievement of sustainable development. The Framework identifies the three dimensions of sustainable development as being economic, social and environmental.
- 3.6 The Framework identifies (paragraph 7) that the planning system needs to perform an economic role:
- “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”.*

- 3.7 Through the NPPF's Chapter on 'Building a Strong, Competitive Economy' (Section 1 paragraph 18) it advises that planning should operate to encourage and not act as an impediment to sustainable growth. It sets out that local planning authorities should plan proactively to meet the development needs of businesses and support an economy fit for the 21st Century.
- 3.8 Paragraph 21 notes that planning policies should seek to address potential barriers to investment, including a poor environment or lack of infrastructure. It suggests that Local Planning Authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. It further advises that planning authorities should set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated need over the plan period. Paragraph 21 also identifies that policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstance.

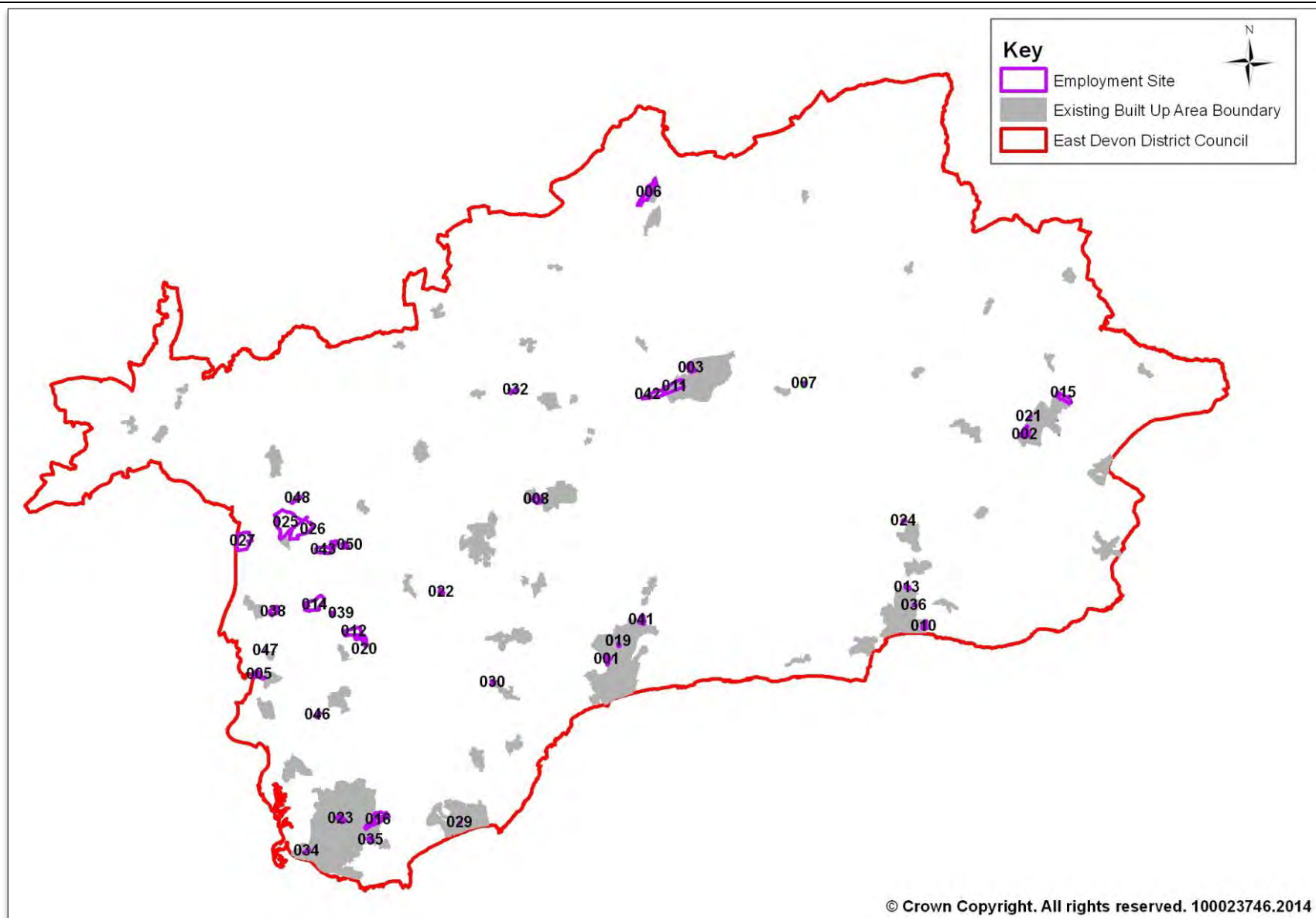
National Planning Practice Guidance (NPPG)

- 3.9 On the 6th March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) web-based resource. See: <http://planningguidance.communities.gov.uk>
- 3.10 The NPPG replaced previous planning practice guidance documents and supports the NPPF.
- 3.11 The NPPG notes under 'what should be monitored' (Paragraph: 037 Reference ID: 2a-037-20140306) that the following (employment, as opposed to housing considerations are highlighted in bold text) could be monitored:
- housing and **employment land and premises (current stock) database;**
 - housing and **employment permissions granted, by type;**
 - housing and **employment permissions developed by type, matched to allocated sites;**
 - housing and **employment permissions for development of sites where change of use is involved;**
 - housing and **employment land and premises available and recent transactions;**
 - housing and **employment premises enquiries (if the authority has an estates team);**
 - housing developer or **employer requirements and aspirations for houses and economic floorspace;**
 - housing waiting lists applications;
 - the market signals.

- 3.12 This report is specifically concerned with the employment aspects and separate work assesses housing matters.

4 Employment Sites in East Devon

- 4.1 This review is centred on assessment of the major B Use Class employment sites in East Devon. These major sites, either existing or allocated in the Local Plan, are shown on the Map on the following page and addressed in more detail, on a site by site basis, in Appendix 1.
- 4.2 It should be noted that this report does not seek to identify every B Use Class employment site in East Devon, i.e. every site or location in the District where B use jobs are located. Sites are typically only shown where they comply with one or more of the following:
- a) They typically cover an area of at least 0.1 hectares (1,000 M² or around 0.25 acres).
 - b) Where there are vacant or underused plots with possible scope for infill development; and
 - c) Where there are a range of occupiers/users and as such there could be some turn-over of stock/occupants.
- 4.3 Sites occupied by a single business or organisation are typically not specifically reported on in this assessment (an example of this would be the District Council offices in Sidmouth – a single occupier with a predominantly B1 use and no obvious scope for extra infill development).
- 4.4 The plans in Appendix 1 show vacant or underused plots. It is stressed that this report does not establish that planning permission would be granted for an employment use at any given site or plot. Some sites and plots are allocated for employment development in the Local Plan, which gives an in principle acceptance for development, whilst others may offer scope for infill development but this would be subject to compatibility with Local Plan policy. In all cases proposal for development will be assessed against policy through planning applications.



1	Alexandria Road Industrial Estate	20	Mill Park Industrial Estate	39	Waldrons Farm
2	Axminster Carpets, Woodmead Road	21	Coal Yard, Castle Gate	40	South of Redgate
3	Ottery Moor Lane/ Bramble Hill Industrial Estate	22	Aylesbeare Common	41	Sidford Employment Site
4	Odhams Wharf	23	Pound Lane Industrial Estate	42	West of Hayne Lane Employment Site
5	Darts Business Park	24	Colyton Business Park (Wheelers Yard)	43	Exeter Airport Business Park (i)
6	Dunkeswell Industrial Site	25	Intermodal Interchange	44	Exeter Airport Business Park (ii)
7	East Devon Business Park	26	Skypark	45	Liverton Business Park (Phase III)
8	Finnimore industrial Estate	27	Science Park	46	Woodbury Business Park
9	Former Mill Cutler Hammer	28	Dinan Way Trading Estate	47	Addlepool Business Centre
10	Harbour Road, Industrial Estate	29	Salterton Workshops	48	Lodge Trading Estate
11	Heathpark Industrial Estate	30	The Old Sawmills	49	Hungry Fox Estate
12	Greendale Business Park, Woodbury	31	Colletts Mill	50	McBains
13	Harepath Industrial Estate	32	Talewater Works, Talewater	51	Winslade Park, Clyst St Mary
14	Hill Barton Business Park	33	Former Sawmills, Woodmead Road	52	Cranbrook
15	Millwey Rise Industrial Estate	34	Victoria Way	53	Goodmores Farm, Exmouth
16	Liverton Business Park	35	Pankhurst Industrial Estate	54	Old Park Farm and Pinn Court Farm Pinhoe
17	Liverton Business Park (Phase II)	36	Colyford Road	55	Tithebarn Green/ Mosshayne
18	Dinan Way	37	Oilmill Industrial Estate	56	North of Town - Harepath Road, Seaton
19	Manstone Lane			57	Land north and east of town, Axminster

It should be noted that in earlier employment monitoring work there was a Site Number 38. This site, however, now has a non-employment use and has been dropped from records but the number 038 has not been reused, this accounts for its absence in the table above and in this report.

5 Employment Land Availability in East Devon

- 5.1 The table below sets out the availability of land at 1 April 2015 for employment development purposes. It should be noted that in the table, sites are recorded in one row only so, for example, some sites might be an allocation as well as having planning permission but in the table they are recorded in the first classification only (top to bottom) that they fall under. This avoids potential for double-counting.

Source of Supply	Hectares
Net Site Area Developed 2013-2014	3.73
Net Site Area Developed 2014-2015	2.20
Under Construction at 31 March 2015	3.35
With Resolution to Grant Permission at 31 March 2015	0.00
With Planning Permission at 31 March 2015	92.69
Land Allocation at 31 March 2015 that do not fall in any of the above categories	87.73
Totals	189.70

- 5.2 Employment sites and plots are shown on the maps in Appendix 1 and these maps also show a small number of additional vacant or underused plots, which although not recorded in the above table might offer potential scope for development. Appendix 2 to this report, which cross references to site numbers in Appendix 1, provides a detailed site by site breakdown of sites.
- 5.3 The majority of the 92.69 hectares of land with planning permission has permission in outline only and detailed proposal will need to be submitted as part of the development process. A small amount of the land with planning permission, assessed at 7.6 hectares, has a permission granted for the expansion of an existing business or an end user will have secured permission for their own specific use. Such sites are typically not regarded as available for a range of users and would not be expected to be marketed as such.
- 5.4 It is relevant to make a specific note in respect of the inter-modal site. The Inter-modal interchange near to Clyst Honiton has been treated as a special case in Local Plan preparation work. The site has been specifically identified for B8 uses but has been excluded from some Local Plan employment land calculations. The total site area of the Intermodal site is recorded as 43.40 hectares and it is included in this assessment.

- 5.5 Most of the available land is located in the West End of the District and this is a focal point for future development and job creation. Key sites include:
- a) The Intermodal interchange – with 43.4 hectares of land
 - b) Skypark Business Park at 35.6 hectares
 - c) Science Park provision of 30.8 hectares of land
 - d) Exeter Airport Business Park extension with 5 hectares and
 - e) Policy provision at Cranbrook for 18.4 hectares of employment land.

These sites provide a total in excess of 133 hectares of land.

- 5.6 Outside of the West End, across the rest of East Devon, levels of provision are lower with two substantial available land areas:
- a) Land west of Hayne Lane at Honiton with 15.0 hectares of land, and
 - b) Policy provision north and east of Axminster for 6.5 hectares of employment land.

Provision in other towns is more modest in scale.

- 5.7 It should be noted that site areas detailed in the above and in Appendix 1 and 2 should only be regarded as a guide. Where sites have been sub-divided into separate distinct plots with new roads and infrastructure serving them (or distinct plots exist in their own right) then most of the plot/site areas could be expected to be largely or fully developable (for example developed with buildings, car parks, vehicle manoeuvring spaces, footpaths or development specific landscaping). In these cases the net developable area would be expected to be close to, or the same as, the gross area. Vacant plots at Heathpark in Honiton would be a good example of where this might apply. In contrast, however, some available sites have little or no infrastructure in place and site figures quoted may need to accommodate not only end development plots but also distributor roads, significant landscaping and other uses. In these cases final net development areas for employment uses would typically be lower than current gross site areas. An example is Skypark which for the most part does not have site infrastructure in place and this will occupy a sizeable amount of the available residual land.

6 Employment Development in Past Years in East Devon

- 6.1 Employment completion records on a year by year basis are recorded in Appendix 3 for the years 2007/08 to 2014/15. Information is included for both site areas and floor space built/provided for B1, B2, B8 and other similar Sui Generis uses. It should be noted that the site area figures are for net areas developed rather than the gross area measured by the extent of any planning application. In some cases planning application site areas will be greater, sometimes much greater, than actual land developed or used for employment generating uses.
- 6.2 The table below shows net land and floorspace areas developed over the period from 2007/08 through to 2014/15.

Completion Year	Total Site Area Developed in Hectares	Net Additional Floorspace Built in M ²				
		B1 Uses	B2 Uses	B8 Uses	Sui Generis Uses/ others Uses	Total
2007-08	1.17	1,947	1,200	42	353	1,595
2008-09	6.87	3,630	50	3,300	1,295	4,645
2009-10	1.85	485	6,502	778	0	7,280
2010-11	2.45	1,038	2,348	7,442	-229	9,561
2011-12	4.37	2,326	1,574	4,648	6,163	12,385
2012-13	3.54	1,088	4,602	-1,733	170	3,039
2013-14	4.19	2,179	2,443	1,810	1,858	8,290
2014-15	1.85	1,531	685	1,496	1,219	4,931
Totals	26.29	14,224	19,404	17,783	10,829	51,726
Annual Average	3.29	1,778	2,426	2,223	1,354	6,466

- 6.3 Over the past eight years a total of 26.29 hectares of land was developed for employment generating uses, which averages 3.29 hectares per year. Appendix 3 provides more detail on sites that were developed.
- 6.4 The net additional floorspace figures give a picture of year on year development levels and variations, albeit that they are for building floorspace and will not, therefore, capture information on outdoor spaces that generate employment jobs. A small number of schemes can have limited or nil building floorspace but large site areas with the site itself being integral to the operation, an example being a concrete

batching plant at Hill Barton (application 06/3527/MFUL). It should be noted that where a new use in one Use Class replaces a use in an alternative Use Class (for example as a change of use of a building or site clearance and redevelopment) a loss of floorspace for the lost use is recorded and this informs calculations.

- 6.5 Across the eight years 2007/08 to 2014/15 there was a net increase of 51,726 M² of employment floorspace, this averages at 6,466 M² per year across all B Use Class uses and recorded Sui Generis/other uses. In 2011/12 there was the greatest level of floorspace built with significant schemes at Greendale Business Park and also through construction of the Energy centre at/adjacent to Skypark.
- 6.6 Floorspace completions broken down by Use Class show that, across the last eight years, the average levels of net floorspace development was greatest in the B2 sector closely followed by B8. B1 uses fell some way behind and Sui Generis uses were the lowest. For individual years the patterns of completion are more variable.

Other Floor space 'lost' to Non-Employment Uses

- 6.7 Appendix 4 provides information on land and buildings 'lost' to non employment uses. The loss of employment land is when a site or building that was formerly in employment use is developed or redeveloped for a non B Use Class Use. Frequently it will be former employment sites that are redeveloped for new housing developments.
- 6.8 Records in this monitoring report suggest that comparatively limited land has been lost to non-employment uses in recent years. In future surveys there will be a need, however, to review past records as recorded data may provide an under-estimate of actual losses.

7 Business Premises and Non-Domestic Rate Properties at Employment Sites

- 7.1 The degree to which properties are in occupation and the types of activities undertaken give an overview of the general nature and success or appeal of differing employment sites across the District. Assessment has been undertaken of the Employment Sites 1 to 50 listed in Appendix 1. Those numbered 51 to 57 are new sites to this survey and collectively will have few businesses in existence. In some cases the sites shown on the maps reflect gross land areas allocating or providing for mixed use development, mostly new housing but to also include some employment use.
- 7.2 Assessment draws on Non-Domestic Rate (NDR) records and shows the properties that are occupied and in use and those that are vacant.
- 7.3 The table below shows occupied premises in the employment sites that were assessed by their classification on business rate recording systems (it should be noted that these classifications are not the same as may be used in planning systems but they do still give a useful guide). Based on the descriptions provided (and from overarching assessment) the bulk of premises on survey are in a B Use Class; assessment suggests around 773 / 84% out of a total of 921 with a defined use. It should be noted that 118 (11%) do not have a defined use.
- 7.4 More detailed assessment shows that most NDR's within the employment sites assessed are for Workshops & Premises (22.6%) and Warehouses & Premises (23%). Other uses that are more prominent include Land Used for Storage & Premises (9.43%), Store & Premises (9.43%) and Office(s) & Premises (6.06%).

Number and Percentage of Non Domestic Rated Premises at East Devon Employment Sites

Use of NDR Occupied Premises	Total	%
Ambulance Station & Premises	3	0.29
Cafe & Premises	2	0.19
Car Park & Premises	3	0.29
Car Showroom & Premises	1	0.10
Caravan Sales Site & Premises	1	0.10
Chapel Of Rest & Premises	1	0.10
Chillers, Warehouse, Storage Land & Premises	1	0.10
Coating Plant & Premises	1	0.10
Communication Station & Premises	7	0.67
Concrete Batching Plant & Premises	1	0.10
Depot & Premises	1	0.10

Use of NDR Occupied Premises	Total	%
Display Ground & Premises	2	0.19
Factory & Premises	41	3.95
Fire Station & Premises	2	0.19
Foodstore & Premises	1	0.10
Fuel Oil Depot & Premises	1	0.10
Garage & Premises	4	0.38
Hall & Premises	1	0.10
Hangar & Premises	2	0.19
Hangar, Stores & Premises	1	0.10
Harbour & Premises	1	0.10
Hut	1	0.10
Indoor Karting Track	1	0.10
Kennels & Premises	1	0.10
Land Used For Storage & Premises	98	9.43
Land Used For Storage, Store And Premises	1	0.10
Large Foodstore And Premises	1	0.10
Office & Premises	5	0.48
Office, Storage Depot And Premises	1	0.10
Office, Store & Premises	1	0.10
Offices & Premises	63	6.06
Restaurant & Premises	1	0.10
Retail Warehouse & Premises	12	1.15
Sales Office & Premises	1	0.10
Shop & Premises	3	0.29
Showroom & Premises	16	1.54
Showroom, Store And Premises	1	0.10
Storage Depot And Premises	8	0.77
Store & Premises	98	9.43
Surgery & Premises	3	0.29
Training Centre & Premises	1	0.10
Vehicle Repair Workshop And Premises	42	4.04
Warehouse & Premises	239	23.00
Warehouse, Compound And Premises	1	0.10
Warehouse, Office And Premises	2	0.19
Warehouse, Offices And Premises	1	0.10
Waste Recycling Plant And Premises	1	0.10
Workshop & Premises	235	22.62
Workshop, Showroom And Premises	2	0.19
Workshops & Premises	1	0.10
Workshops, Showroom & Premises	1	0.10
Youth Centre & Premises	1	0.10
Other - No Description Recorded on the GIS	118	11.36
Totals	1,039	100.00%

7.5 In addition to occupied premises, data has also been recorded on vacant premises in respect of their last use. There were 127 vacant premises recorded which when added to the 1,039 that are occupied give a total premises number of 1,166, a 10.9% vacancy rate.

7.6 In respect of vacant properties the highest vacancy numbers were in Warehouse & Premises (22.83%), Workshop & Premises (18.11%), Land Used for Storage & Premises (15.75%) and Offices & Premises (13.39%).

Recorded past use of NDR Vacant Premises	Total	%
Caravan Sales Site & Premises	1	0.79%
Communication Station & Premises	2	1.57%
Display Ground & Premises	1	0.79%
Factory & Premises	3	2.36%
Land Used For Storage & Premises	20	15.75%
Office & Premises	1	0.79%
Offices & Premises	17	13.39%
Shop & Premises	1	0.79%
Store & Premises	13	10.24%
Vehicle Repair Workshop & Premises	4	3.15%
Warehouse & Premises	29	22.83%
Workshop & Premises	23	18.11%
Other - No description recorded on the GIS	12	9.45%
Totals	127	100.00%

8 Employment Land Enquiries in East Devon

- 8.1 The Estates Team at East Devon District Council maintains an enquiries record system for business premises. Appendix 5 shows detail of the enquiries received. The information is in date order for the financial years 2007 to 2015.
- 8.2 This system held by the Council cannot be seen as a definitive record of persons of organisations looking for business premises; it can be expected that many will use only commercial agents or other means to search for premises. The data does, however, give an overview of interest in properties. Over the past eight years there have been a total of 358 enquiries as tabled below.

Year	No of Enquiries
2007/2008	33
2008/2009	43
2009/2010	37
2010/2011	47
2011/2012	52
2012/2013	57
2013/2014	50
2014/2015	39
Total	358

- 8.3 People registering expressions of interest can set out the location or locations of interest to them (in a 1 to 3 order) and also the nature of the premises of interest/their business requirements. Summary details of requests submitted are included in Appendix 5.
- 8.4 The table below indicates the 1st listed location preference of those making enquiries. Information has been simplified to express a town or nearest town location. The table shows a spread of interest across the towns of East Devon, though there were no first preferences shown for Ottery St Mary.

Location	No	% of Total
Axminster	47	13.13%
Budleigh Salterton	29	8.10%
Exmouth	58	16.20%
Honiton	23	6.42%
Seaton	78	21.79%
Sidmouth	49	13.69%
West End/Exeter	3	0.84%
Anywhere in East Devon	59	16.48%
No Indication Provided of Location	12	3.35%
Total	358	100.00%

- 8.5 As well categorising locations, the data in Appendix 5 has been assessed on the basis of the type of premises sought through the query, as tabled below.

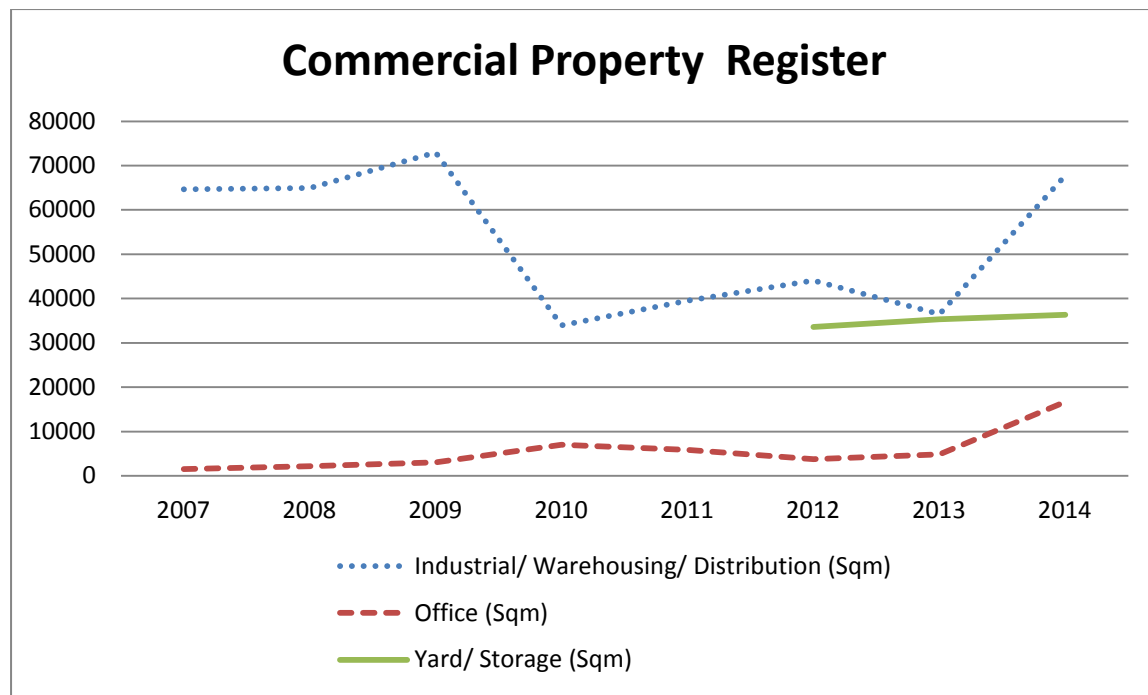
End Use Classification	No	% of Total
Industrial	82	22.91%
Garage – parking	15	4.19%
Retail	12	3.35%
Land for development	9	2.51%
Storage/depot	18	5.03%
Leisure	8	2.23%
Community/Health Care	14	3.91%
Office	15	4.19%
Residential enquiry	2	0.56%
Garage - motor repairs/sales	14	3.91%
Food or Drink Sales	41	11.45%
Use not specified/clear	19	5.31%
Land for Food or Plant Production/sales	11	3.07%
Workshop or Business Unit	90	25.14%
Food Production or Preparation	8	2.23%
Total	358	100.00%

- 8.6 Of the 358 enquiries received, and as grouped, nearly half were for either workshops or business premises (90 / 25%) and industrial premises (82 / 23%).

9 The Exeter and Heart of Devon Commercial Property Register

- 9.1 A Commercial Property Register is available for Exeter and Heart of Devon listing available offices, industrial units, shops, investment property, hotels, pubs, restaurants, leisure property and development sites. The register is maintained by Exeter City Council and the data that informs the following table is drawn from the register for January of each year. The yard/storage column in the table does not have any data before 2012 as this was not an option in the 'Type' field of the original dataset. The fields chosen for the columns in the table below reflect those best aligned with B-Use classes in the Use Class Order. This dataset identifies employment land and premises that are available in East Devon. There is no data available for East Devon in 2015.

	Industrial/ Warehousing/ Distribution (Sq m)	Office (Sq m)	Yard/ Storage (Sq m)
2007	64,668	1,525	
2008	64,950	2,139	
2009	72,958	3,045	
2010	33,986	7,020	
2011	39,496	5,824	
2012	44,042	3,785	33,622
2013	36,494	4,835	35,346
2014	67,736	16,680	36,351
Average	53,041	14,951	13,165



9.2 The table and chart above indicate that industrial space availability decreased during 2010 to 2013 from higher levels in 2009, but that availability increased in 2014 to levels similar to those from 2007 to 2009. Office availability in the District has increased steadily from 2007 with a peak in 2010 and another peak in 2014. Data from the Exeter and Heart of Devon Commercial Property Register shows a steady increase in the availability of yard/storage space being promoted in the District since 2012.

Appendix 1 - Employment Sites in East Devon

Appendix 1 to this report provides maps and details of employment sites in East Devon.

These sites have been identified on the basis of either

- being allocated for employment uses in the emerging East Devon local Plan and/or
- they are in current employment use or
- they have permission for an employment use.

The site reference codes on the maps that follow should be read in conjunction with the schedule in Appendix 2. The maps show plots offering scope for development with the following colour coding:

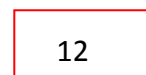
Blue shading - Vacant available sites/plots, by virtue of being a Local Plan allocation or with a planning permission, or exceptionally where development would appear, in principle, to be policy compliant, and where there is no specific defined end user.



Red shading - Vacant plots within employment areas (not identified in blue) that may offer scope for development. These sites are not necessarily policy compliant and therefore the shading is **not** a judgement that planning permission would be granted. These sites are not shown in the Appendix 2 table and site areas they may offer for development do not feature in calculations.



Numbered Sites - Where past planning permissions have been implemented from 1 April 2013 to 31 March 2015, or sites were under construction at 31 March 2015, a site reference code is provided (see appendix 2) but site boundaries are not shown on the maps.



For each site a brief description of the site is provided along with a table showing data on Non Domestic Rate (NDR) properties.

001 - Alexandria Road Industrial Estate, Sidmouth

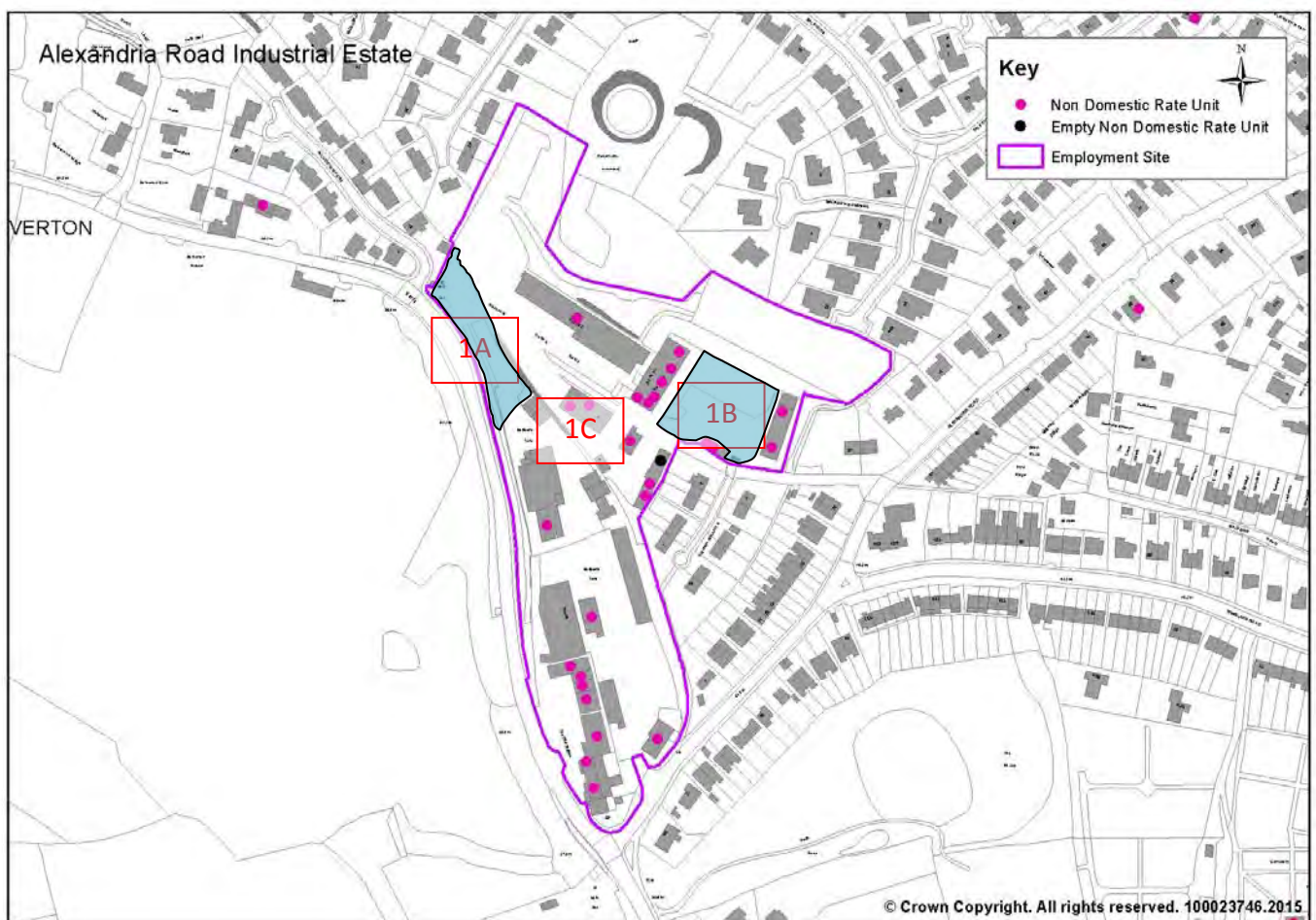
Ownership

The site is in multiple ownership.

Description

Alexandria Road industrial area is an aging site set in two parts. The southern part, with its own access road, is occupied by a builders' merchant in an old railway premises and several small units with road frontage adjacent to the old station building. The northern area is occupied by a range of industrial and business units and a self storage facility. Road access to the site through Pathwhorlands is not ideal, and this has been a constraining factor on past development.

The estate extends to just over 4 hectares in area and is shown on the plan below.



There are two identified vacant plots at Alexandria industrial area that may offer scope for further employment development, though access to 1A is very constrained.

Tabled below are summary details of NDR properties at Alexandria Industrial Estate. There were in total 27 premises with just one of these being vacant. A high number of units fall into a 'Store & Premises category and as the floorspace figures show, unit sizes are comparatively small. A number of constraints to site development exist.

Employment Site Area	4.01 Hectares				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Offices & Premises	2	7.7	36.6	125.3	80.9
Showroom & Premises	2	7.7	199.0	1985.7	1092.4
Storage Depot & Premises	1	3.8	188.4	188.4	188.4
Store	2	7.7	97.1	134.1	115.6
Store & Premises	10	38.5	19.9	199.6	109.1
Vehicle Repair Workshop & Premises	2	7.7	97.7	114.5	106.1
Workshop & Premises	6	23.1	66.3	1068.1	291.6
Workshop, Showroom & Premises	1	3.8	1719.0	1719.0	1719.0
Total NDR	26				
	Number	%			
Offices & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	3.8				
Site Constraints	Topography – estate is made up of a number of plateaus				
	Poor quality accommodation in the majority of the site				
	Poor access				
	Viability of improved landscape provision				
	Limited expansion potential				
	Neighbouring residential use				

Source: Business Rates NDR Data (20/02/2015), Valuation Office Agency

002 - Axminster Carpets, Axminster

Ownership

The site is understood to be in single ownership.

Description

The site is centred around the Axminster Carpets manufacturing factory and is located close to the town centre of Axminster. It is seen as being a generally good quality site with good internal road servicing. However it does have some poorer quality units and some untidy areas.

The site has access points off Musbury Road, Woodmead Road and Gamberlake. The site is close to the A358 linking to the A35 and is in close proximity to Axminster Station. The plan below shows the extent of the 5.13 hectares site.



Although the site is the manufacturing home to Axminster Carpets there are a small number of additional business at the site. At 30,463 M² Axminster Carpets occupy a significant area of factory floorspace. Other business/premises at the site are very much more modest. There were no recorded vacant premises.

Employment Site Area	5.13				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Factory & Premises	1	16.7	30,462.9	30,462.9	30,462.9
Land Used for Storage & Premises	1	16.7	710.3	741.3	710.3
Vehicle Repair Workshop & Premises	1	16.7	291.6	291.6	291.6
Workshop & Premises	3	50.0	82.8	499.7	269.2
Total NDR	6				
	Number	%			
Vacant NDR	0	0			
% Vacant NDR	0				
Site Constraints	Limited expansion potential				
	Neighbouring residential use				
	Large proportion of the site on a floodplain				
	Constrained access into the site via narrow entrance				

Source: Business Rates NDR Data (20/02/2015), Valuation Office Agency

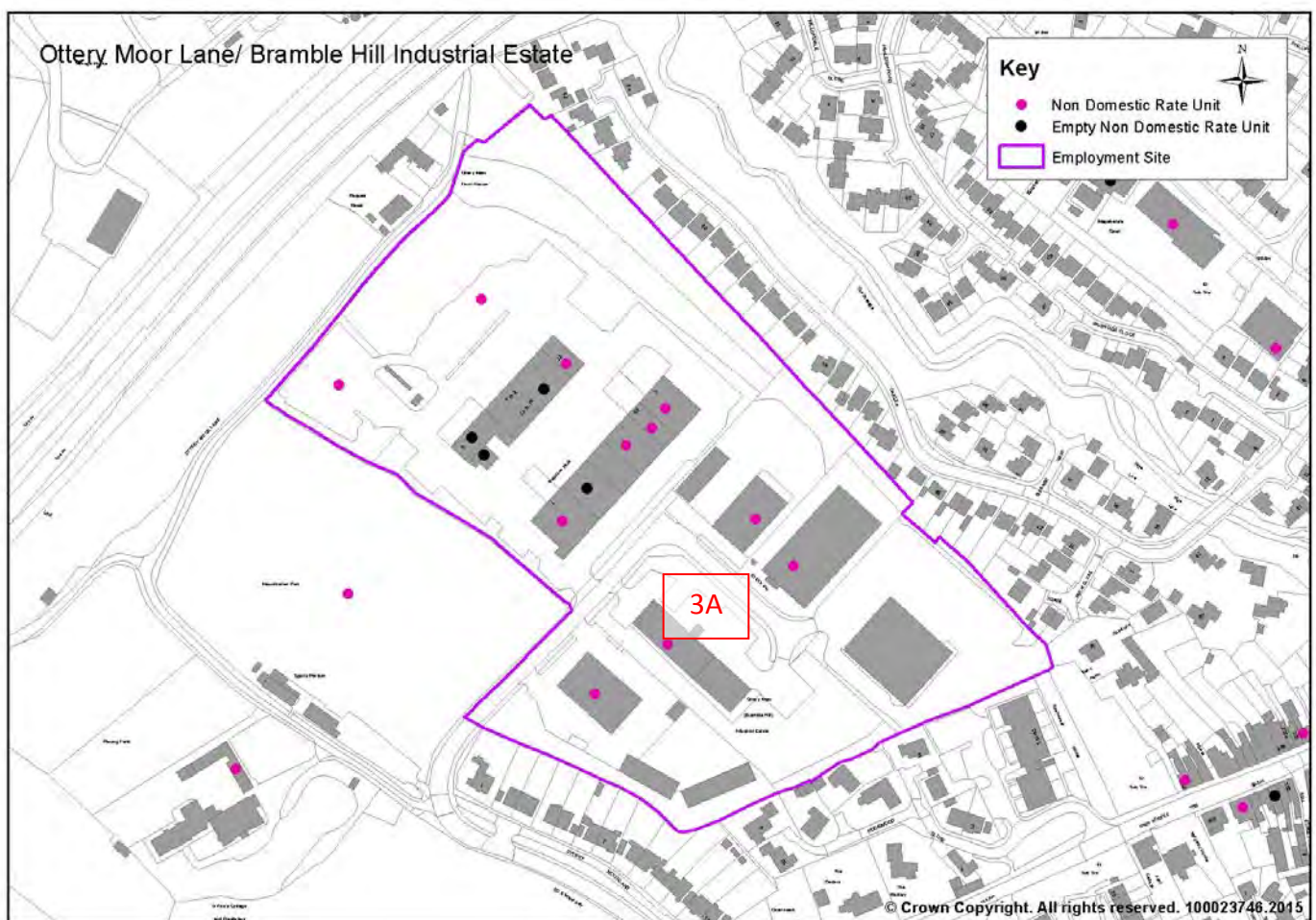
003 – Ottery Moor Lane, Honiton

Ownership

The site is understood to be in multiple ownership.

Description

Ottery Moor Lane is an ageing but quite substantial industrial area, covering just over 7 hectares close to Honiton town centre, as shown on the plan below.



There are various parcels of apparently underused land at the estate but none are explicitly recorded as offering scope for employment development. Of critical importance is the fact that much of the site is allocated for residential development in the Local Plan and there is a planning permission/resolution to grant permission. The residential element covers the northerly and easterly parts of the site.

On site there are a number of trade counters and retail outlets with some general industry though the quality of buildings varies markedly.

The site is within Honiton and close to the A30 and A375 though the access via Ottery Moor Lane leading from High Street is not ideal and the site lacks prominent street frontage.

Tabled below are details of NDR properties with the schedule showing a mixed size range of premises, though with seven vacant units out of a total of 26 the vacancy rates are high.

Employment Site Area	7.02 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Land Used for Storage & Premises	2	10.5	383.2	2943.0	1663.1
Offices & Premises	1	5.3	84.0	84.0	84.0
Retail Warehouse & Premises	2	10.5	1062.8	3427.0	2244.9
Showroom & Premises	1	5.3	1184.9	1184.9	1184.9
Vehicle Repair Workshop & Premises	1	5.3	360.6	360.6	360.6
Warehouse & Premises	9	47.4	137.2	455.9	328.3
Workshop & Premises	3	15.8	127.5	2259.5	998.6
Total NDR	19				
	Number	%			
Offices & Premises	1	14.3			
Vehicle Repair Workshop & Premises	1	14.3			
Warehouse & Premises	4	57.1			
Workshop & Premises	1	14.3			
Vacant NDR	7				
% Vacant NDR	36.8				
Site Constraints	Access via residential street				
	South east corner adjoins conservation area				
	Capacity of Turks Head junction that may affect future capacity of the estate				
	Adjoins school playing field and residential uses				
	Buildings in generally fair to poor condition				
	Part of the site is allocated within East Devon’s Draft Local Plan for housing				

Source: Business Rates NDR Data (20/02/2015), Valuation Office Agency

A376. The site is approximately 600m from the village of Ebford and is in close proximity to Topsham. The River Clyst is to the West of the site.

The table below shows 11 occupied and 2 unoccupied premises at the site. Workshops and premises dominate and unit sizes are on the smaller side.

Employment Site Area	2.28 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Offices & Premises	4	36.4	94.4	614.2	274.7
Store & Premises	1	9.1	1306.4	1306.4	1306.4
Warehouse & Premises	1	9.1	414.8	414.8	414.8
Workshop & Premises	5	45.5	161.7	375.0	246.8
Total NDR	11				
	Number	%			
Workshop & Premises	2	100			
Vacant NDR	2				
% Vacant NDR	18.2				
Site Constraints	The site is entirely within a Floodzone				
	The site adjoins a Special Protection Area, Site of Special Scientific Interest and a RAMSAR Site				

Source: Business Rates NDR Data (20/02/2015), Valuation Office Agency

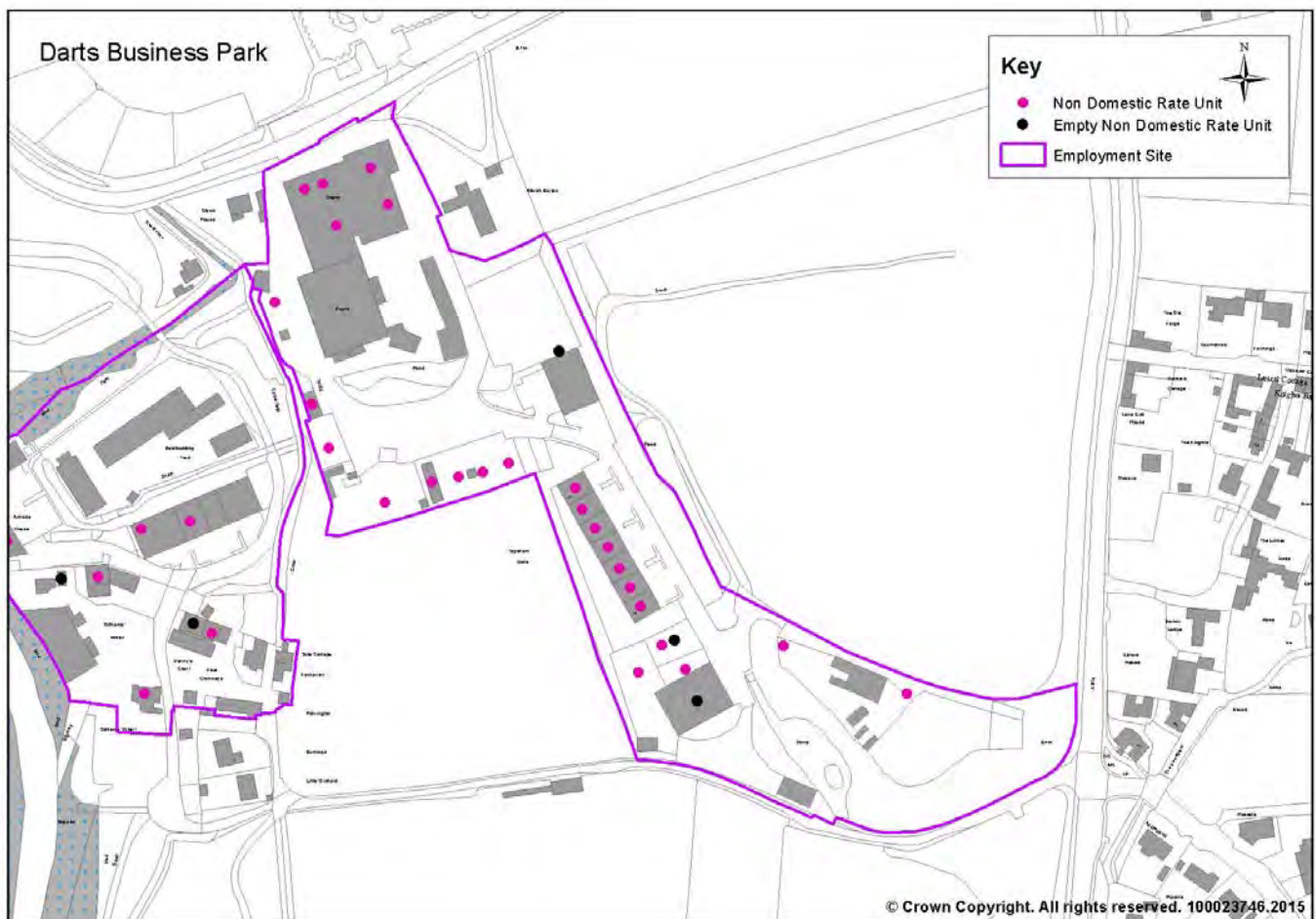
005 - Darts Business Park near Ebford

Ownership

The site is understood to be in multiple ownership.

Description

Darts Business Park occupies a relatively flat parcel of land containing a number of units of varying age and condition. The main part of the estate is located on the road frontage and comprises a single older unit which has been split into a variety of uses. Newer units lie behind this. The estate extends to an area of 4.05 hectares and is shown on the plan below. Darts Business Park is located off the A376 positioned between Ebford and Topsham and access to the A376 is good.



There are 36 NDR premises at Darts Business Park of which only three are vacant. Storage uses form a significant proportion of the business park and unit sizes are typically of a smaller to medium size.

Employment Site Area	4.05 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Fuel, Oil Depot and Premises	1	3.0	107.6	107.6	107.6
Hut & Premises	1	3.0	92.4	92.4	92.4
Land Used For Storage & Premises	10	30.3	90.0	2403.0	612.3
Showroom & Premises	1	3.0	572.4	572.4	572.4
Storage Container	6	18.2	14.8	14.8	14.8
Store & Premises	1	3.0	130.9	130.9	130.9
Vehicle Repair Workshop & Premises	3	9.1	172.0	615.3	364.7
Warehouse & Premises	1	3.0	556.6	556.6	556.6
Workshop & Premises	9	27.3	139.4	663.6	306.6
Total NDR	33				
	Number	%			
Land Used For Storage & Premises	2	66.6			
Warehouse & Premises	1	33.3			
Vacant NDR	3				
% Vacant NDR	9.1				
Site Constraints	The Northern part of the site is within a floodzone				
	The site adjoins Odhams Wharf so has limited expansion to the West				

Source: Business Rates NDR Data (23/02/2015), Valuation Office Agency

006 – Dunkeswell Industrial Site

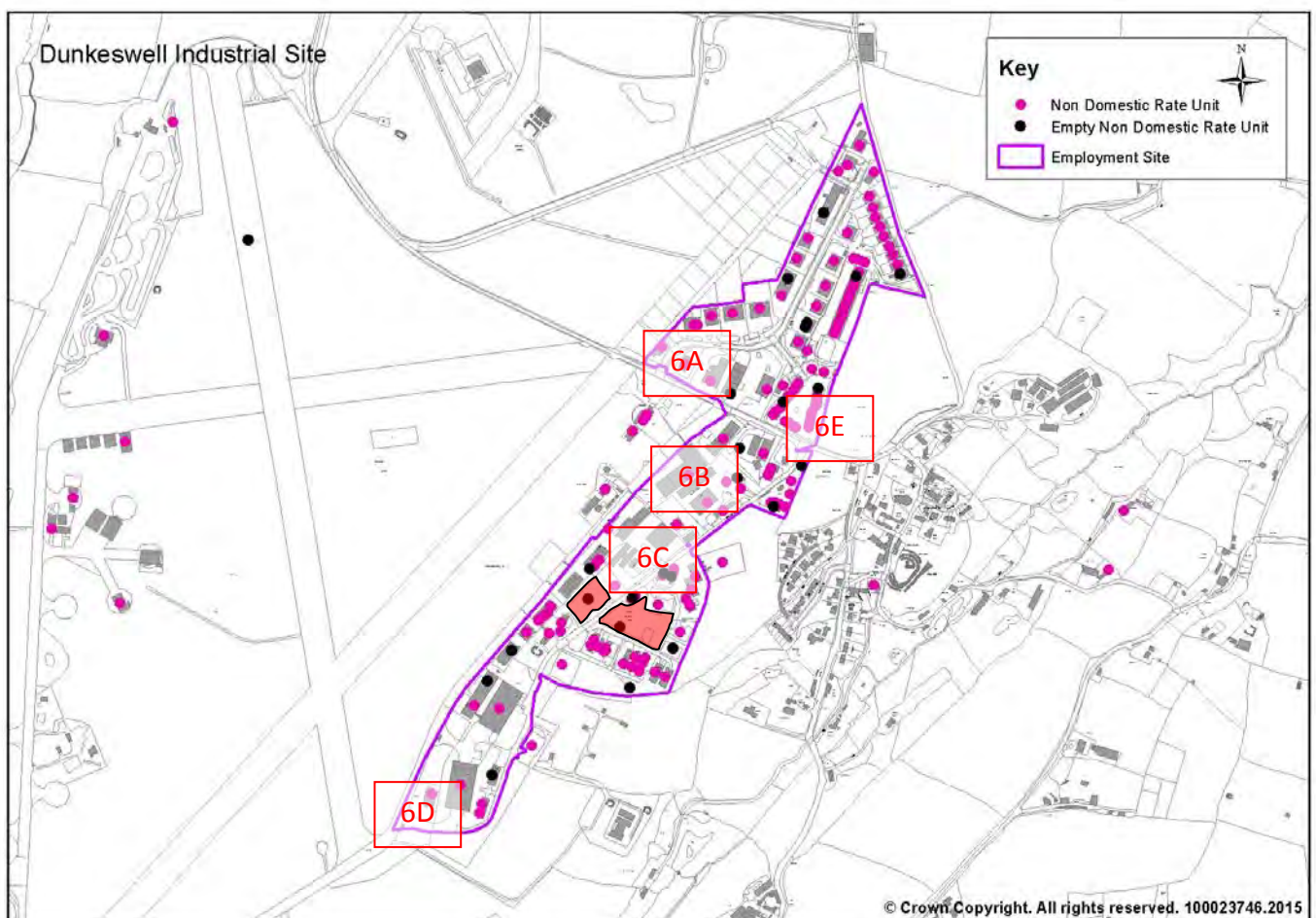
Ownership

The site is in multiple ownership.

Description

Dunkeswell Industrial Site occupies a very substantial area, 20.7 hectares, and lies to the south eastern side of Dunkeswell airfield runway. The airfield was built during the Second World War and remains operational for light aircraft.

The sprawling industrial estate contains a variety of premises ranging from large aircraft hangers and associated buildings, some formerly in military use, through to more modern units. The industrial site is shown on the map below.



The northerly part of the estate is modern and comprises a number of new medium sized units. The slightly larger southern area is far more mixed in nature; it contains the larger

and older buildings with their origins dating back through the 20th century and a few more modern units. Road access to the industrial area is via narrow country lanes and it lies around eight kilometres (five miles) to the north of the A35 and Honiton.

There are 190 NDR premises at Dunkeswell with 24 of these being vacant. Warehousing, storage and workshops are the dominant uses at Dunkeswell.

Employment Site Area	20.7 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Cafe & Premises	1	0.6	171.8	171.8	171.8
Factory & Premises	8	4.8	94.8	3825.2	1014.0
Land Used For Storage & Premises	8	4.8	393.6	2207.0	1318.7
Offices & Premises	8	4.8	17.9	276.8	108.0
Sales Office & Premises	1	0.6	48.0	48.0	48.0
Showroom & Premises	2	1.2	59.6	92.5	76.1
Storage Depot & Premises	1	0.6	225.0	225.0	225.0
Store & Premises	37	22.3	10.1	361.4	134.7
Training Centre & Premises	1	0.6	106.8	106.8	106.8
Vehicle Repair Workshop & Premises	5	3.0	55.6	360.6	145.4
Warehouse & Premises	59	35.5	69.5	2690.7	309.2
Warehouse, Office & Premises	1	0.6	1436.0	1436.0	1436.0
Workshop & Premises	34	20.5	43.1	4328.8	333.4
Total NDR	166				
	Number	%			
Factory & Premises	2	8.3			
Land Used For Storage & Premises	2	8.3			
Offices & Premises	2	8.3			
Store & Premises	6	25.0			
Warehouse & Premises	6	25.0			
Workshop & Premises	6	25.0			
Vacant NDR	24				
% Vacant NDR	14.5				
Site Constraints	Site lies within an Area of Outstanding Natural Beauty				

Source: Business Rates NDR Data, (24/02/2015) Valuation Office Agency

007 – East Devon Business Park near Wilmington

Ownership

The site is thought to be in single ownership

Description

East Devon Business Park is a small estate, extending to 1.09 hectares, in a central part of East Devon near Wilmington (east of Honiton). The site is located in close proximity to the A35. The estate is occupied by a range of business uses occupying mostly older buildings. The estate is shown on the plan below and a south westerly part of the estate appears to be underused and might offer some infill development/redevelopment potential.



Overall the estate has 22 NDR premises with 4 of these being vacant. Many of the unit sizes on the estate are small, as shown in the table below.

Employment Site Area	1.09 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Display Ground & Premises	1	5.6	38.6	38.6	38.6
Land Used for Storage & Premises	3	16.7	468.0	1414.0	1000.7
Offices & Premises	4	22.2	32.2	110.2	64.3
Store & Premises	1	5.6	83.4	83.4	83.4
Vehicle Repair Workshop & Premises	2	11.1	74.4	153.6	114.0
Warehouse & Premises	1	5.6	42.7	42.7	42.7
Workshop & Premises	6	33.3	52.5	323.4	148.1
Total NDR	18				
	Number	%			
Display Ground & Premises	1	25			
Land Used for Storage & Premises	1	25			
Offices & Premises	1	25			
Warehouse & Premises	1	25			
Vacant NDR	4				
% Vacant NDR	22.20%				
Site Constraints	Site lies within an Area of Outstanding Natural Beauty				

Source: Business Rates NDR Data (24/02/2015), Valuation Office Agency

008 – Finnimore Industrial Estate, Ottery St Mary

Ownership

The majority of Finnimore Industrial estate is understood to be owned by a single private investor, Whatcote Ltd. There are, however, a few owner occupiers.

Description

Finnimore Industrial Estate lies on the western side of Ottery St Mary with good access to the B3174 Barrack Road, and around 3 kilometres (2 miles) to the A30. The industrial estate contains a range of businesses; it extends to some 6.3 hectares in size and is shown on the plan below. There are three comparatively large vacant plots of land at Finnimore that are allocated in the Local Plan for employment development.



The Estate comprises of a number of premises of varying ages of construction and quality though with a somewhat unsightly car scrap/mechanics business occupying a frontage position at an entrance to the estate.

There are 40 premises at Finnimore though 8 of these, 20% of the total, are vacant. Unit sizes, as shown on the table below, are typically comparatively small.

Employment Site Area	6.3 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Communication Station & Premises	1	3.1	?	?	?
Factory & Premises	4	12.5	154.4	587.0	318.5
Garage & Premises	1	3.1	249.5	249.5	249.5
Land Used for Storage & Premises	5	15.6	20.7	205.5	108.5
Offices & Premises	1	3.1	368.6	368.6	368.6
Retail Warehouse & Premises	1	3.1	464.6	464.6	464.6
Showroom, Store & Premises	1	3.1	692.3	692.3	692.3
Storage Depot & Premises	1	3.1	127.8	127.8	127.8
Vehicle Repair Workshop & Premises	3	9.4	186.2	617.9	366.5
Warehouse & Premises	10	31.3	117.4	1234.3	407.7
Warehouse, Showroom & Premises	1	3.1	453.8	453.8	453.8
Workshop & Premises	3	9.4	171.0	836.7	434.0
Total NDR	32				
	Number	%			
Land Used for Storage & Premises	4	50			
Offices & Premises	1	12.5			
Showroom, Store & Premises	1	12.5			
Warehouse & Premises	2	25			
Vacant NDR	8				
% Vacant NDR	25				
Site Constraints	The site is within a Floodzone				

Source: Business Rates NDR Data (24/02/2015), Valuation Office Agency

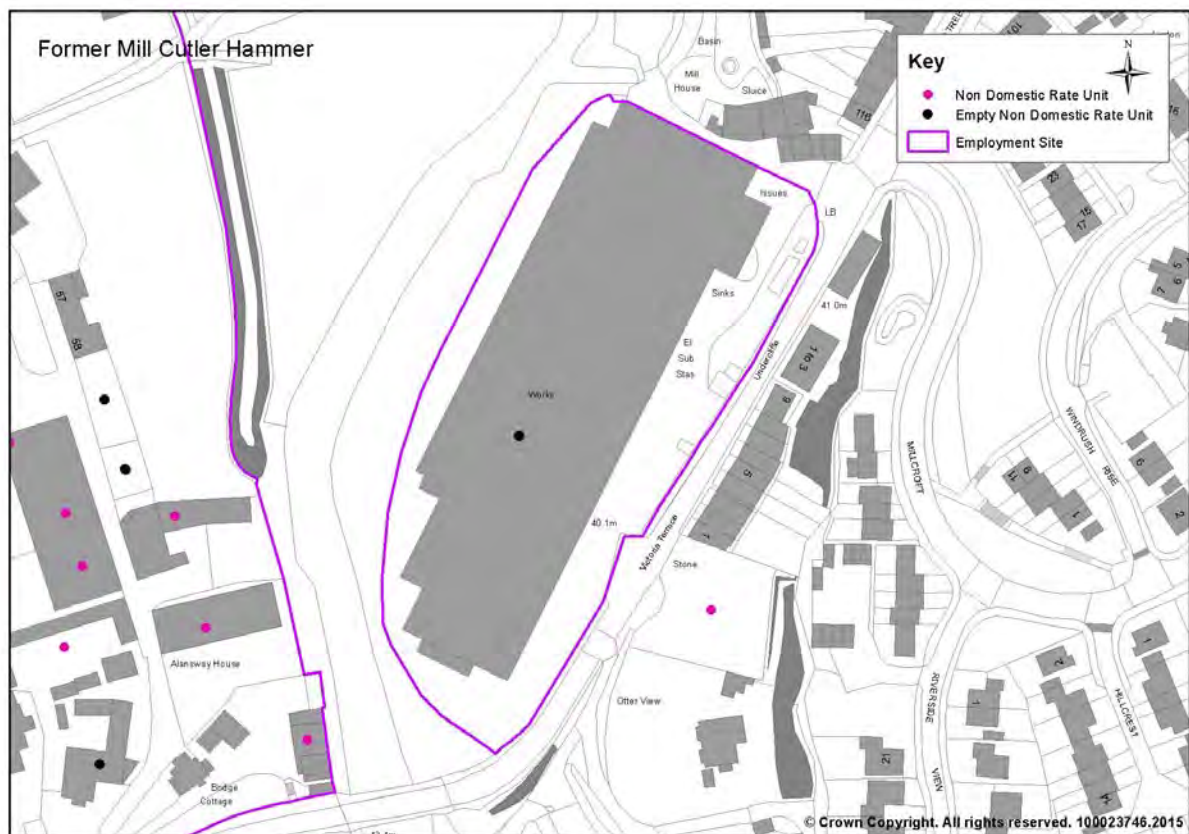
009 – Former Mill Cutler Hammer, Ottery St Mary

Ownership

The site is being sold on to housing developers/agents.

Description

Cutler Hammer previously used this site for manufacturing purposes but it has been vacant for more than a decade. The site is included in this review as its previous use was for employment purposes. It is understood, however, that redevelopment for residential use will start in late 2015/2016 and therefore it is likely to be noted in future work as a 'lost site' and dropped from subsequent employment land reviews. The site is on the B3174 Barrack Road around 3 kilometres (2 miles) from the A30. The 1.06 hectare site is shown on the plan below and the NDR schedule indicates the extensive amount of floorspace at the site.



Employment Site Area	1.06 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Factory & Premises	1	100	9541.8	9541.8	9541.8
Total NDR	1				
	Number	%			
Factory & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	100				
Site Constraints	The site is entirely within the floodplain				
	There is a Grade II Listed Building on site				
	Part of the site lies within a Conservation Area				
	Any new build scheme is likely to prove unviable due to the likely cost of remediation				

Source: Business Rates NDR Data (24/02/2015), Valuation Office Agency

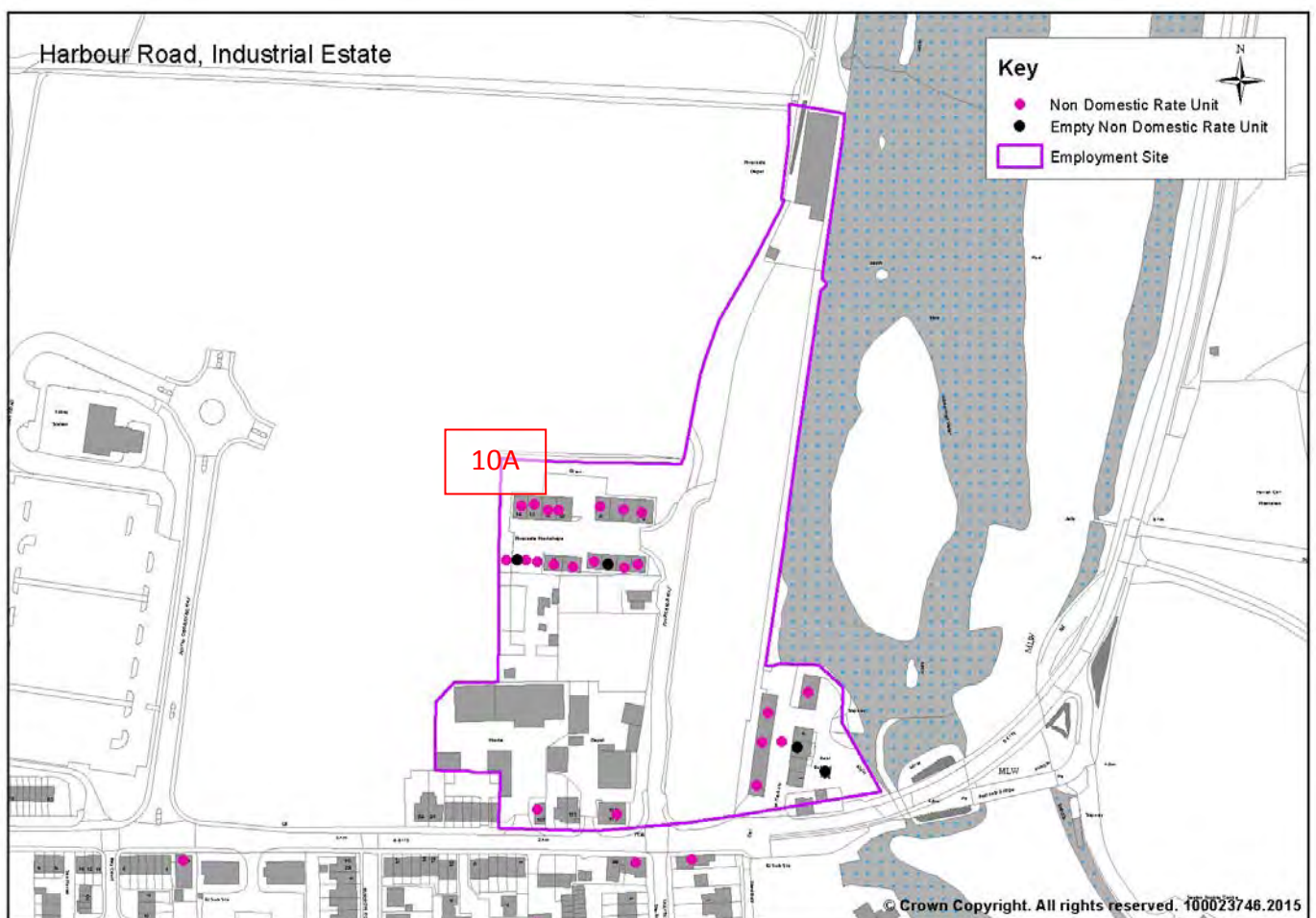
010 – Harbour Road Industrial Estate, Seaton

Ownership

The site is in multiple ownership.

Description

This is an industrial site on the eastern edge of Seaton. The full extent of the 3.38 hectare site is shown on the plan below.



The bulk of the site, the area extending northwards and abutting the Exe estuary, used to be occupied by a Racal Factory but the site has been cleared and has had planning permission for residential development. Despite its vacant status it is not shown in this work as available vacant employment. The small cluster of NDR premises in the south east of the site, also abutting the estuary, have also previously had planning permission for predominantly residential development.

The south-western part of the site is still retained in employment uses in a variety of mixed age units, some with direct road access on to the B3176 and others, specifically Riverside Workshops, served by an access road from the main road.

No vacant plots are identified at this estate and records show there are 30 NDR premises with four of these being vacant. The NDR records show that unit sizes are predominantly quite small.

Employment Site Area	3.38 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Harbour & Premises	1	3.8	?	?	?
Land Used for Storage & Premises	5	19.2	71.3	337.2	220.8
Offices & Premises	1	3.8	51.8	51.8	51.8
Shop & Premises	1	3.8	52.8	52.8	52.8
Showroom & Premises	1	3.8	926.7	926.7	926.7
Store & Premises	3	11.5	61.9	177.1	105.9
Vehicle Repair Workshop & Premises	1	3.8	169.0	169.0	169.0
Workshop & Premises	13	50.0	42.8	686.3	125.6
Total NDR	26				
	Number	%			
Land Used for Storage & Premises	2	50			
Shop & Premises	1	25			
Workshop & Premises	1	25			
Vacant NDR	4				
% Vacant NDR	15.4				
Site Constraints	The site is entirely within the Floodzone				
	There is a residential area to the South of the site				
	There is residential permission to the West of the site as part of Seaton Regeneration area				

Source: Business Rates NDR Data (24/02/2015), Valuation Office Agency

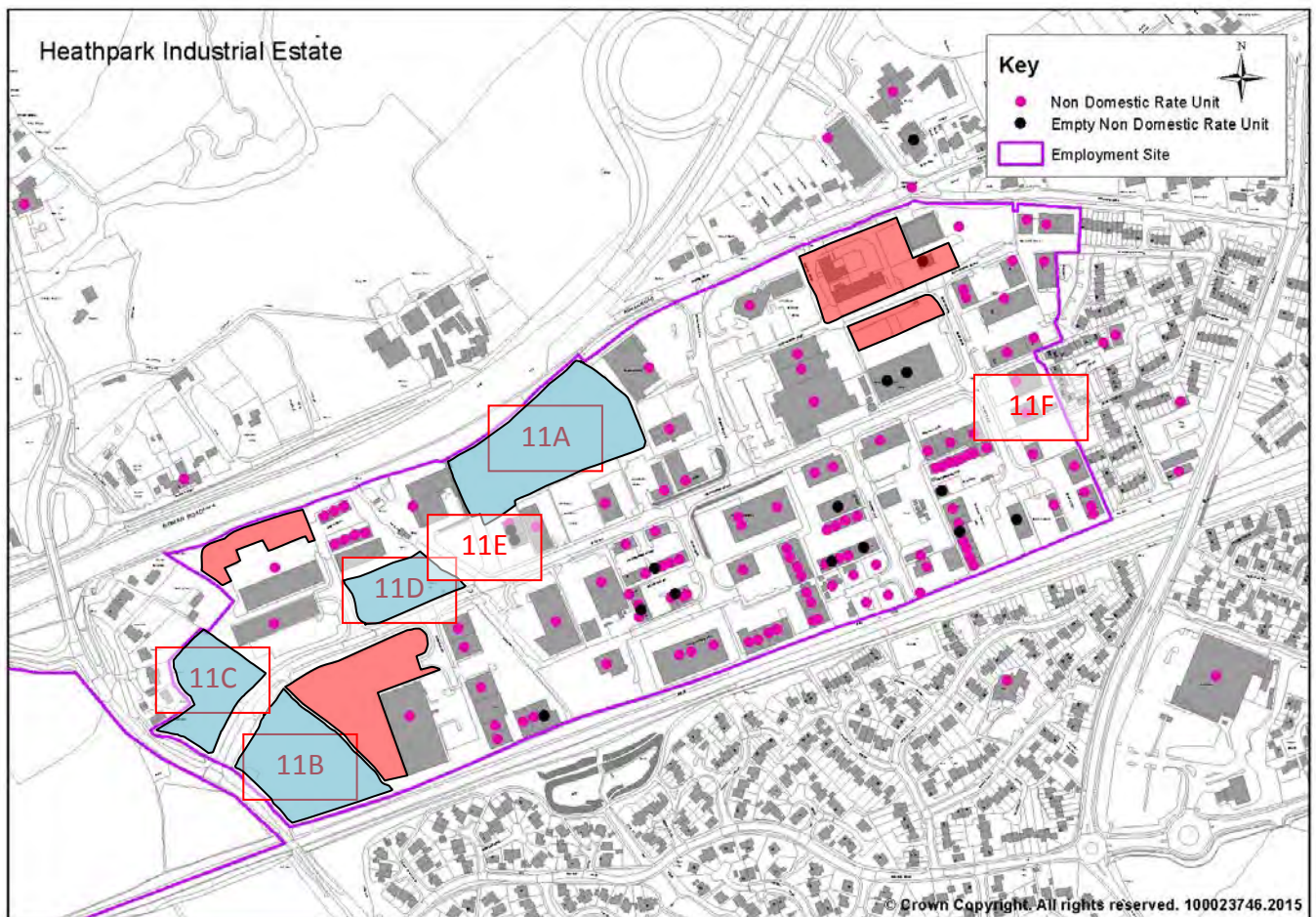
011 – Heathpark Industrial Estate, Honiton

Ownership

This site is in multiple ownership.

Description

Heathpark Industrial estate at 24.5 hectares is of substantial size. This large scale strategically important employment area lies on the western edge of Honiton and provides a mix of large detached buildings and terraced industrial units varying in age and styles for a number of different occupiers. The estate is shown on the map below.



Many of the existing premises on the estate are modern, though some are older and a number have a second floor level. The East Devon Business Centre occupies a prominent location at the principal northern entry to the estate. From this road there is easy westerly access directly on to the A30. East bound traffic needs to pass through the Turks Head junction that is scheduled for improvement works in late 2015/early 2016. This improved

junction will ease traffic flows for eastbound A30 traffic and also vehicles travelling to and from Honiton. The main entry point into the estate has, in recent years, become a focal point for retail uses. Away from this entry point the estate has become a popular location for small/ medium sized businesses and larger distributors.

The table below shows that there are 148 NDR premises at Heathpark with 15 (10%) of these being vacant.

Employment Site Area	24.5 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Ambulance Station & Premises	1	0.8	?	?	?
Communication Station & Premises	1	0.8	?	?	?
Depot & Premises	1	0.8	857.0	857.0	857.0
Factory & Premises	8	6.0	58.4	5502.0	1243.2
Land Used for Storage & Premises	5	3.8	188.8	449.1	318.7
Large Foodstore & Premises	1	0.8	1332.9	1332.9	1332.9
Office, Storage Depot & Premises	1	0.8	960.7	960.7	960.7
Offices & Premises	1	0.8	626.1	626.1	626.1
Retail Warehouse & Premises	6	4.5	359.6	3144.2	1046.9
Showroom & Premises	1	0.8	619.2	619.2	619.2
Store & Premises	15	11.3	56.2	482.2	163.4
Vehicle Repair Workshop & Premises	3	2.3	141.1	417.0	307.9
Warehouse & Premises	49	36.8	54.7	1887.1	421.1
Warehouse, Offices & Premises	1	0.8	639.8	639.8	639.8
Warehouse, Showroom & Premises	1	0.8	358.0	358.0	358.0
Workshop & Premises	37	27.8	54.7	1427.3	237.0
Workshop, Showroom & Premises	1	0.8	265.5	265.5	265.5
Total NDR	133				
	Number	%			
Store & Premises	4	26.7			
Warehouse & Premises	5	33.3			
Workshop & Premises	6	40			
Vacant NDR	15				
% Vacant NDR	11.3				
Site Constraints	Capacity of Turks Head junction that may affect future capacity of the estate				
	Small Floodzone area				

Source: Business Rates NDR Data (25/02/2015), Valuation Office Agency

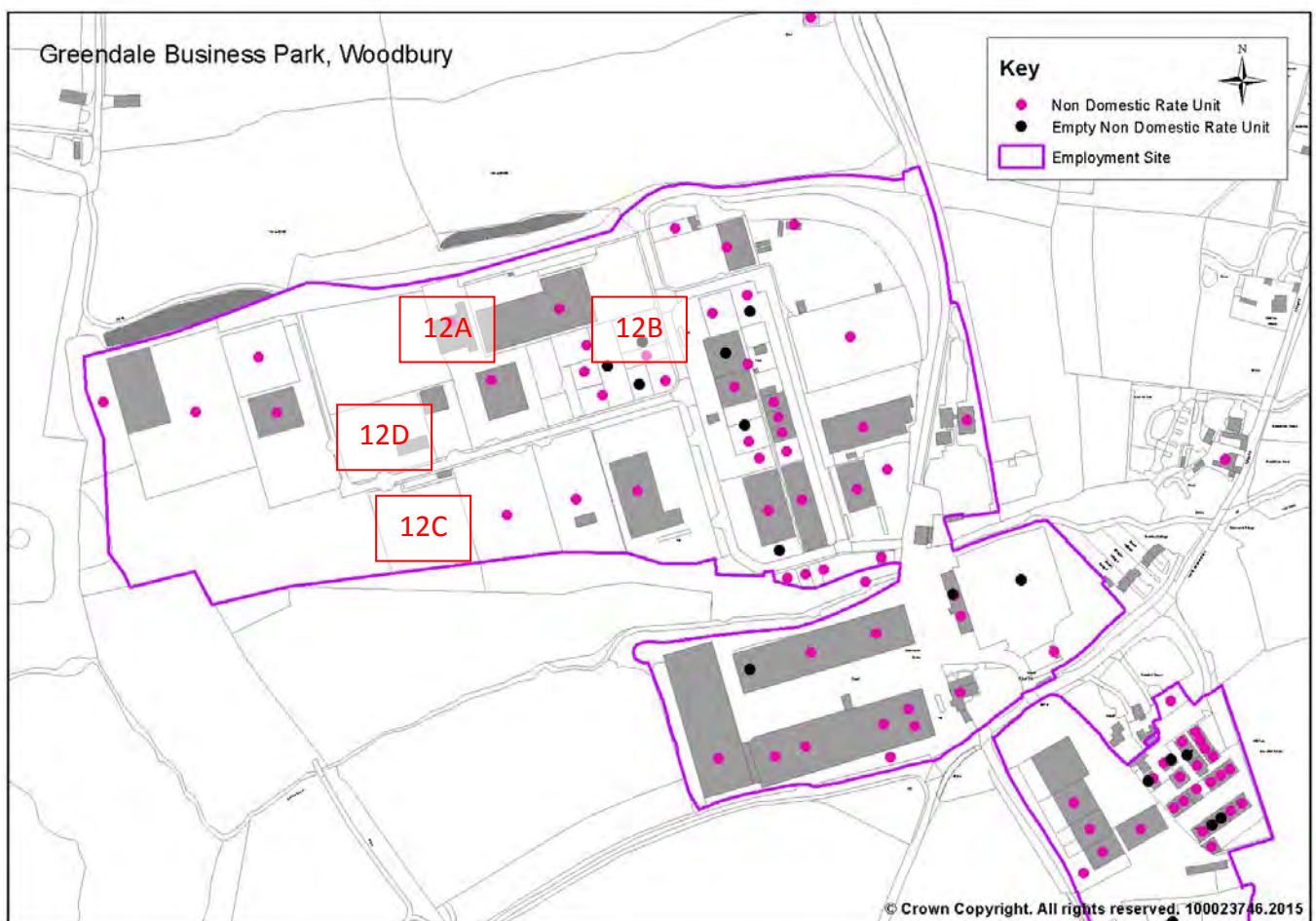
012 – Greendale Business Park – near Woodbury Salterton

Ownership

The site is owned by FWS Carter and Sons.

Description

Greendale Business Park is a large scale site extending to 21.6 hectares that lies close to the village of Woodbury Salterton. The site is shown on the map below.



Greendale Business Park contains a number of large scale business premises and also open yards. A number of businesses on the estate are involved in waste processing and these do not, therefore, come under an 'employment' classification (albeit they do provide jobs).

Greendale is located off the A3052 approximately 5 kilometres (3.5 miles) to the east of the M5 motorway at Junction 30.

There were 73 NDR premises recorded at Greendale with 10 of these being vacant. As the table below shows many of these were of substantial size.

Employment Site Area	21.6 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Caravan Sales Site & Premises	1	1.6	588.0	588.0	588.0
Concrete Batching Plant & Premises	1	1.6	?	?	?
Factory & Premises	1	1.6	2,081.2	2,081.2	2,081.2
Indoor Karting Track	1	1.6	2,921.5	2,921.5	2,921.5
Land Used For Storage & Premises	33	52.4	103.3	6,047.2	1,236.6
Offices & Premises	2	3.2	205.4	679.0	442.2
Store & Premises	1	1.6	1,500.0	1,500.0	1,500.0
Vehicle Repair Workshop & Premises	1	1.6	912.6	912.6	912.6
Warehouse & Premises	17	27.0	133.5	7,682.3	1,440.0
Waste Recycling Plant & Premises	1	1.6	?	?	?
Waste Transfer Station & Premises	1	1.6	?	?	?
Workshop & Premises	3	4.8	305.7	492.6	413.1
Total NDR	63				
	Number	%			
Caravan Sales Site & Premises	1	10			
Land Used For Storage & Premises	7	70			
Warehouse & Premises	2	20			
Vacant NDR	10				
% Vacant NDR	15.9				
Site Constraints	Part of the southern area of the site is in the Floodzone				
	Road/ junction capacity limitations along the A3052				

Source: Business Rates NDR Data (25/02/2015), Valuation Office Agency

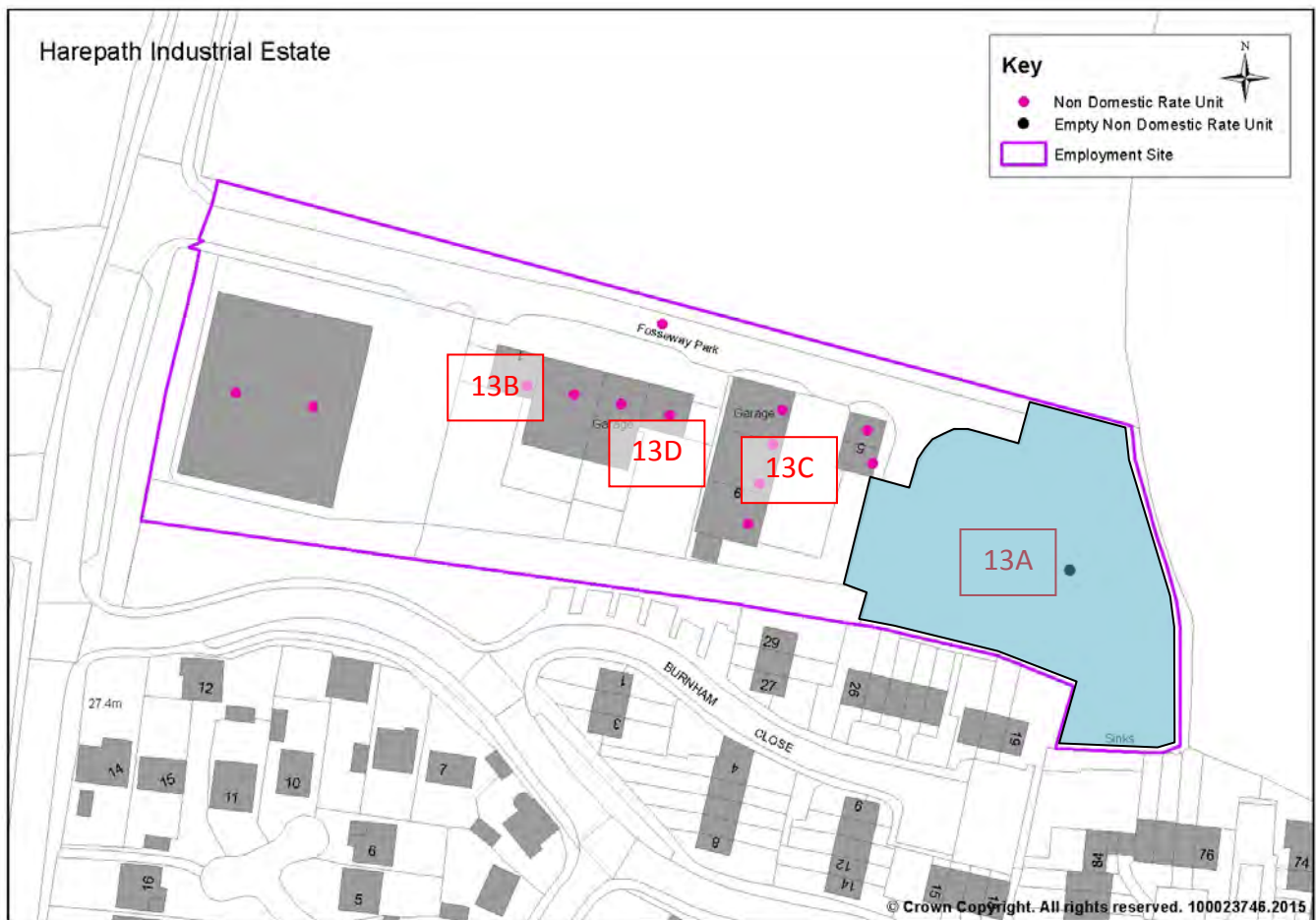
013 – Harepath Industrial Estate, Seaton

Ownership

Harepath Industrial Estate is in multiple ownership

Description

Harepath Industrial Estate is a small site of 1.2 hectares on the northern edge of Seaton and close to the A3052, to which it enjoys good road access. Development over recent years has resulted in vacant plots being built on and leaving nil or minimal scope for infill development. The site is shown on the plan below.



The table below shows a total of 16 NDR premises with just one of these being vacant. It can be noted that a number of the premises are small scale.

Employment Site Area	1.2 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Land Used For Storage & Premises	2	13.3	71.9	1208.0	640.0
Showroom & Premises	1	6.7	70.2	70.2	70.2
Vehicle Repair Workshop & Premises	1	6.7	65.7	65.7	65.7
Warehouse & Premises	2	13.3	1,092.9	1,097.2	1,095.1
Workshop & Premises	9	60.0	66.7	162.6	100.7
Total NDR	15				
	Number	%			
Land Used For Storage & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	11.1				
Site Constraints	Residential use to the South				

Source: Business Rates NDR Data (25/02/2015), Valuation Office Agency

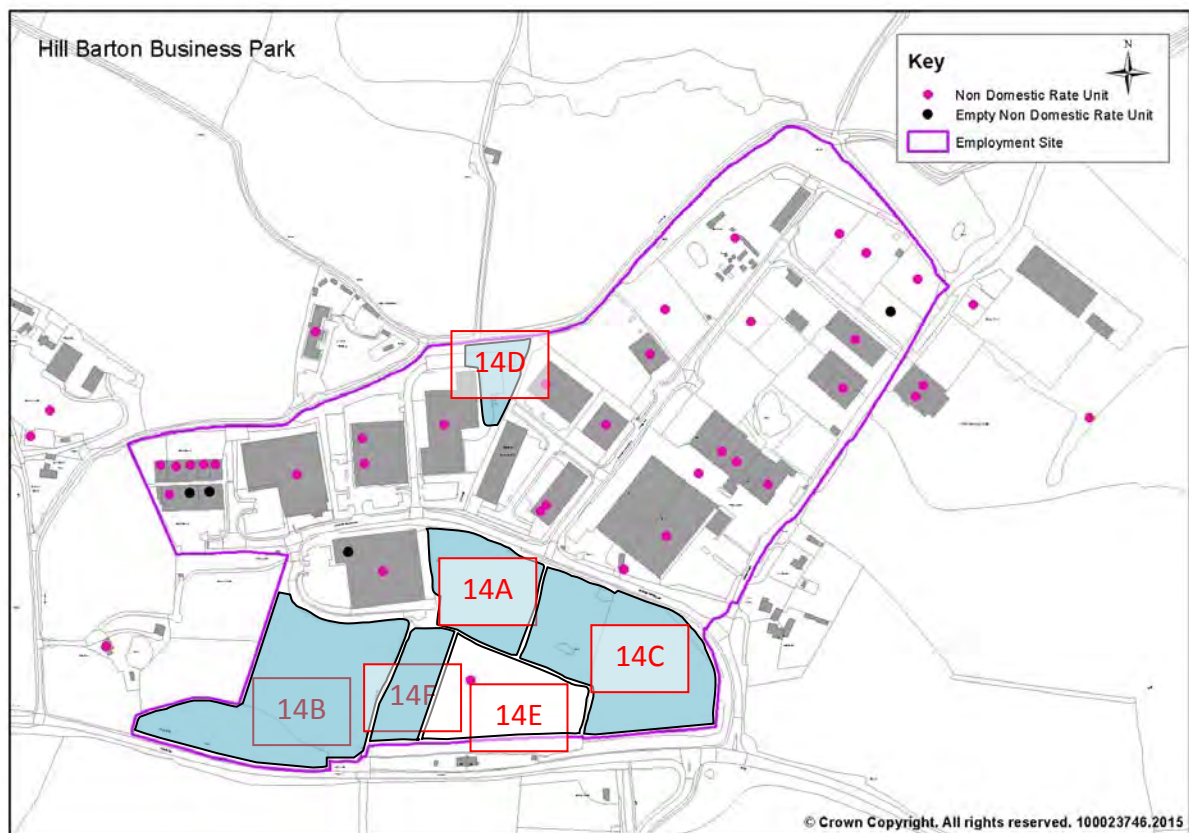
014 – Hill Barton Business Park near to Farringdon

Ownership

The site is in multi-ownership but with AE Stuart & Sons being a key owner.

Description

Hill Barton Business Park is a large scale site of 26.5 hectares. It is located close to the village of Farringdon just off the A3052 and 4 kilometres (2.5 miles) to the east of the M5 motorway (Junction 29). The site is shown on the plan below.



Hill Barton Business Park has developed over the last three decades and is home to a number of heavy industrial, storage/ distribution and manufacturing premises as well as large areas used for external storage. There are also some smaller and newer units on the site. A number of businesses on the estate are involved in waste processing and some waste activity also takes place adjacent to but outside of the employment area shown on the map.

Records show that there were 40 NDR premises on the estate.

Employment Site Area	26.5 Ha				
Vacant Plot Area					
% Vacant Plot Area					
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Cafe & Premises	1	2.8	48.4	48.4	48.4
Coating Plant & Premises	1	2.8	?	?	?
Land Used For Storage & Premises	8	22.2	1,300.0	10,719.5	3,581.4
Offices & Premises	2	5.6	337.4	400.9	369.2
Store & Premises	3	8.3	698.8	3,294.2	1,331.0
Vehicle Repair Workshop & Premises	1	2.8	258.8	258.8	258.8
Warehouse & Premises	17	47.2	284.4	14,807.0	2682.4
Warehouse, Compound & Premises	1	2.8	915.9	915.9	915.9
Workshop & Premises	2	5.6	456.7	636.3	546.5
Total NDR	36				
	Number	%			
Land Used For Storage & Premises	1	25			
Offices & Premises	1	25			
Warehouse & Premises	1	25			
Workshop & Premises	1	25			
Vacant NDR	4				
% Vacant NDR	11.1				
Site Constraints	Floodzone to the North and South of the site				

Source: Business Rates NDR Data (25/02/2015), Valuation Office Agency

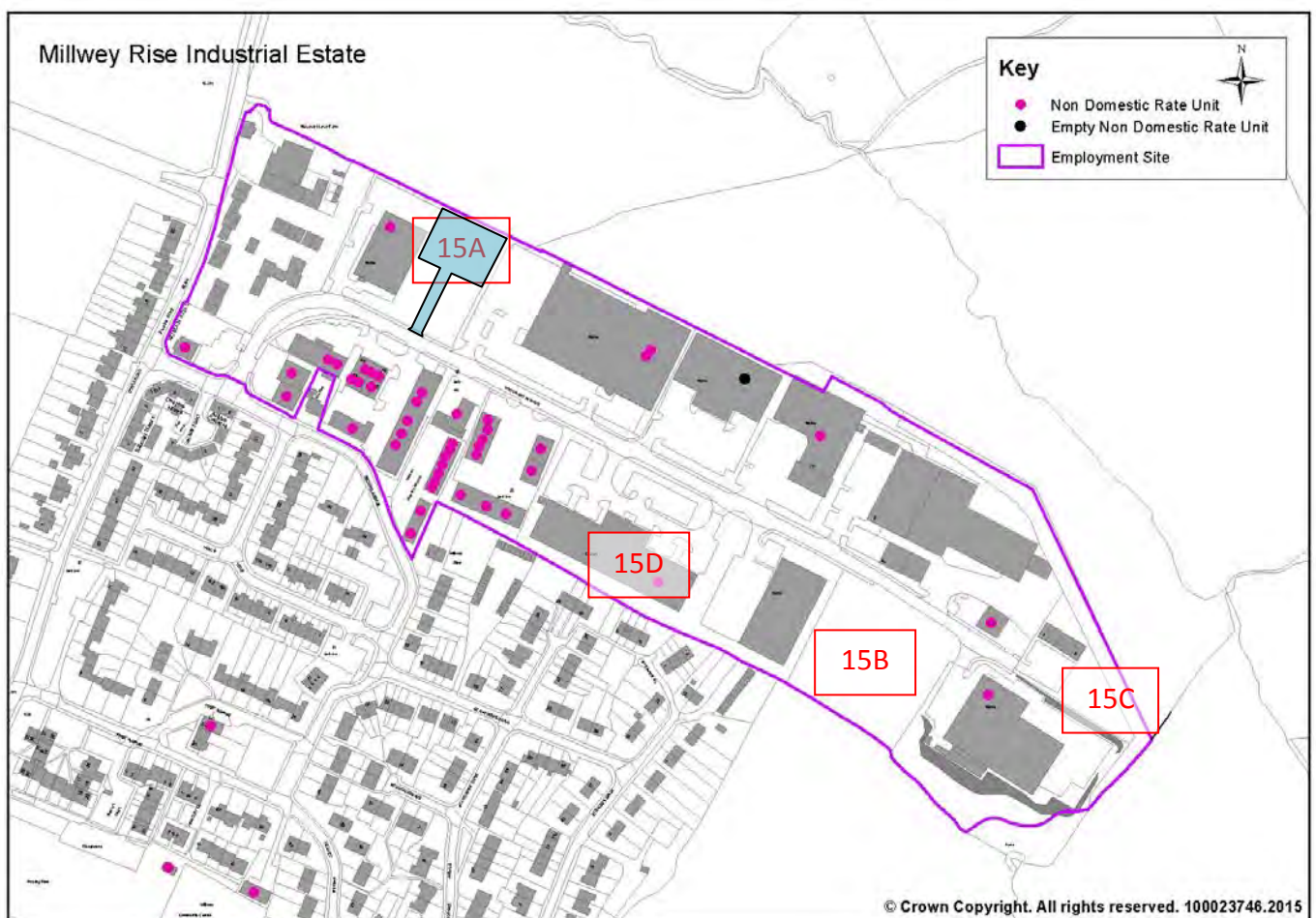
015 – Millwey Rise Business Park, Axminster

Ownership

Millwey Rise Industrial estate is in multiple ownership.

Description

Millwey Rise is a large scale business park, extending to 11.2 hectares, on the northern edge of Axminster situated just off the A358. The site is shown on the map below.



The site is a popular location for business and whilst there are a number of older smaller units on the site there are some significant larger scale modern premises with a number being completed in recent years. Axminster Power Tools are the largest company based at the site.

The popularity of the site has resulted in there now being no vacant available plots (perhaps with very limited scope for infill developments). As the table below shows, there are just

two vacant NDR premises out a total of 48 at the site, a vacancy rate of just over 4%. The table below also illustrates that whilst there are smaller units present there are also a number of quite substantial units.

Employment Site Area	11.2 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Dental Surgery & Premises	1	2.2	217.1	217.1	217.1
Factory & Premises	9	19.6	67.2	5,140.1	1,996.7
Offices & Premises	1	2.2	18.2	18.2	18.2
Store & Premises	3	6.5	28.1	127.7	62.7
Vehicle Repair Workshop & Premises	1	2.2	67.7	67.7	67.7
Warehouse & Premises	7	15.2	67.7	11,048.5	1,476.6
Workshop & Premises	24	52.2	38.9	418.3	146.7
Total NDR	46				
	Number	%			
Factory and Premises	1	50			
Warehouse & Premises	1	50			
Vacant NDR	2				
% Vacant NDR	4.4				
Site Constraints	Residential land use to the south of the site				

Source: Business Rates NDR Data (25/02/2015), Valuation Office Agency

016 – Liverton Business Park - Phase 1, Exmouth

Ownership

Liverton Business Park Phase 1 is controlled by Clinton Devon Estates.

Description

Phase 1 of Liverton Business Park is located on the eastern edge of Exmouth; it extends to 7.7 hectares and is shown on the plan below.



The business park contains a range of predominately modern units, mostly built in the last 15 years, which are of variable size. Larger units are mostly to the southern frontage of the site, Salterton Road, and a smaller one to the north western rear edge. Much of the estate, notably the larger units, is however occupied by retail businesses. It should be noted that Liverton Phase 2 lies to the north of Phase 1 and Phase 3 lies to the east.

The table below shows that there were 32 NDR premises at Liverton Phase 1 with 4 of these (12.5%) vacant.

Employment Site Area	7.7 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Ambulance Station & Premises	1	3.6	?	?	?
Communication Station & Premises	2	7.1	?	?	?
Factory & Premises	1	3.6	2,431.0	2,431.0	2,431.0
Fire Station & Premises	1	3.6	?	?	?
Offices & Premises	1	3.6	652.1	652.1	652.1
Restaurant & Premises	1	3.6	323.6	323.6	323.6
Retail Warehouse & Premises	4	14.3	468.6	3250.3	1166.4
Showroom & Premises	1	3.6	468.9	468.9	468.9
Surgery & Premises	1	3.6	298.5	298.5	298.5
Workshop & Premises	15	53.6	113.2	232.5	132.6
Total NDR	28				
	Number	%			
Communication Station & Premises	1	25			
Factory & Premises	1	25			
Workshop & Premises	2	50			
Vacant NDR	4				
% Vacant NDR	14.3				
Site Constraints	Residential use to the North West corner of the site.				

Source: Business Rates NDR Data (25/02/2015), Valuation Office Agency

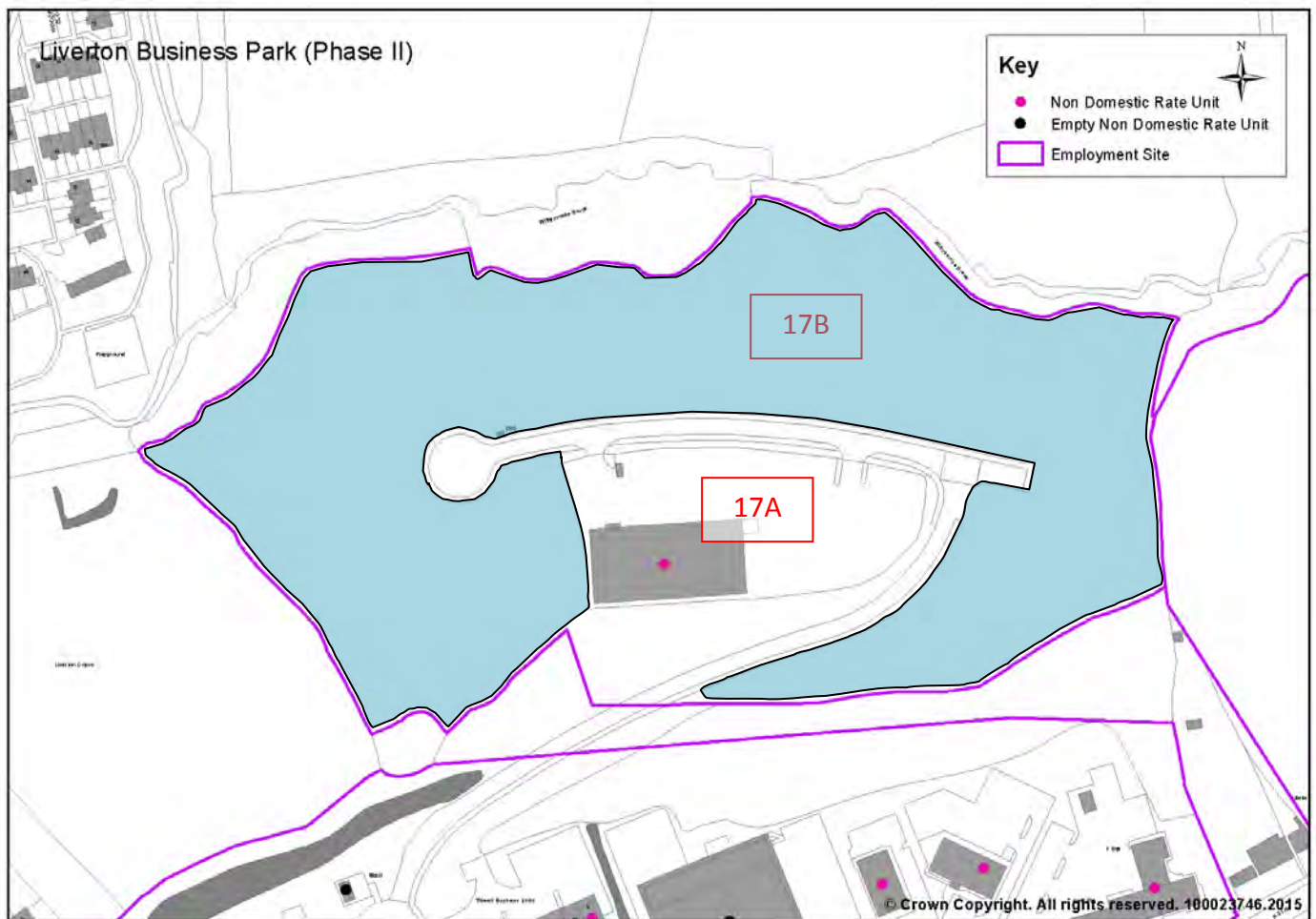
017 – Liverton Business Park - Phase 2, Exmouth

Ownership

The site is controlled by Clinton Devon Estates.

Description

Liverton Business Park Phase 2 extends to an area of 6.5 hectares and lies on the eastern edge of Exmouth, to the north of and with road access via Liverton Phase 1, on to Salterton Road. The site is shown on the map below. The site is stepped down from Phase 1 and the access road to the site drops down quite sharply.



To date just one new unit, as shown on the table below, has been built at this site; a Bradfords Builders Yard. This is a medium size unit and there is vacant land with further scope for development around and fronting on to the access road at this site.

Employment Site Area	6.5 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Warehouse & Premises	1	100	1,882.1	1,882.1	1,882.1
Total NDR	1				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Floodzone to the North of the site				

Source: Business Rates NDR Data (26/02/2015), Valuation Office Agency

018 – Dinan Way, Exmouth

Ownership

The site is in multiple ownership, including some land which is owned by the local authority.

Description

The small employment area to the west of Dinan Way lies on the eastern side of Exmouth and extends to an area of 2.13 hectares. The site has easy access to Salterton Road and is home to a number of smaller and medium sized industrial units. The site is shown on the plan below.



There are no vacant infill plots identified at Dinan Way.

The Dinan Way site, as shown on the table below, has no vacant NDR premises.

Employment Site Area	2.13 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Communication Station & Premises	1	11.1	?	?	?
Factory & Premises	1	11.1	3,506.4	3,506.4	3,506.4
Foodstore & Premises	1	11.1	1,687.0	1,687.0	1,687.0
Garage & Premises	1	11.1	208.8	208.8	208.8
Offices & Premises	1	11.1	56.8	56.8	56.8
Showroom & Premises	1	11.1	210.2	210.2	210.2
Vehicle Repair Workshop & Premises	1	11.1	331.7	331.7	331.7
Warehouse & Premises	1	11.1	510.5	510.5	510.5
Workshop & Premises	1	11.1	202.0	202.0	202.0
Total NDR	9				
	Number	%			
	0				
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Expansion potential constrained to the South, East and West				
	Residential use to the West				

Source: Business Rates NDR Data (26/02/2015), Valuation Office Agency

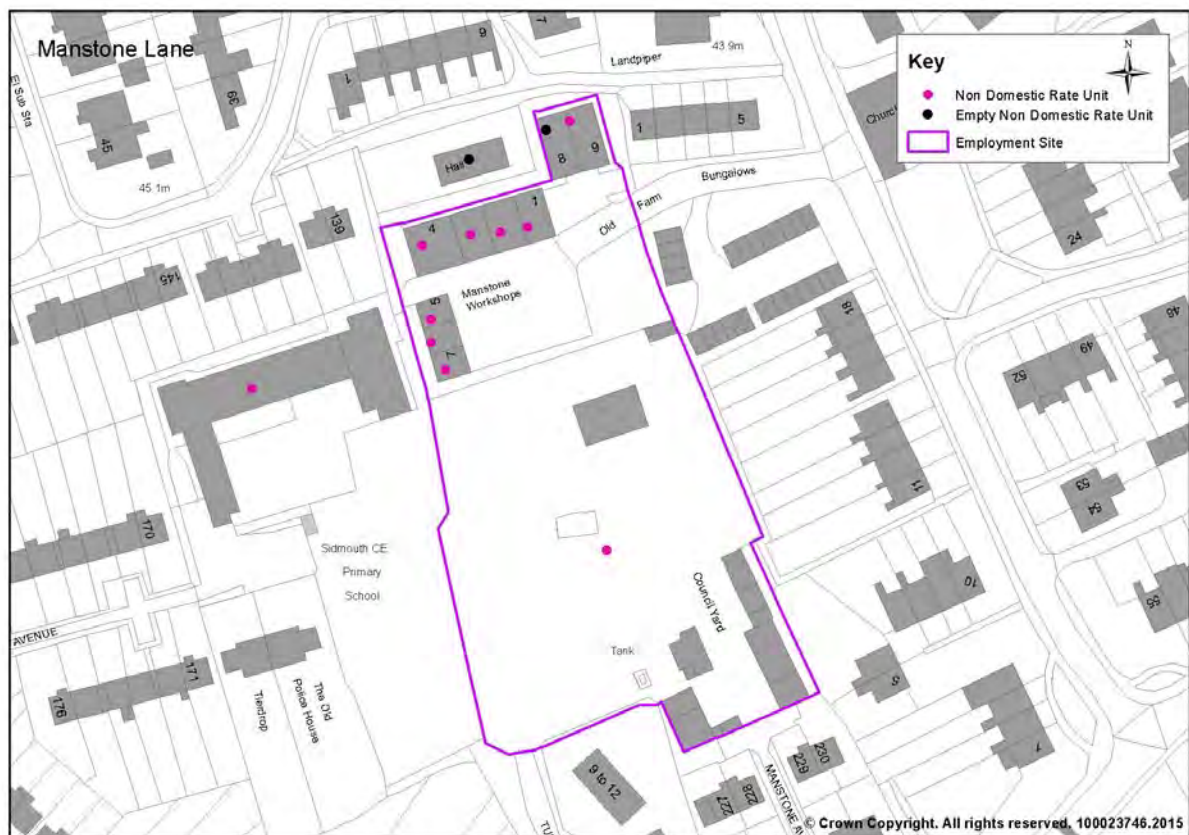
019 – Manstone Lane, Sidmouth

Ownership

Manstone Lane is in Local Authority ownership.

Description

Manstone Lane is a small site in a central position of Sidmouth. The site extends to 0.76 hectares and it is accessed via residential roads. The site is shown on the plan below.



The Manstone Lane site falls on two non-road connected plateaus of land. The smaller northern portion is home to nine small units whilst the larger southerly part is a council owned storage yard. The site is allocated for residential development in the Local Plan and there are no vacant plots with scope for employment development identified.

The table below highlights the fact that the units on the site, discounting the Council depot, are small scale.

Employment Site Area	0.76 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Factory & Premises	1	10	45.6	45.6	45.6
Storage Depot & Premises	1	10	551.7	551.7	551.7
Store & Premises	1	10	69.8	69.8	69.8
Vehicle Repair Workshop	1	10	79.9	79.9	79.9
Warehouse & Premises	1	10	79.9	79.9	79.9
Workshop & Premises	5	50	45.6	124.6	70.9
Total NDR	10				
	Number	%			
Vehicle Repair Workshop	1	100			
Vacant NDR	1				
% Vacant NDR	10				
Site Constraints	Site is surrounded by residential use				
	Education use to the West of the site				
	Council depot part of the site is allocated for residential development in the Draft Local Plan				

Source: Business Rates NDR Data (26/02/2015), Valuation Office Agency

020 – Mill Park Industrial Estate - near to Woodbury Salterton

Ownership

Ownership of Mill Park Industrial Estate is not recorded.

Description

Mill Park Industrial Estate lies near to the village of Woodbury Salterton and to the south west of Greendale Business Park. Road access to the A3052, to the north, involves use of a country lane and the site is around 4 kilometres (2.5 miles) to the east of the M5 motorway (Junction 30). The site is shown on the map below.



There are no vacant plots shown at Mill Park Industrial Estate though there may be some potential for infill development at land that appears to currently be underused on the southern side of the estate. The existing businesses at Mill Park occupy a range of premises of varying sizes and ages, including older larger units and more modern smaller units.

The table below shows that there are 40 NDR premises at Mill Park Industrial Estate with 6 of these being empty.

Employment Site Area	4.76 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Chillers, Warehouse, Storage Land & Premises	1	2.9	511.6	511.6	511.6
Land Used for Storage & Premises	4	11.8	277.7	9,180.0	4,709.5
Store & Premises	12	35.3	34.6	215.3	131.9
Vehicle Repair Workshop & Premises	3	8.8	52.8	729.0	278.2
Warehouse & Premises	4	11.8	120.8	1830.2	682.4
Workshop & Premises	10	29.4	47.3	173.6	96.9
Total NDR	34				
	Number	%			
Land Used for Storage & Premises	1	16.7			
Store & Premises	2	33.3			
Vehicle Repair Workshop & Premises	1	16.7			
Warehouse & Premises	1	16.7			
Workshop & Premises	1	16.7			
Vacant NDR	6				
% Vacant NDR	17.7				
Site Constraints	Floodzone area to the North of the site				

Source: Business Rates NDR Data (26/02/2015), Valuation Office Agency

021 – Coal Yard Castle Gate, Axminster

Ownership

Site ownership of the Coal Yard at Castle Gate in Axminster is not known.

Description

The Coal Yard at Castle Gate in Axminster lies on the western side of the Exeter to Waterloo, London railway line on the western side of, and close to, the town centre of Axminster. The site was formerly a coal yard associated with the railway and is small scale, covering just 0.62 hectares. The site is shown on the map below.



The site is comparatively poor quality and is currently understood to be occupied by a mechanics workshop with open air car sales space and some general open space for storage use. The southern part of the site, as shown on the map, would appear to be underused and may offer some scope for development or reuse. However there are flooding concerns at this site that could impact on potential for development.

The table below shows that there were four NDR properties at the Coal Yard site in Axminster though one was vacant.

Employment Site Area	0.62 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Garage & Premises	2	66.7	50.2	71.1	60.6
Land Used for Storage & Premises	1	33.3	1,400.0	1,400.0	1,400.0
Total NDR	3				
	Number	%			
Land Used for Storage & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	33.3				
Site Constraints	Site is entirely within a Floodzone				
	River to the West of the site is a Special Conservation Area				
	Eastern boundary is bordered by a railway line				

Source: Business Rates NDR Data (26/02/2015), Valuation Office Agency

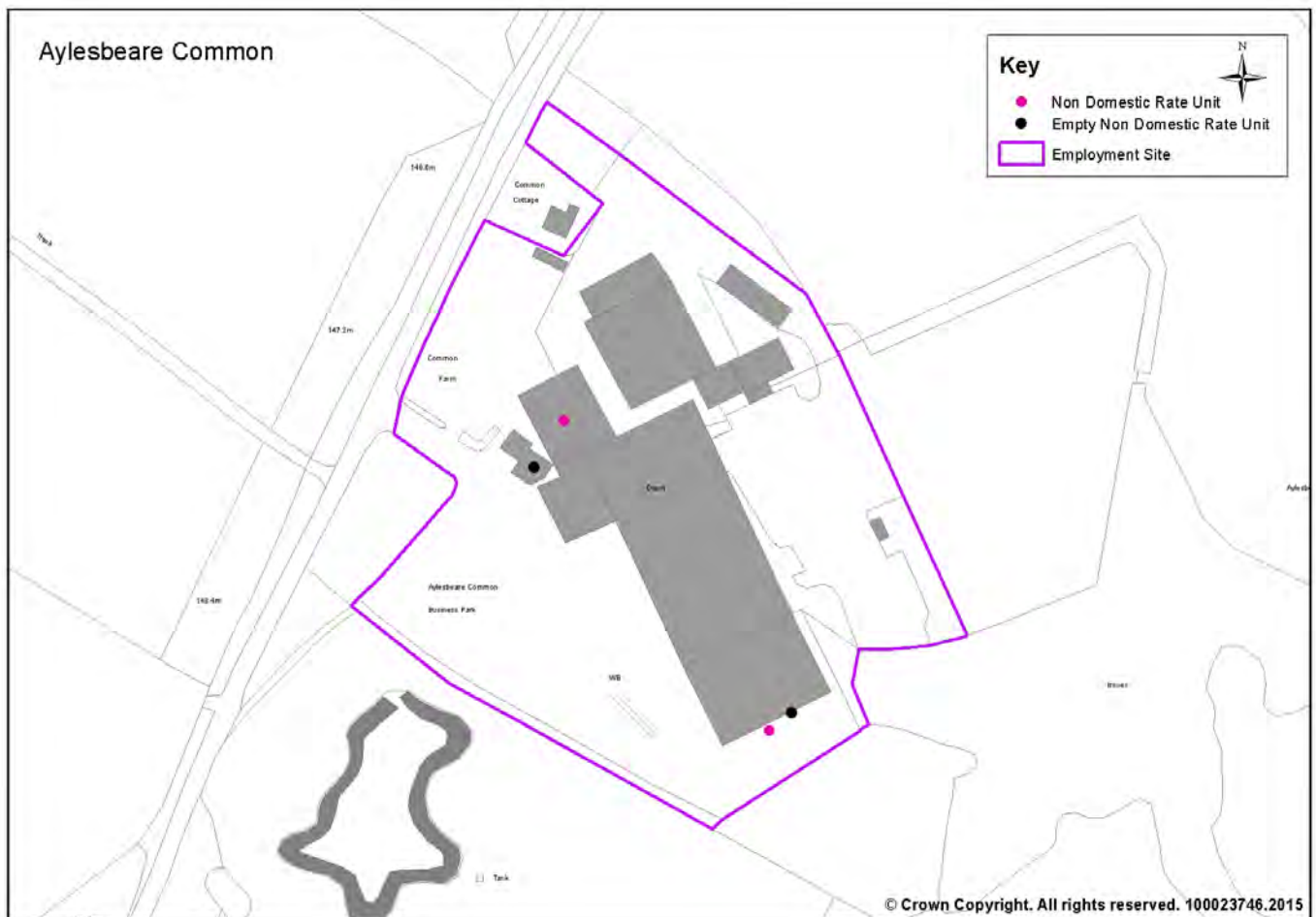
022 – Aylesbeare Common Business Park, near Aylesbeare

Ownership

Not Known.

Description

The Aylesbeare Common Business Park lies around 1.4 kilometres (1 mile) to the east of the village of Aylesbeare. The site is the headquarters of a haulage company and part of the site is a lorry yard/ parking area. The site covers an area of 2.62 hectares and it lies around 0.8 kilometres to the north of the A3052 and 2.5 kilometres south of the A30. The site is shown on the map below.



The buildings on the site are modern and appear substantial in scale; they are surrounded by vehicle distribution and servicing space.

As shown on the table below there were no identified vacant plots at this site though of the 7 NDR premises two were vacant.

Employment Site Area	2.62 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Office & Premises	1	20	23.6	23.6	23.6
Warehouse & Premises	4	80	608.5	2,782.8	1,347.0
Total NDR	5				
	Number	%			
Office & Premises	1	50			
Warehouse & Premises	1	50			
Vacant NDR	2				
% Vacant NDR	40.0				
Site Constraints	Site is in an Area of Outstanding Natural Beauty				
	Southern part of the site is designated as a Special Protection Area (SPA), Special Area of Conservations (SAC) and a Site of Special Scientific Interest (SSSI)				

Source: Business Rates NDR Data (26/02/2015), Valuation Office Agency

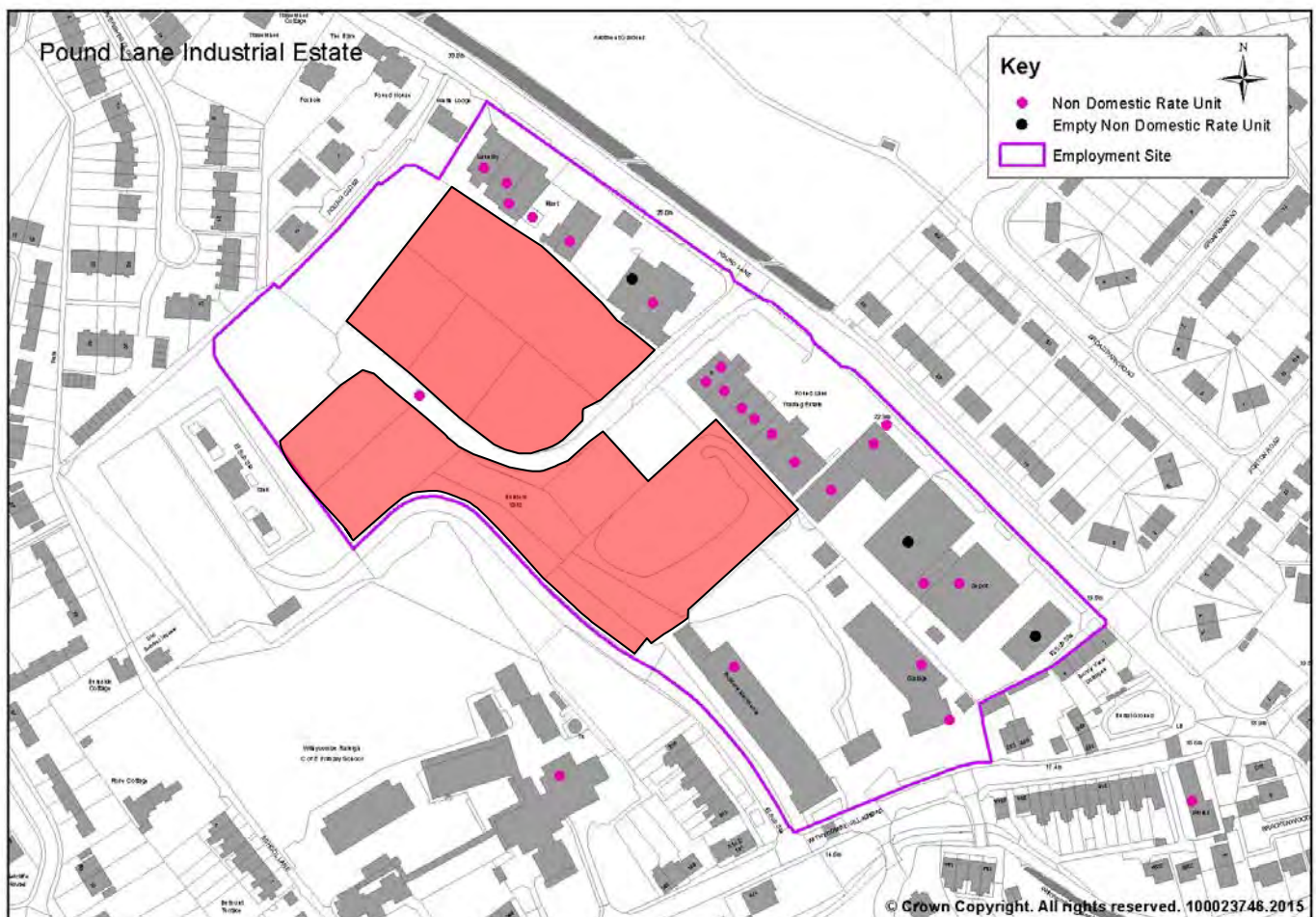
023 – Pound Lane, Exmouth

Ownership

The Pound Lane site at Exmouth is in multiple ownership.

Description

The site is a well established employment area containing a range of trade counter, specialist retail and general industrial uses with a range of buildings in varying states of repair. The site is located to the north east of Exmouth town centre with a prominent road frontage. The buildings at the site generally occupy frontage locations and to the rear there are open space storage areas of varying quality. The site is shown on the map below.



The Pound Lane site (or parts at least) was formerly a waste disposal landfill site (parts may remain in this use). This will impact upon scope for redevelopment and may account for the presence of vacant plot areas at the site. The site map shows land that may offer scope for

infill redevelopment but actual and realistic potential for use may be limited. The rear of the site is accessed via a single lane estate road and has been separated into a number of secure open storage plots.

The table below shows that there were 49 NDR premises at Pound Lane and just 3 of these were vacant. The table also shows that many of the units are medium or smaller sizes.

Employment Site Area	4.6 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Car Showroom & Premises	1	2.2	227.2	227.2	227.2
Communication Station & Premises	1	2.2	?	?	?
Factory & Premises	3	6.5	183.3	829.5	408.3
Land Used for Storage & Premises	20	43.5	145.4	1,493.5	749.2
Mobile Catering Kiosk	1	2.2	?	?	?
Offices & Premises	3	6.5	73.3	297.8	163.9
Shops & Premises	2	4.3	198.1	223.9	211.0
Showroom & Premises	1	2.2	1,478.6	1,478.6	1,478.6
Store & Premises	2	4.3	442.3	975.6	709.0
Vehicle Repair Workshop & Premises	2	4.3	169.4	343.2	256.3
Warehouse & Premises	4	8.7	71.5	485.1	259.5
Workshop & Premises	5	10.9	177.6	294.0	238.7
Workshop, Showroom & Premises	1	2.2	724.6	724.6	724.6
Total NDR	46				
	Number	%			
Offices & Premises	1	33.3			
Warehouse & Premises	1	33.3			
Workshop & Premises	1	33.3			
Vacant NDR	3				
% Vacant NDR	6.5				
Site Constraints	Site is constrained by surrounding residential and education use				
	Floodzone to the south of the site				
	Previous use as a landfill site has created a contamination issue with remediation having impacts on viability				
	Potential expansion land (rear of the site) identified is poorly accessed and lacks frontage				

Source: Business Rates NDR Data (26/02/2015), Valuation Office Agency

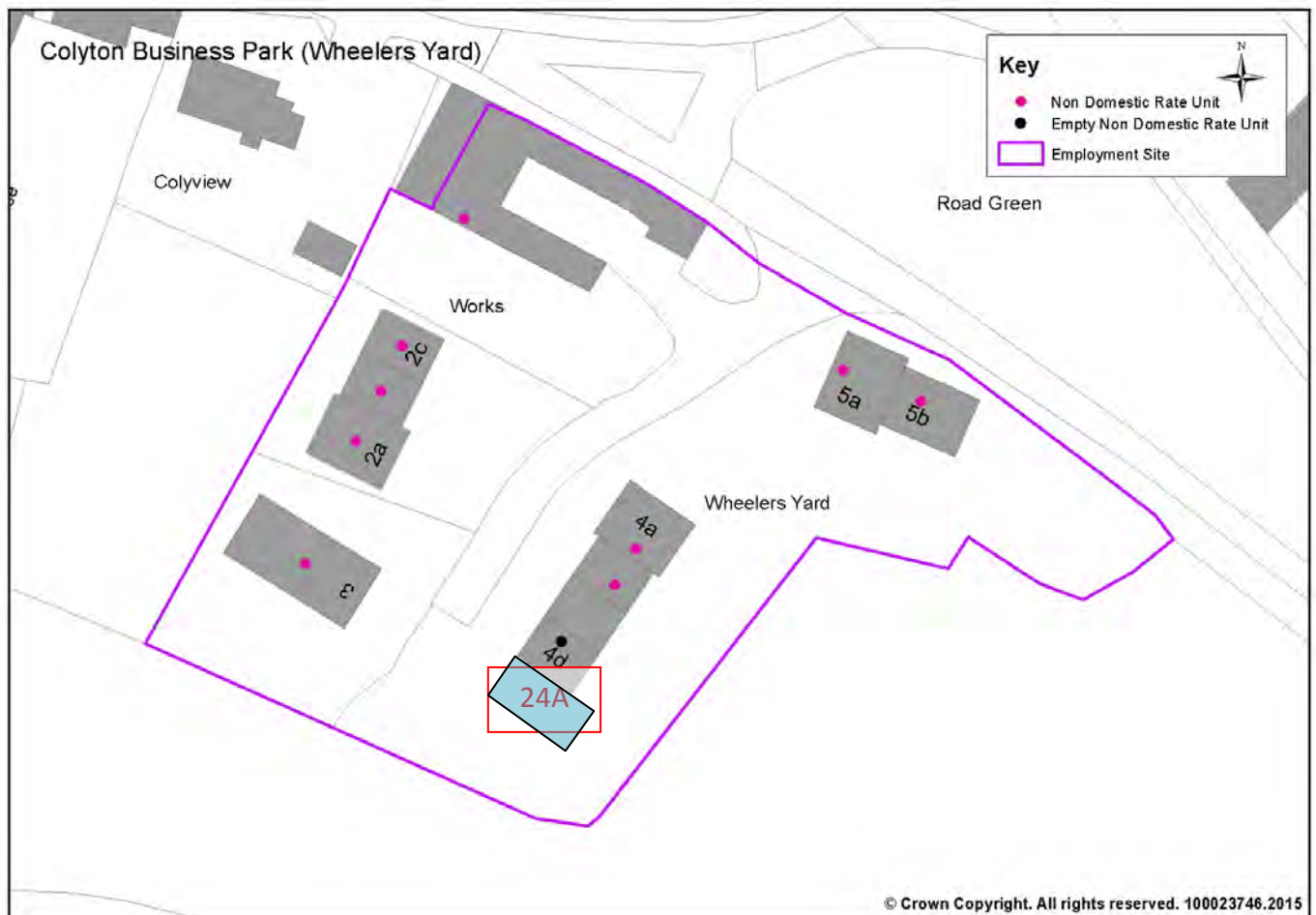
024 – Colyton Business Park, Colyton

Ownership

Ownership of the Colyton Business Park is not known.

Description

Colyton Business Park is small scale, at 0.58 hectares, and lies around 200 metres to the north western built up edge of Colyton. The site comprises of a number of small business units and it is accessed via narrow roads. The site is shown on the map below.



The map identifies that there is one small vacant plot at the site.

The table below shows that at Colyton Business Park there were 11 NDR premises of which one was empty. The small scale of the units is also noted in the table.

Employment Site Area	0.58 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Store & Premises	4	40	35.1	202.5	103.0
Workshop & Premises	6	60	63.5	276.3	135.0
Total NDR	10				
	Number	%			
Store & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	10.0				
Site Constraints	The site is entirely within a Floodzone				
	The site adjoins a Conservation Area to the South				
	An Area of Outstanding Natural Beauty is to the North of the site				

Source: Business Rates NDR Data (26/02/2015), Valuation Office Agency

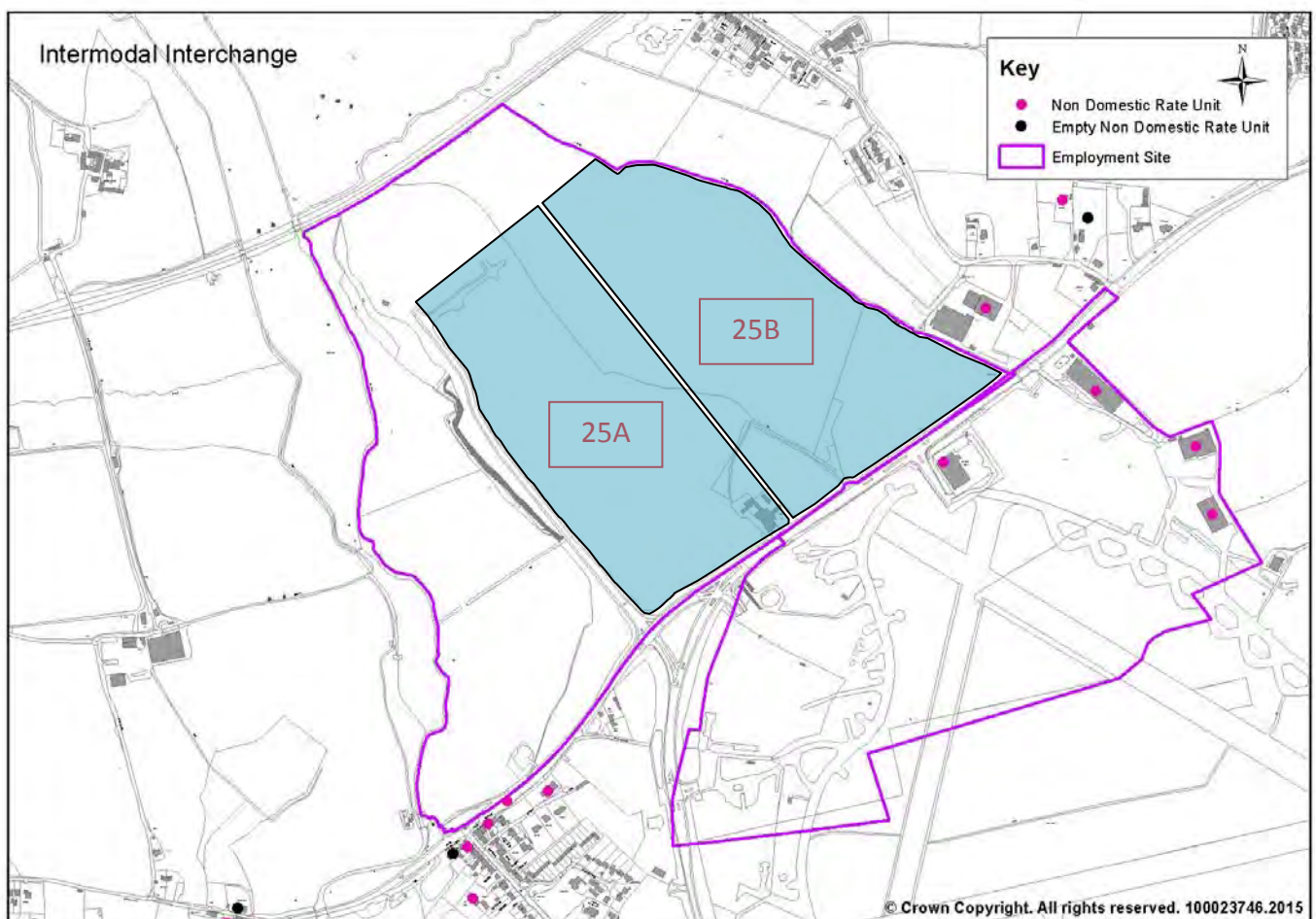
025 – Intermodal Interchange, near to Clyst Honiton

Ownership

The site is understood to be partly owned by the Church Commissioners for England and partly by Sainsbury's.

Description

The Inter-modal interchange is a substantial site with a gross area of around 67 hectares located 3 kilometres to the east of the M5 motorway (Junction 29). The site has a prominent frontage and immediate highway access to the A30 to the south, and to the north abuts the Exeter to Waterloo railway line. The site is shown on the map below.



The intermodal interchange was specifically allocated for B8 uses and seeks to provide a location for the handling and movement of goods, from road to rail (and the other way around) with the explicit expectation of the site being served by a railhead directly from the

adjoining railway line. The site map indicates two substantial development areas. The easterly area is served by a new access road and the land has been levelled and serviced.

The table below shows that there were no NDR premises at the inter-modal interchange site.

Employment Site Area	67.3 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Deliverability of the rail head				

Source: Business Rates NDR Data, Valuation Office Agency

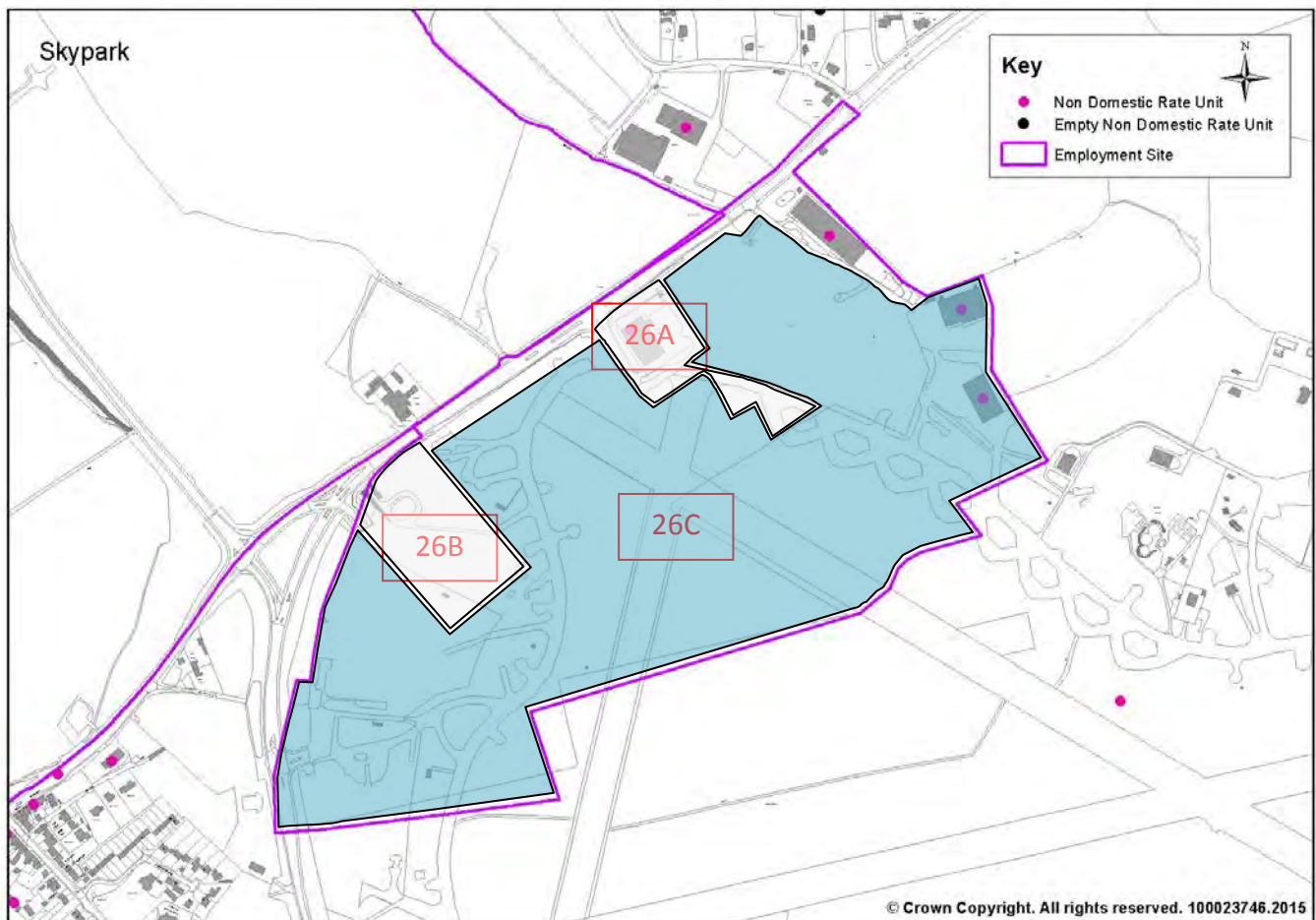
026 – Skypark, Clyst Honiton

Ownership

The site is (or historically was) owned by Devon County Council.

Description

Skypark is a substantial business park, with a gross area of 41.7 hectares, which lies approximately 3 kilometres to the east of the M5 motorway (Junction 29). The site has a prominent frontage and has/will have immediate highway access to the A30 and also to the Clyst Honiton bypass. The site is shown on the map below.



Skypark lies on land that was formerly part of Exeter Airport. It is planned to become a high quality business park supporting a range of business enterprises and one of the South West's key strategic employment sites. Substantial works have occurred and are ongoing to open up the site. In the north east corner of the site, an energy plant has been built and more recently an ambulance command centre has been built and is operational.

The table below shows that there were four NDR properties at Skypark though two of these are understood to be long standing airport related premises.

Employment Site Area	41.7 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Ambulance Station & Premises	1	25	2109.0	2109.0	2109.0
Energy Centre	1	25	3153.0	3153.0	3153.0
Hangar & Premises	1	25	1595.0	1595.0	1595.0
Hangar, Store & Premises	1	25	1971.0	1971.0	1971.0
Total NDR	4				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints					

Source: Business Rates NDR Data (27/02/2015), Valuation Office Agency

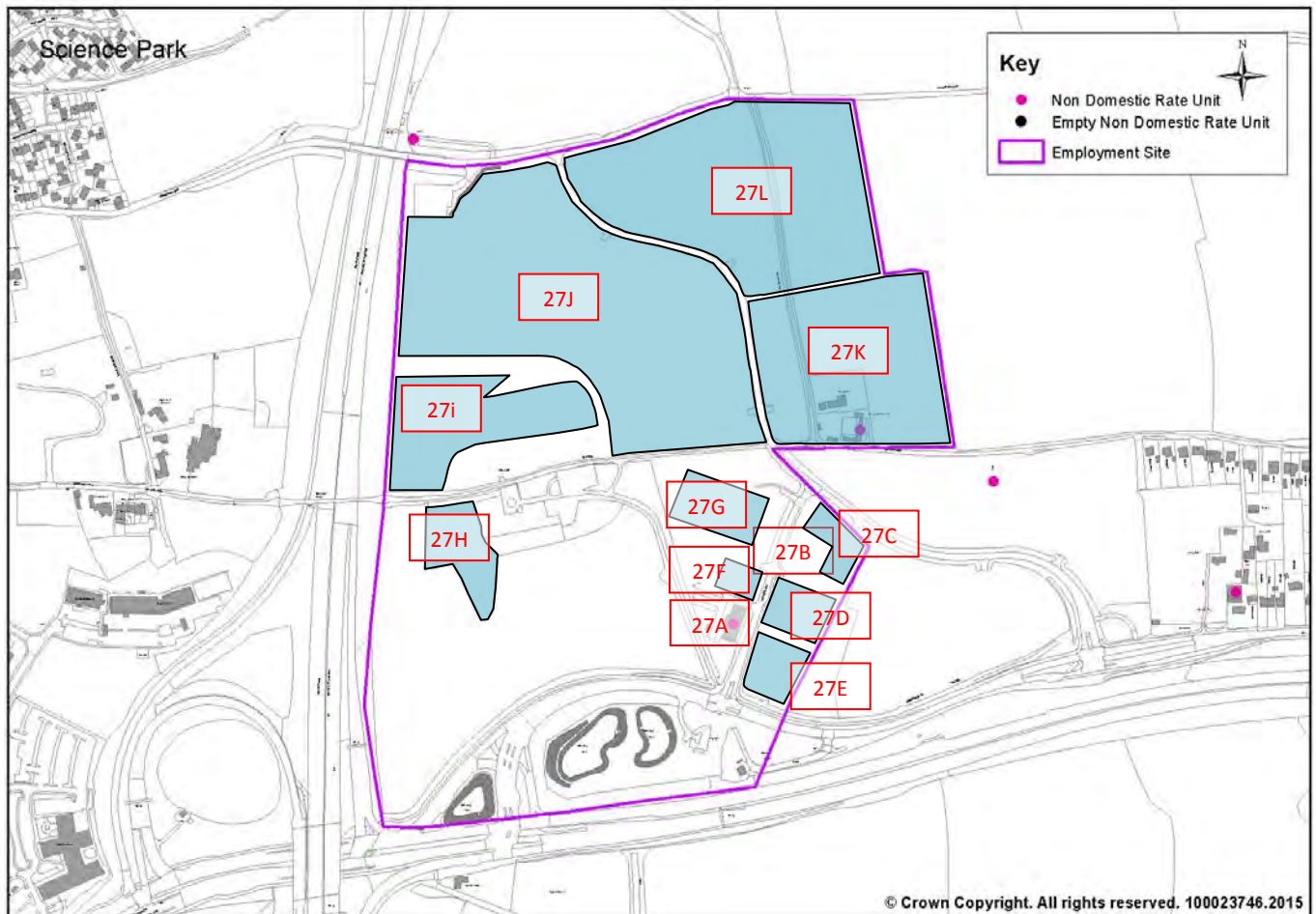
027 – Exeter Science Park, Adjacent to Junction 29 of the M5

Ownership

The site is understood to be in multiple ownership.

Description

Exeter Science Park is located adjacent to Junction 29 of the M5 motorway. Road access to the site is from the M5/A30. The site is of a substantial scale, 33.6 hectares, although low density development is planned with buildings sitting in a high quality landscaped setting. The site is shown on the map below.



The Science Park will be home to high quality scientific research and development companies and business.

The table below indicates that there are four NDR premises at the Science Park though this number will increase over the coming years.

Employment Site Area	33.6 Ha (application area is 25.8 Ha)				
Vacant Plot Area					
% Vacant Plot Area					
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Kennels & Premises	1	25	223.0	223.0	223.0
Offices & Premises	3	75	169.4	415.8	333.3
Total NDR	4				
	Number	%			
Vacant NDR	0	0			
% Vacant NDR	0.0				
Site Constraints	M5 to the West of the site				
	Need for improvements to Tithebarn Bridge				
	Residential proposals to the East of the site				

Source: Business Rates NDR Data (27/02/2015), Valuation Office Agency

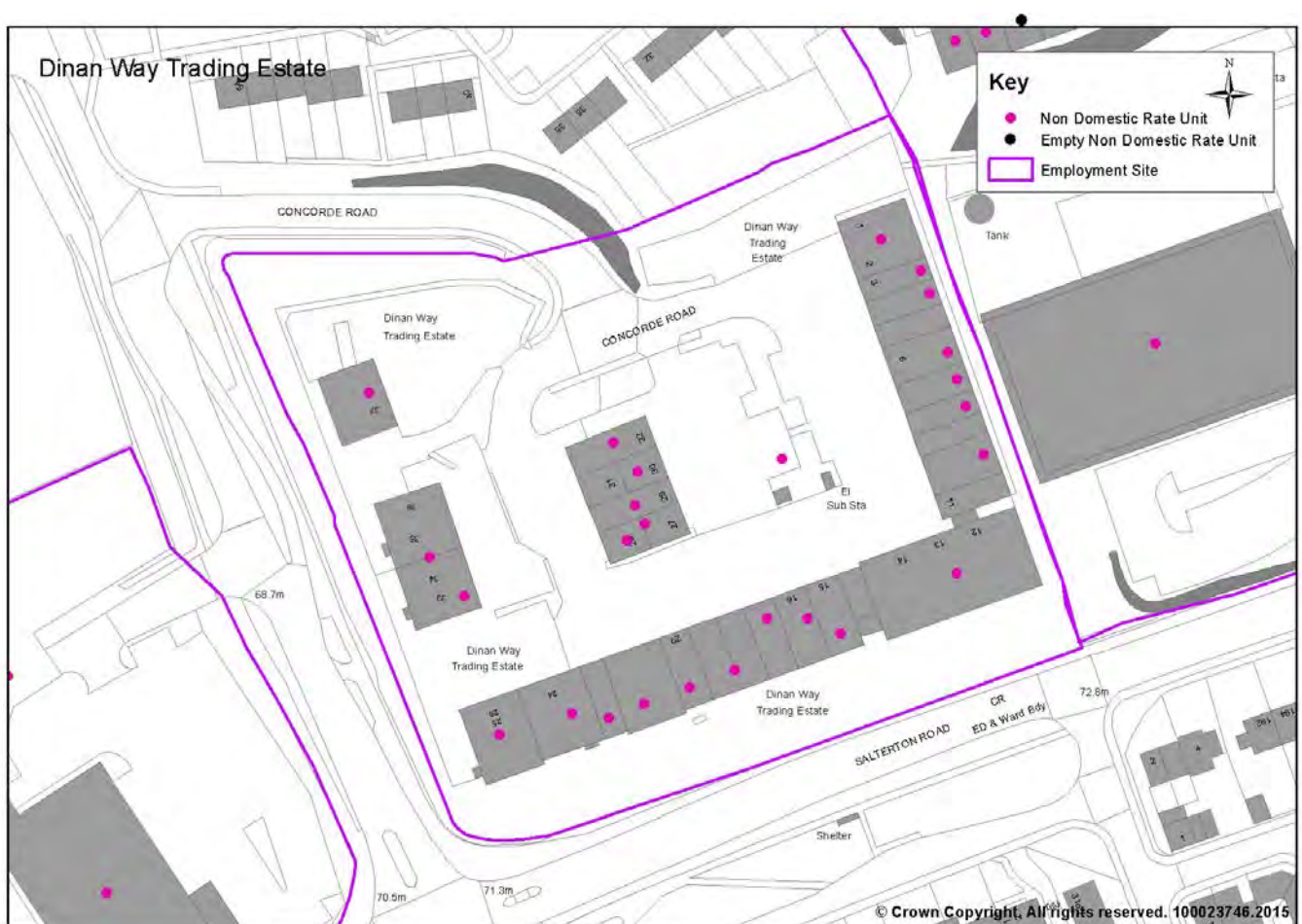
028 – Dinan Way Trading Estate, Exmouth

Ownership

Ownership of the Dinan Way Trading Estate is not known.

Description

Dinan Way Trading Estate lies towards the eastern side of Exmouth, with good road access to Dinan Way and Salterton Road, and it covers an area of 1.87 hectares. The site is shown on the plan below.



The site contains a number of late 20th century units and is home to a range of industrial and engineering uses and a number of trade counter operations.

The table below shows that there were 30 NDR premises at the estate and there were no vacancies.

Employment Site Area	1.87 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Ambulance Station & Premises	1	3.3	305.9	305.9	305.9
Mobile Catering Kiosk	1	3.3	?	?	?
Office & Premises	2	6.7	8.9	22.6	15.8
Showroom & Premises	4	13.3	49.2	318.7	188.4
Store & Premises	5	16.7	49.3	1,172.7	327.5
Vehicle Repair Workshop & Premises	1	3.3	345.8	345.8	345.8
Warehouse & Premises	6	20.0	80.0	228.6	163.2
Workshop & Premises	10	33.3	53.9	377.2	202.6
Total NDR	30				
	Number	%			
Vacant NDR	0	0			
% Vacant NDR	0.0				
Site Constraints	Residential area to the North of the site				
	Limited expansion potential due to surrounding land uses				

Source: Business Rates NDR Data (27/02/2015), Valuation Office Agency

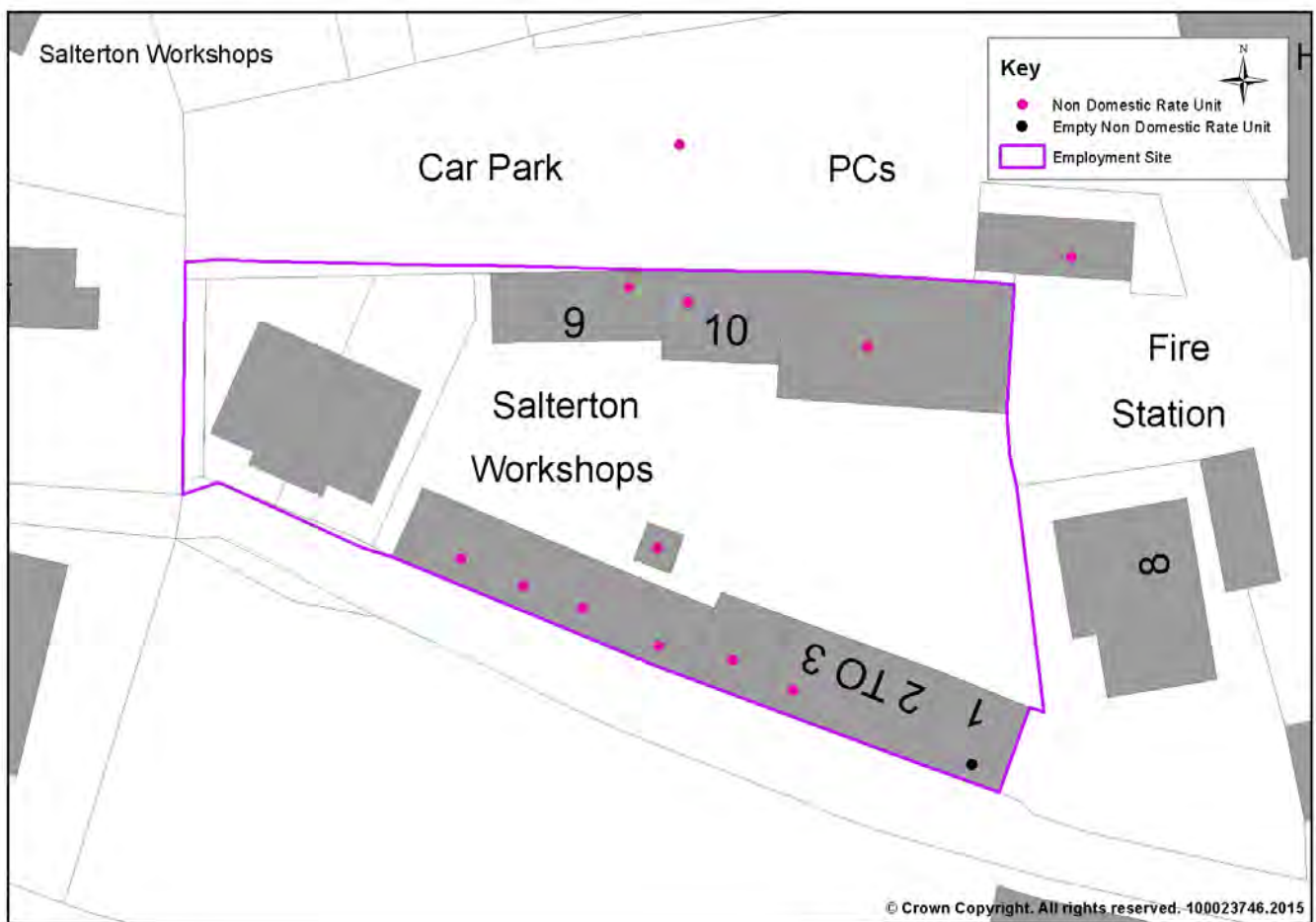
029 – Salterton Workshops, Budleigh Salterton

Ownership

The site is understood to be in multiple ownership.

Description

Salterton Workshops form a very small industrial estate near to the town centre of Budleigh Salterton. The site extends to just 0.14 hectares and is shown on the plan below.



The table below shows that there were 11 NDR premises of which 1 was empty. The table also shows that unit sizes are small.

Employment Site Area	0.14 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Fire Station & Premises	1	9.1	?	?	?
Store & Premises	2	18.2	5.6	28.4	17.0
Workshop & Premises	8	72.7	14.2	66.3	34.5
Total NDR	11				
	Number	%			
Workshop & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	9.1				
Site Constraints	Limited expansion due to surrounding land uses				
	Southern edge of the site is in the Floodzone				
	Conservation area to the south of the site				

Source: Business Rates NDR Data (27/02/2015), Valuation Office Agency

030 – The Old Sawmills, Colaton Raleigh

Ownership

Ownership of the Old Sawmills at Colaton Raleigh is not known.

Description

The Old Sawmills is located just beyond the built up edge to the west of Colaton Raleigh village. The estate contains a number of businesses developed around a sawmill and timber storage yard. The site is reasonably small scale, covering 1.65 hectares and is shown on the plan below. Access to the site is via country lanes.



The table below shows that there were 15 NDR premises at the site and that none of these were vacant.

Employment Site Area	1.65 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Chapel of Rest & Premises	1	6.7	110.7	110.7	110.7
Factory & Premises	2	13.3	137.3	425.8	281.5
Surgery & Premises	1	6.7	62.7	62.7	62.7
Warehouse & Premises	8	53.3	112.9	452.6	279.0
Workshop & Premises	3	20.0	107.5	582.9	319.5
Total NDR	15				
	Number	%			
Vacant NDR	0	0			
% Vacant NDR	0.0				
Site Constraints	Floodzone to the South of the site				

Source: Business Rates NDR Data (27/02/2015), Valuation Office Agency

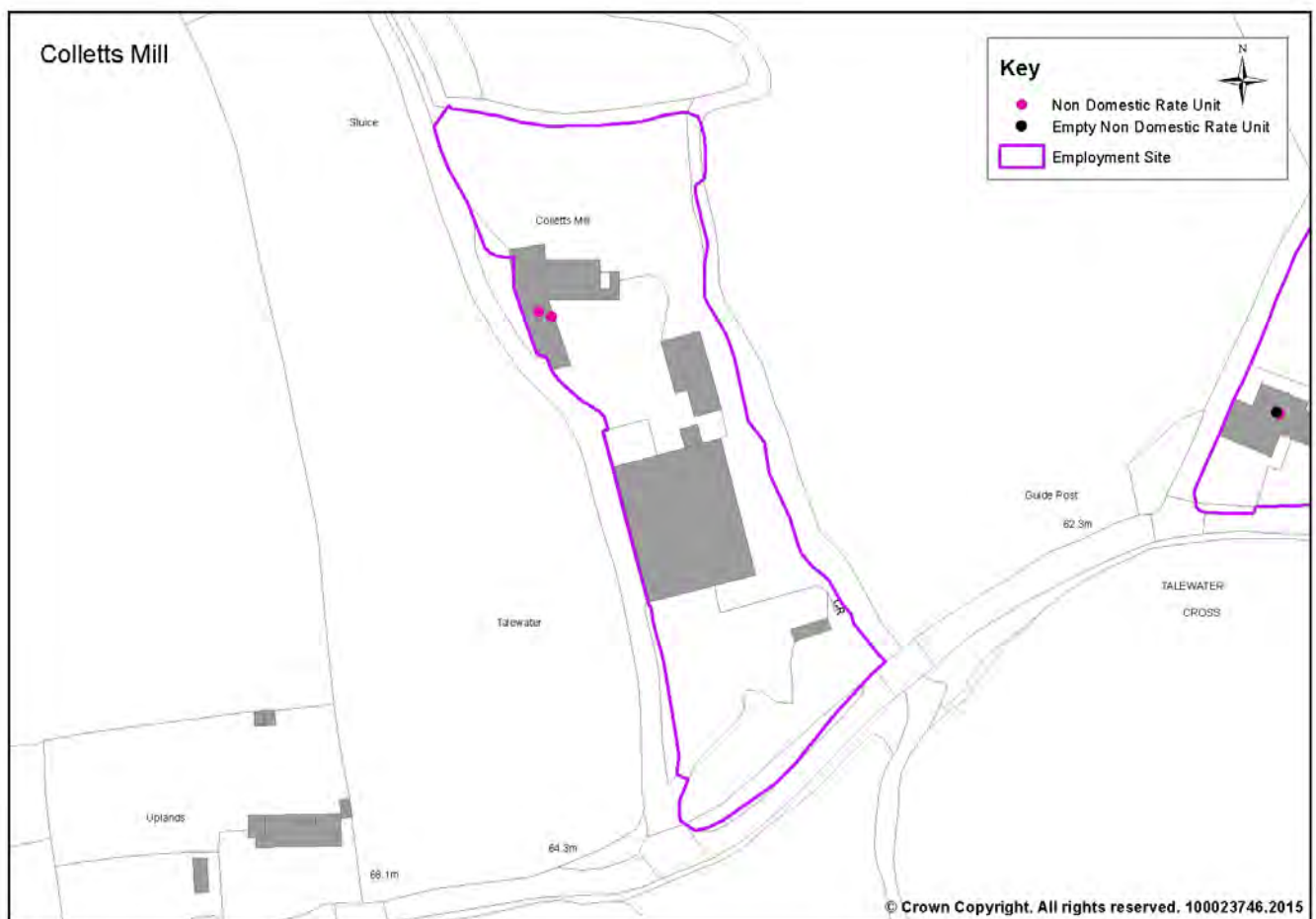
031 – Colletts Mill, Talewater, Talaton

Ownership

Ownership of Collets Mill is not known.

Description

Collets Mill sits in a rural location midway between the villages of Talaton and Feniton. The site is home to a timber mill and covers an area of 0.68 hectares. It is shown on the plan below.



The table shows that there were 3 NDR premises, all occupied, at the Collet Mill site.

Employment Site Area	0.68 Ha				
Vacant Plot Area					
% Vacant Plot Area					
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Store & Premises	2	66.7	401.6	924.3	663.0
Workshop & Premises	1	33.3	2,026.3	2,026.3	2,026.3
Total NDR	3				
	Number	%			
Vacant NDR	0	0			
% Vacant NDR	0.0				
Site Constraints	Most of the site is in the Floodzone				

Source: Business Rates NDR Data (27/02/2015), Valuation Office Agency

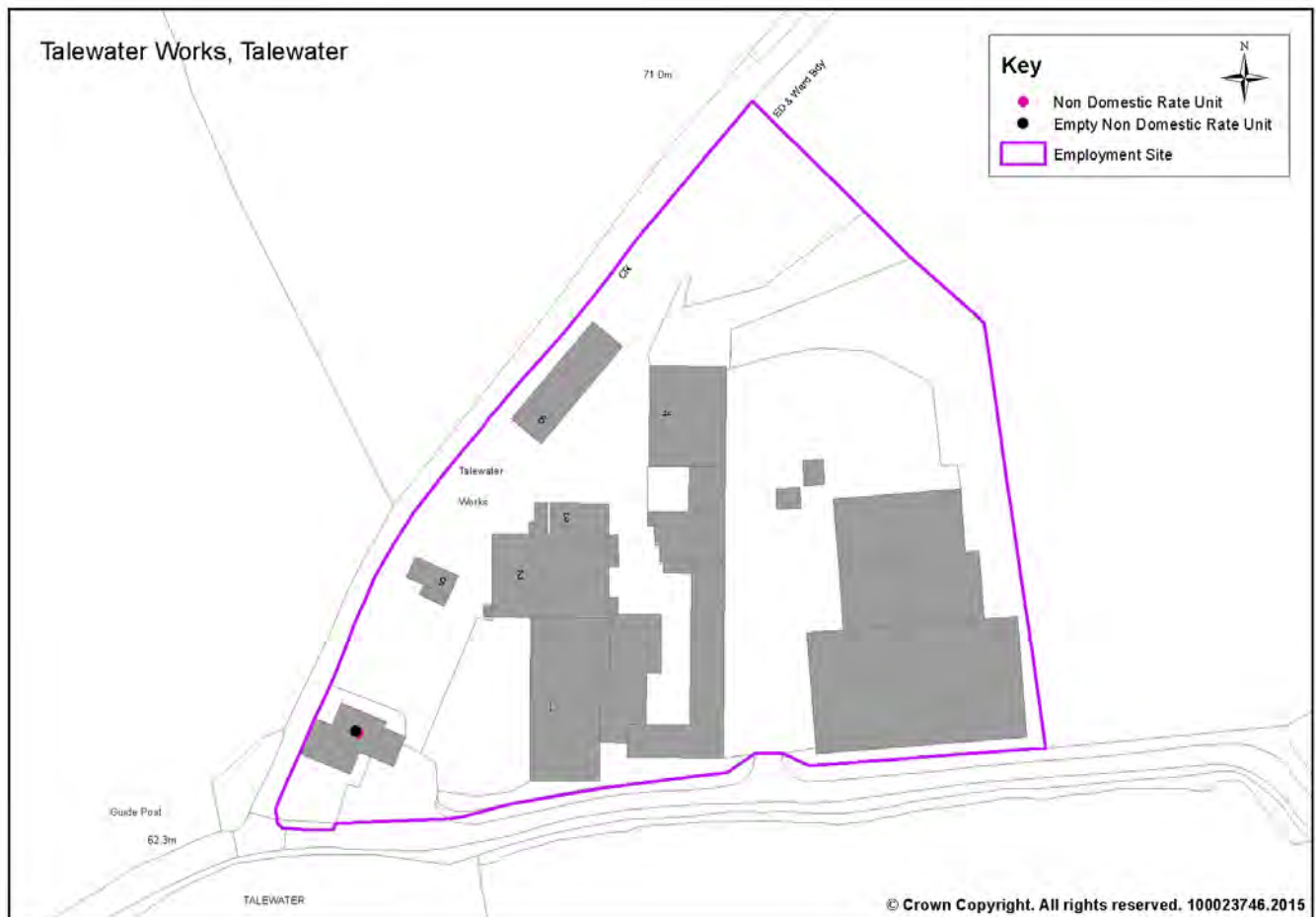
032 – Talewater Work, Talaton

Ownership

Ownership of the Talewater Works at Talaton is not known.

Description

Talewater Works sits in a rural location midway between the villages of Talaton and Feniton. The site is home to a range of business uses and covers an area of 1.84 hectares. The site is shown on the plan below.



The table below shows that there were 5 NDR premises at the site with one being vacant.

Employment Site Area	1.84 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Vehicle Repair Workshop & Premises	1	25	93.1	93.1	93.1
Workshop & Premises	3	75	56.0	1827.7	834.8
Total NDR	4				
	Number	%			
Workshop & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	25.0				
Site Constraints	Southern part of the site is in the floodzone				

Source: Business Rates NDR Data (27/02/2015), Valuation Office Agency

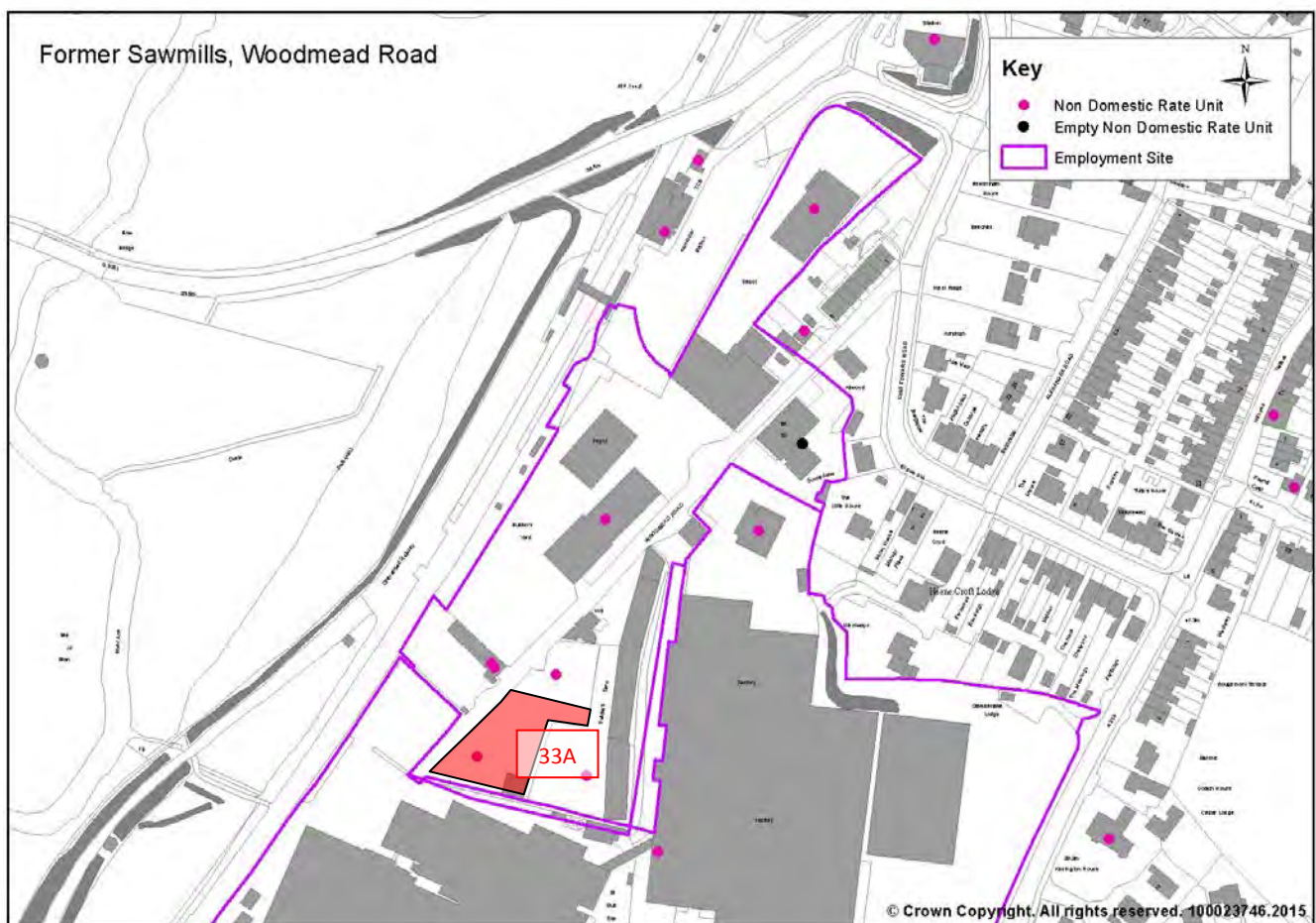
033 – Former Sawmills, Woodmead Road, Axminster

Ownership

The ownership of the former Sawmills site at Woodmead Road in Axminster is not known.

Description

The former Woodmead Road Sawmills site is located to the south of Axminster town centre, adjacent to the railway station. There is a warehouse building and industrial premises on the site. The site covers an area of 2.43 hectares and is shown on the plan below.



The Woodmead Road site includes a number of parcels of land that are in relatively low intensity use and as such might have potential for redevelopment. The map above shows an area of land with possible development potential but details of potential availability of this plot are not known.

The table below shows of the 8 NDR premises at the Woodmead Road site in Axminster, one was vacant.

Employment Site Area	2.43 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Communication Station & Premises	1	14.3	?	?	?
Showroom & Premises	1	14.3	2270.8	2270.8	2270.8
Storage Depot & Premises	1	14.3	1728.9	1728.9	1728.9
Vehicle Repair Workshop & Premises	2	28.6	101.7	291.6	196.7
Workshop & Premises	2	28.6	82.8	225.0	153.9
Total NDR	7				
	Number	%			
Communication Station & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	14.3				
Site Constraints	South and West of the site is in a Floodzone				
	West of the site is constrained by a railway line				
	Residential uses to the East				

Source: Business Rates NDR Data (27/02/2015), Valuation Office Agency

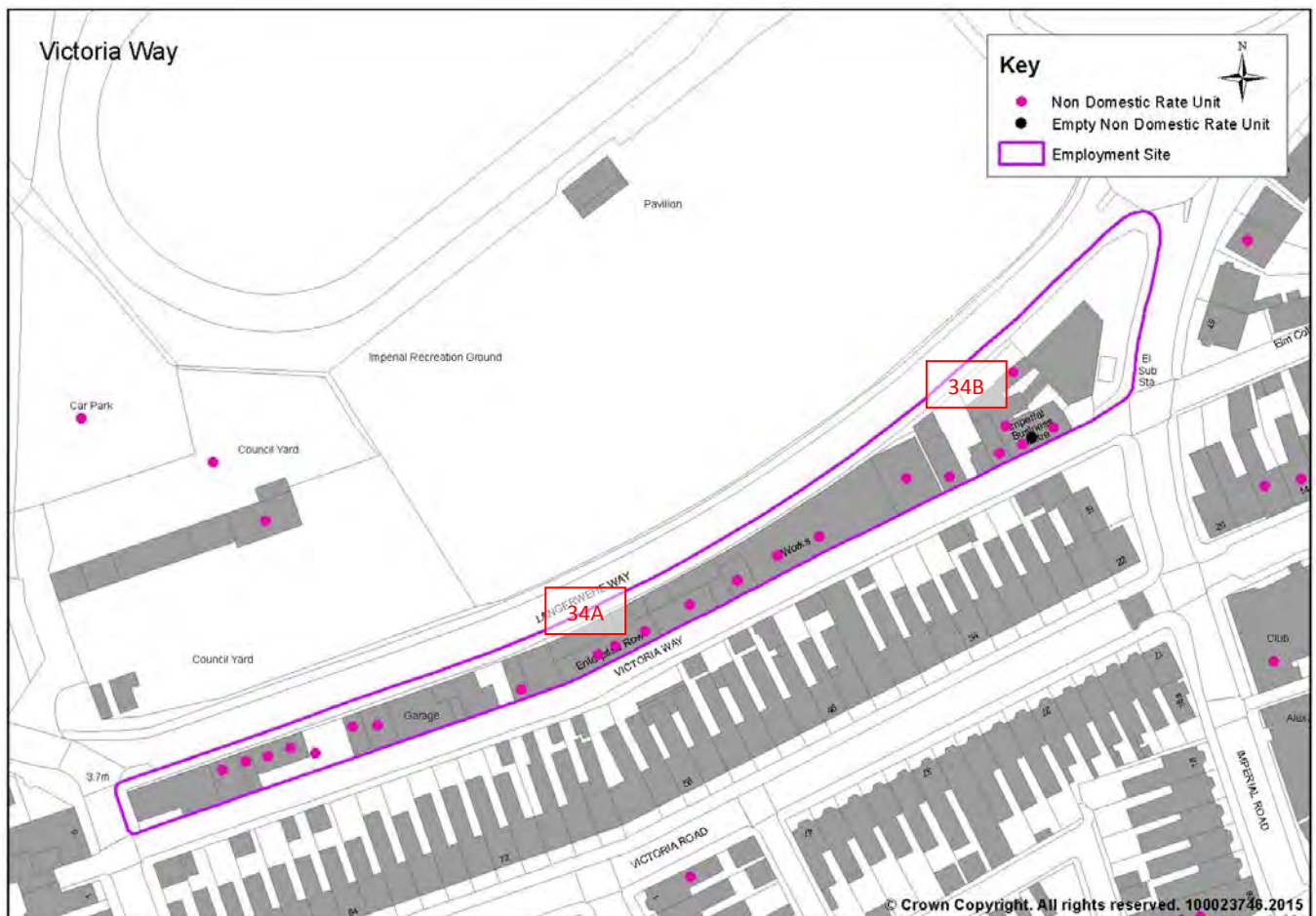
034 – Victoria Way, Exmouth

Ownership

The Victoria Way site in Exmouth is in multiple ownership.

Description

The site lies close to the town centre with a long frontage along/sandwiched between Langerwehe Way and Victoria Way. The site is occupied by a range of business but particularly car repair businesses. The site covers an area of 0.44 hectares and is shown on the map below.



The table below shows that there were 25 NDR businesses at the Victoria Way site, despite its comparatively small size, and of these just one was vacant. The table also shows that unit sizes at the Victoria Way site are typically very small.

Employment Site Area	0.44 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Display Ground & Premises	1	4.2	8.0	8.0	8.0
Office & Premises	3	12.5	24.8	31.5	27.6
Vehicle Repair Workshop & Premises	4	16.7	36.7	391.7	219.6
Workshop & Premises	16	66.7	24.3	247.5	93.0
Total NDR	24				
	Number	%			
Office & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	4.2				
Site Constraints	Site is within a Floodzone				
	Residential use to the South of the site				

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

035 – Pankhurst Industrial Estate, Exmouth

Ownership

Pankhurst Industrial Estate in Exmouth is understood to be in multiple ownership.

Description

Pankhurst Industrial Estate lies on the eastern side of Exmouth just off the B3178 in the Littleham area. There are a range of business uses at the site which covers an area of 3.38 hectares.



The table below shows that there were 20 NDR premises at Pankhurst Industrial estate and that 3 of these were vacant.

Employment Site Area	3.38 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Car Park & Premises	1	5.9	?	?	?
Factory & Premises	1	5.9	1353.8	1353.8	1353.8
Land Used for Storage & Premises	1	5.9	597.4	597.4	597.4
Land Used for Storage, Store & Premises	1	5.9	410.4	410.4	410.4
Office & Premises	5	29.4	5.9	16.5	13.1
Storage Depot & Premises	1	5.9	672.5	672.5	672.5
Vehicle Repair Workshop & Premises	1	5.9	144.6	144.6	144.6
Workshop & Premises	6	35.3	87.0	754.9	380.3
Total NDR	17				
	Number	%			
Office & Premises	3	17.7			
Vacant NDR	3				
% Vacant NDR	17.7				
Site Constraints	Current residential uses to the North, East and West of the site				
	Proposed housing allocation to the South of the site will limit expansion				

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

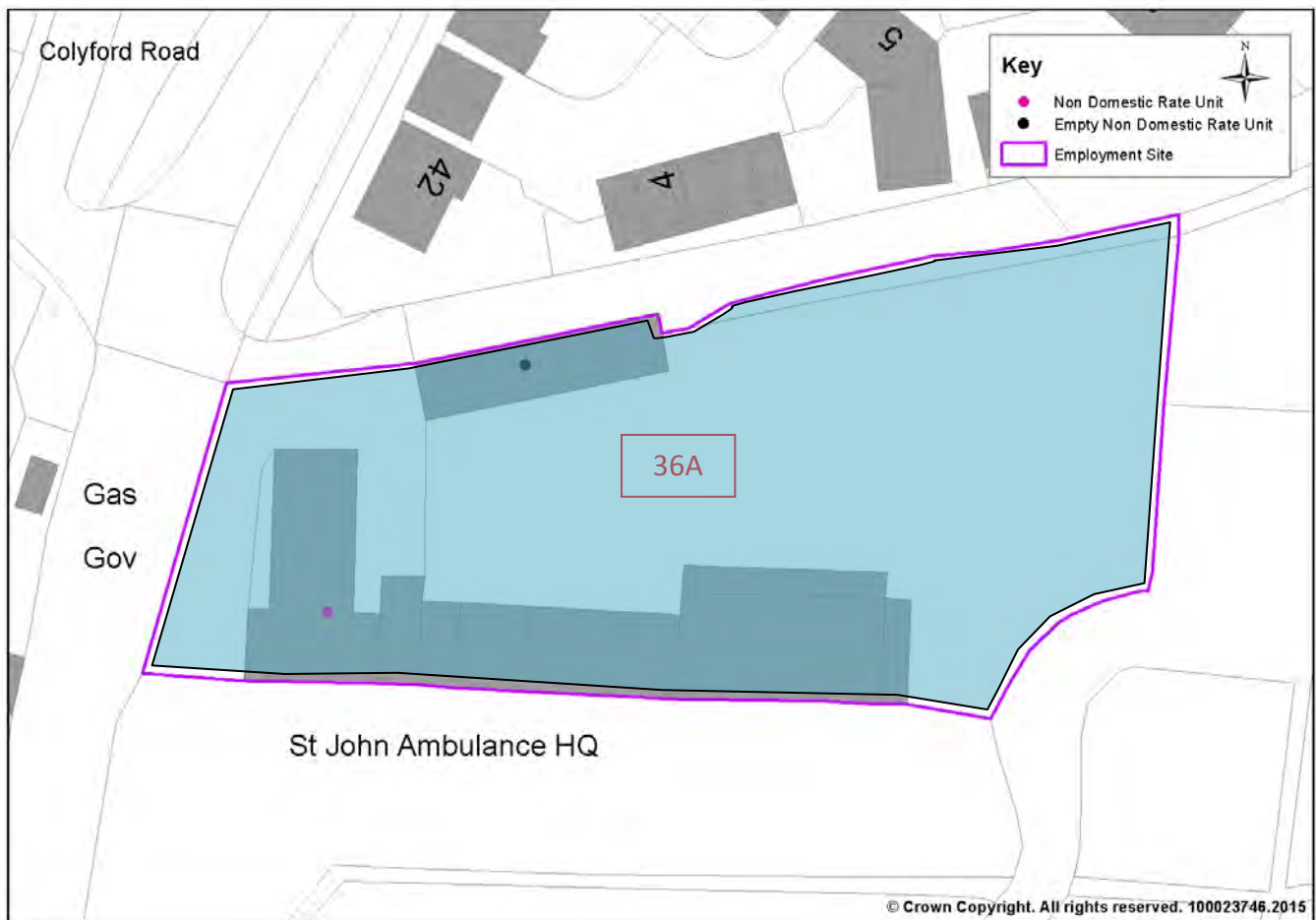
036 – Colyford Road, Seaton

Ownership

The Colyford Road site is in split ownership between East Devon District Council and Devon County Council.

Description

The site is located in Seaton and has access onto Colyford Road approximately 1.5 kilometres from the A3052. The site is small covering an area of 0.25 hectares and is largely vacant. The site is shown on the map below.



The table below shows that at the Colyford Road site there were 3 NDR premises one of which was vacant.

Employment Site Area	0.25 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Hall & Premises	1	50.0	159.8	159.8	159.8
Workshop & Premises	1	50.0	432.8	432.8	432.8
Total NDR	2				
	Number	%			
Workshop & Premises	1	50			
Vacant NDR	1				
% Vacant NDR	1.0				
Site Constraints	Development to the east and south is restricted by a caravan park				
	Residential use to the north and west				
	The site has planning permission for new employment units				

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

037 – Oilmill Industrial Estate, near Clyst St Mary

Ownership

Ownership of the Oilmill Industrial Estate is not known.

Description

Oilmill Industrial Estate is used as a depot for Dartline Coaches. It has substantial open air storage and parking areas and large warehouse buildings on the site. The site has good road access to the A3052 from Oilmill Lane, and the site lies approximately 1.6 kilometres east of Junction 30 of the M5 motorway. The site covers an area of 0.96 hectares and is shown on the map below.



The table below shows that there were 4 NDR premises at the site, of which one was vacant.

Employment Site Area	0.96 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Vehicle Repair Workshop & Premises	1	33.3	1442.0	1442.0	1442.0
Warehouse & Premises	2	66.7	699.1	1189.8	944.5
Total NDR	3				
	Number	%			
Warehouse & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	33.3				
Site Constraints					

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

039 – Waldrons Farm Industrial Estate, near Farringdon

Ownership

Ownership of the Waldrons Farm site is unknown.

Description

Waldrons Farm industrial Estate is located on the A3052 around 4 kilometres (2.5 miles) to the east of Junction 30 of the M5 motorway. The site has direct access onto the A3052. The site covers an area of 0.97 hectares and is shown on the map below.



The table below shows that there were 7 NDR premises at Waldrons Farm of which 2 were vacant.

Employment Site Area	0.97 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Land Used for Storage & Premises	1	14.3	770.0	770.0	770.0
Storage Depot & Premises	1	14.3	133.0	133.0	133.0
Vehicle Repair Workshop & Premises	2	28.6	62.1	62.7	62.4
Warehouse & Premises	1	14.3	907.5	907.5	907.5
Workshop & Premises	2	28.6	117.4	348.0	232.7
Total NDR	7				
	Number	%			
Land Used for Storage & Premises	1	50			
Vehicle Repair Workshop & Premises	1	50			
Vacant NDR	2				
% Vacant NDR	28.6				
Site Constraints					

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

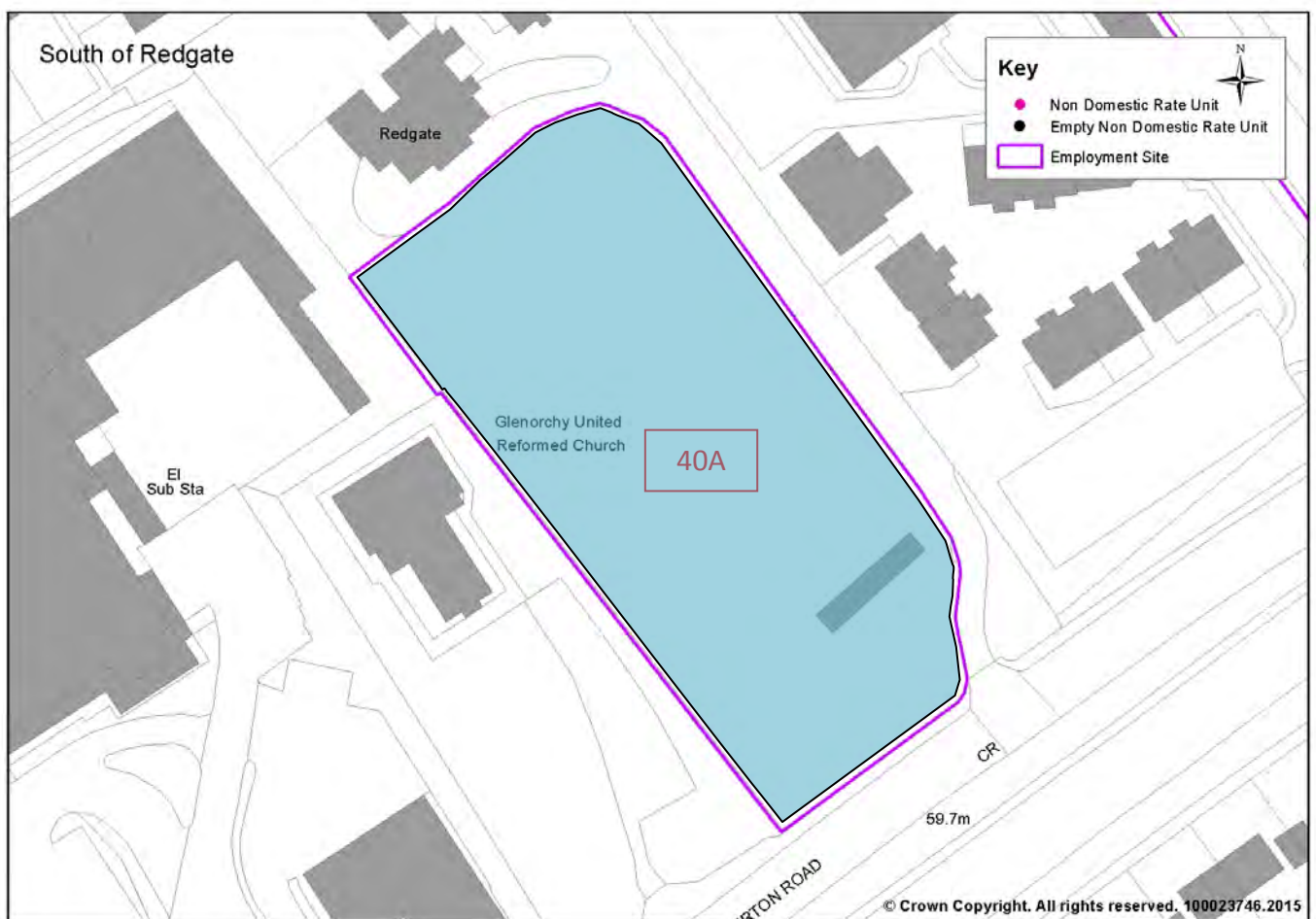
040 – South of Redgate, Exmouth

Ownership

Ownership of the land south of Redgate is not known.

Description

Redgate is an old house on the eastern side of Exmouth and the former garden area to the front is allocated for employment uses. The site is located off Salterton Road (the B3178). The site is currently unused and covers an area of 0.5 hectares; it is shown on the map below.



The table below shows no NDR premises at the South of Redgate site.

Employment Site Area	0.5 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Site has established uses to the North, West and East and therefore has limited expansion potential				
	Residential use to the East				

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

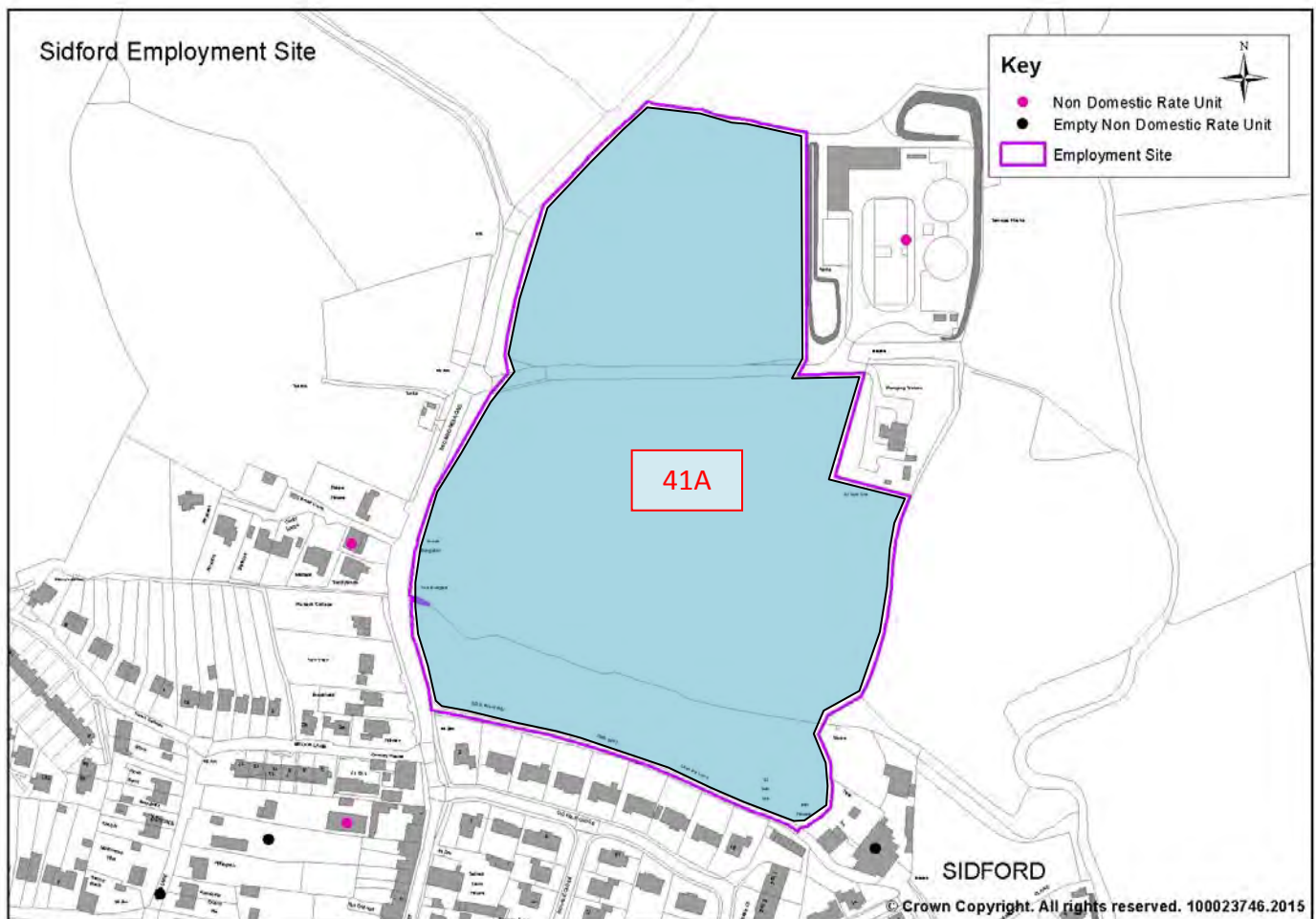
041 – Sidford Employment Site

Ownership

It is understood Fords of Sidmouth have secured land options for the purchase of this site.

Description

This Greenfield site lies to the north of Sidford and is currently in agricultural use. The proposed site would have access from Two Bridges Road and is in close proximity to the A3052.



The table below shows no NDR premises at the Sidford Employment Site.

Employment Site Area	5.97 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Site is in the AONB				
	There are residential uses to the south of the site				
	Southern part of the site is in a Floodzone				

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

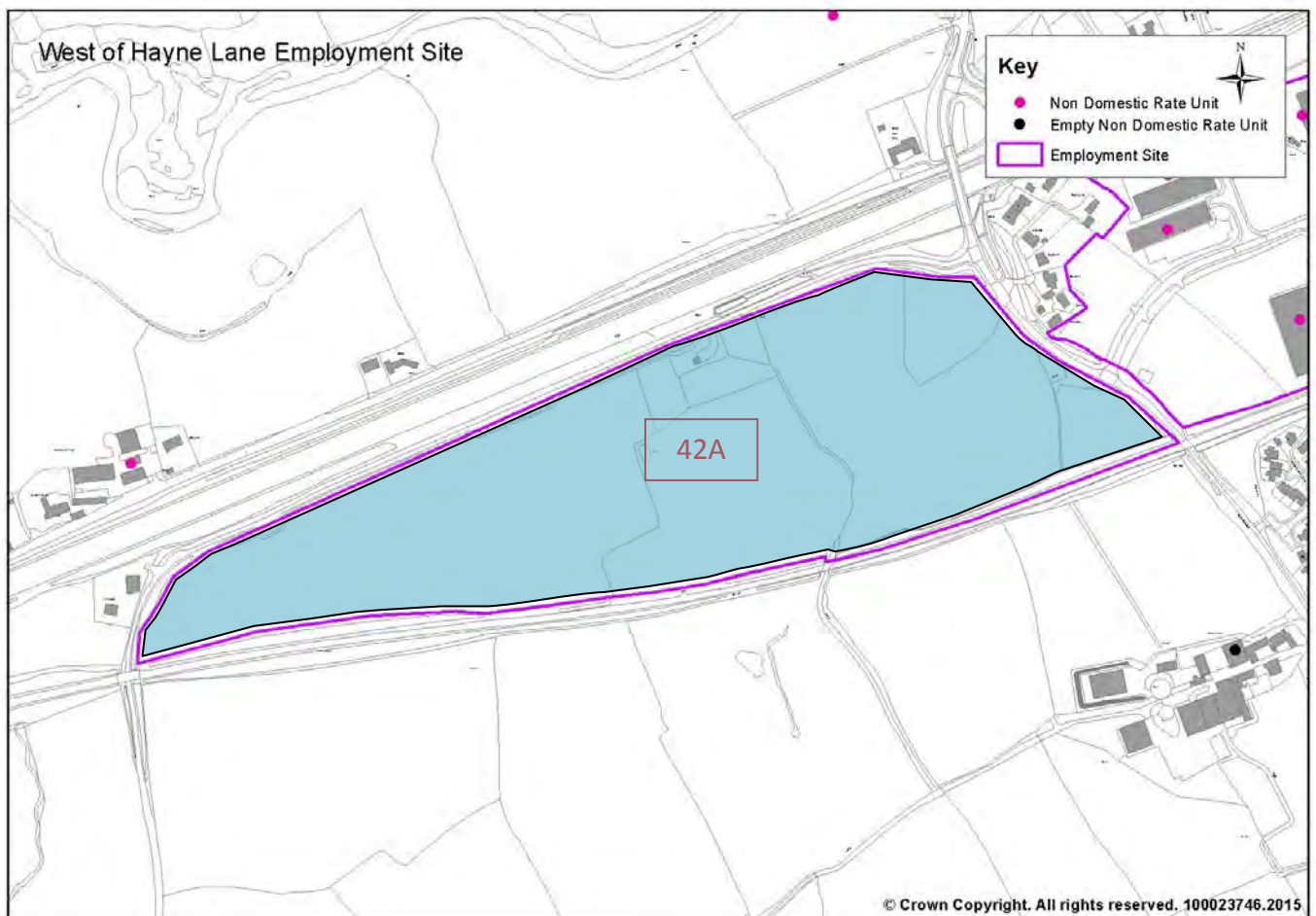
042 – West of Hayne Lane Employment Site, Honiton

Ownership

Land to the West of Hayne Lane is understood to be in split ownership between East Devon District Council and a private owner.

Description

The site is located on the western periphery of Honiton, with access from the A35 through the Heathpark Industrial Estate and close to a junction with the A30. The site has a prominent frontage to the A30. The site is currently in agricultural use but is allocated for employment purposes in the emerging Local Plan. The site covers an area of 15.6 hectares and is shown on the map below.



The table below shows no NDR premises at the site.

Employment Site Area	15.6 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Expansion potential to the north is limited by the A30				
	Expansion potential to the south is constrained by the railway line				
	Existing road infrastructure to the site				

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

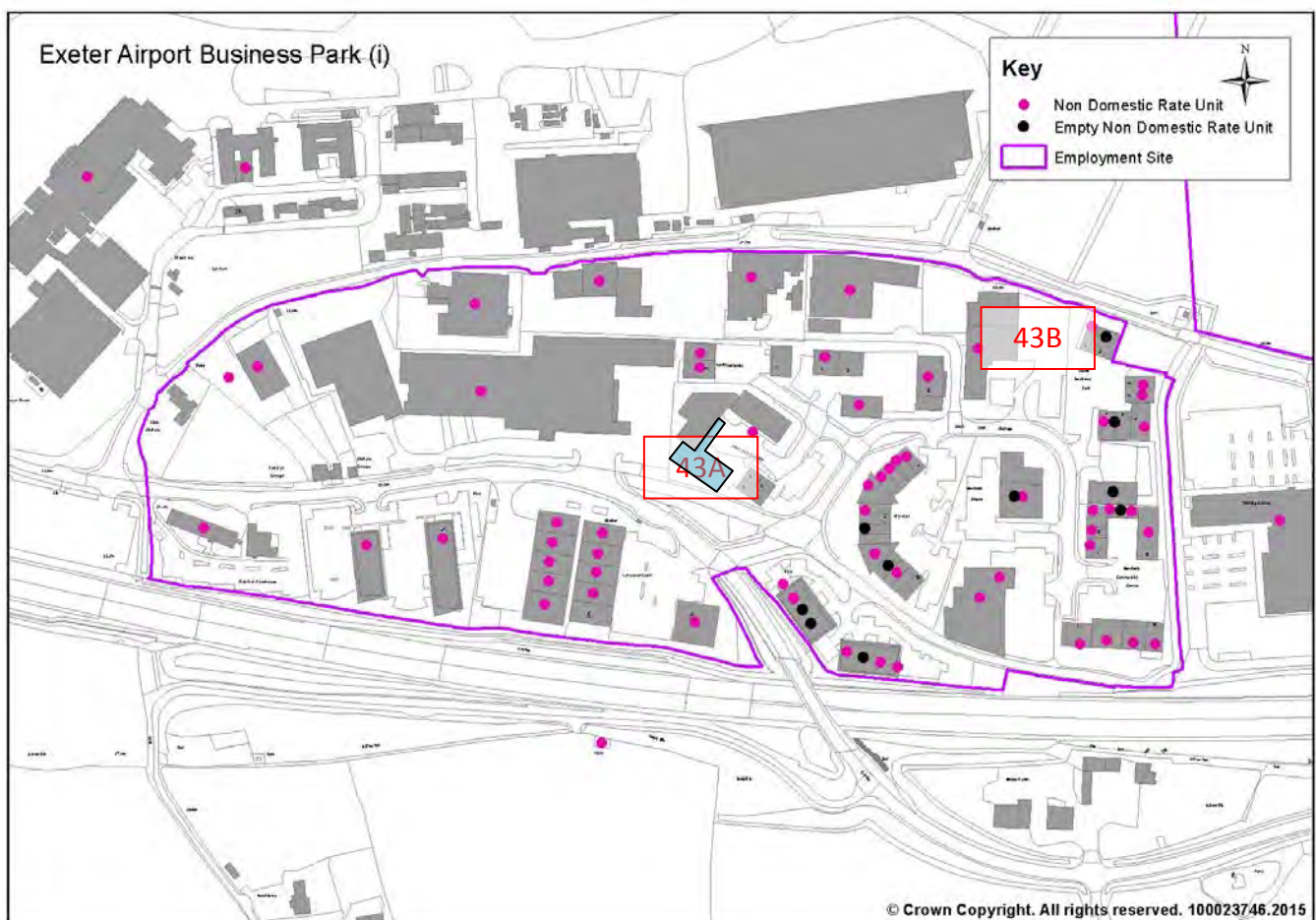
043 – Exeter Airport Business Park – Phase 1

Ownership

Exeter Airport Business Park is in multiple ownership.

Description

The Business Park lies to the south of and immediately adjacent to Exeter Airport terminal and other key airport buildings. The site is located on the B3184 and comprises of a mixture of late 20th and 21st century offices and buildings. The site covers an area of 13.1 hectares and is shown on the plan below. At most there will only be limited infill opportunities at the site.



The table below shows that there were 85 NDR premises at Exeter Airport Business Park of which 10 were vacant.

Employment Site Area	13.1 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Car Park & Premises	2	2.7	29.0	40.0	34.5
Factory & Premises	5	6.7	164.3	2411.1	1017.7
Hangar & Premises	1	1.3	214.8	214.8	214.8
Offices & Premises	17	22.7	31.0	851.4	267.6
Office, Store & Premises	1	1.3	138.8	138.8	138.8
Store & Premises	1	1.3	75.1	75.1	75.1
Surgery & Premises	1	1.3	145.6	145.6	145.6
Warehouse & Premises	35	46.7	35.8	10095.0	640.7
Warehouse, Office & Premises	1	1.3	1443.5	1443.5	1443.5
Workshop & Premises	11	14.7	44.2	2148.2	563.1
Total NDR	75				
	Number	%			
Offices & Premises	5	50			
Warehouse & Premises	5	50			
Vacant NDR	10				
% Vacant NDR	13.3				
Site Constraints					

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

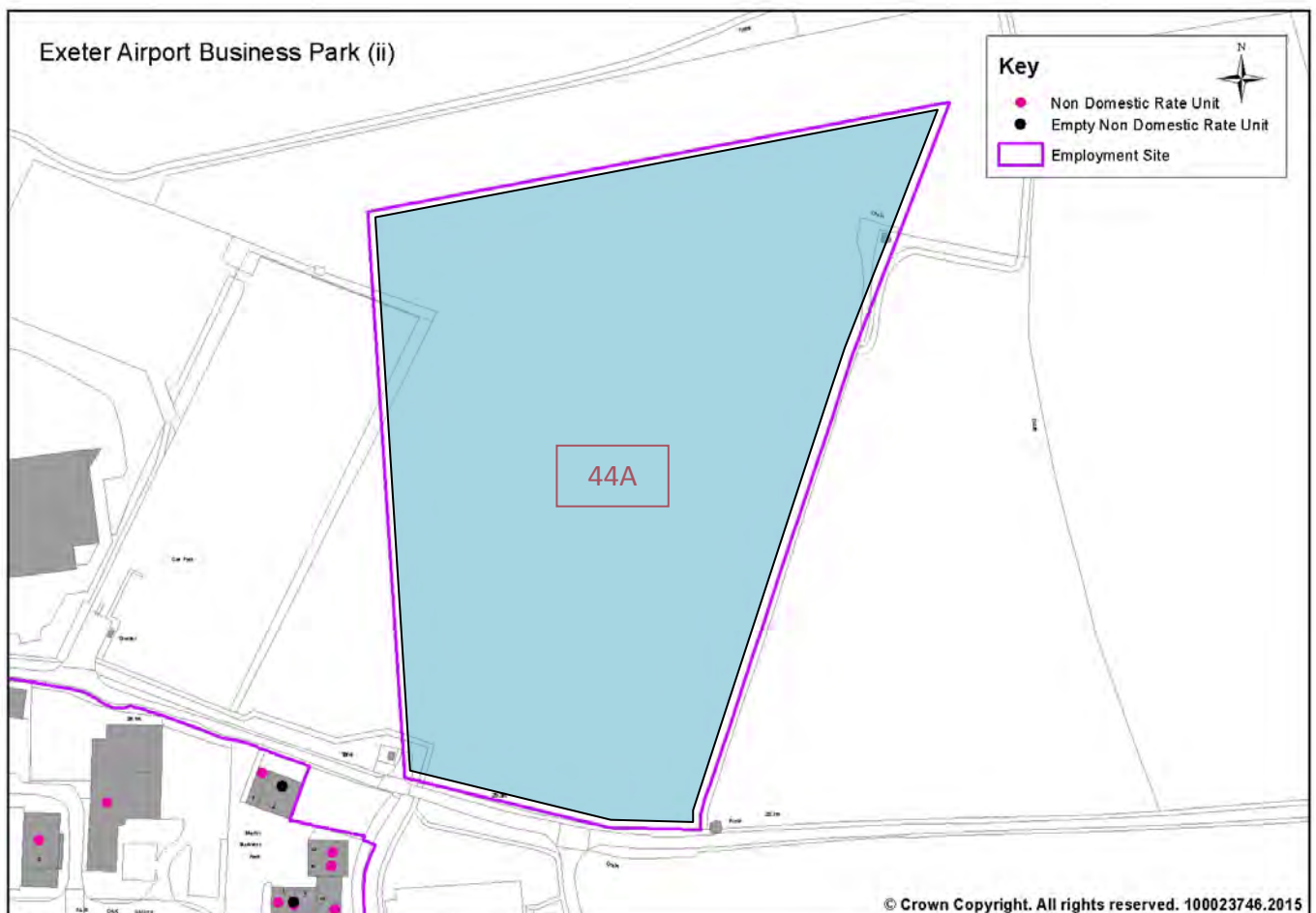
044 – Exeter Airport Business Park – Phase 2

Ownership

The site is in private ownership

Description

Phase 2 of Exeter Airport Business Park is a Greenfield site that lies to the east of the airport terminal facilities and buildings. The site is currently vacant and is allocated in the new East Devon Local Plan for employment use. The site is accessed off a lane that runs past the airport terminal facilities and it is in close proximity to the A30. The site covers an area of 5.3 hectares and is shown on the plan below.



The table below shows that there are no NDR premises at the site.

Employment Site Area	5.3 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Current access onto the site is off a narrow lane which may need improving. This may affect the viability of the site.				

Source: Business Rates NDR Data, Valuation Office Agency

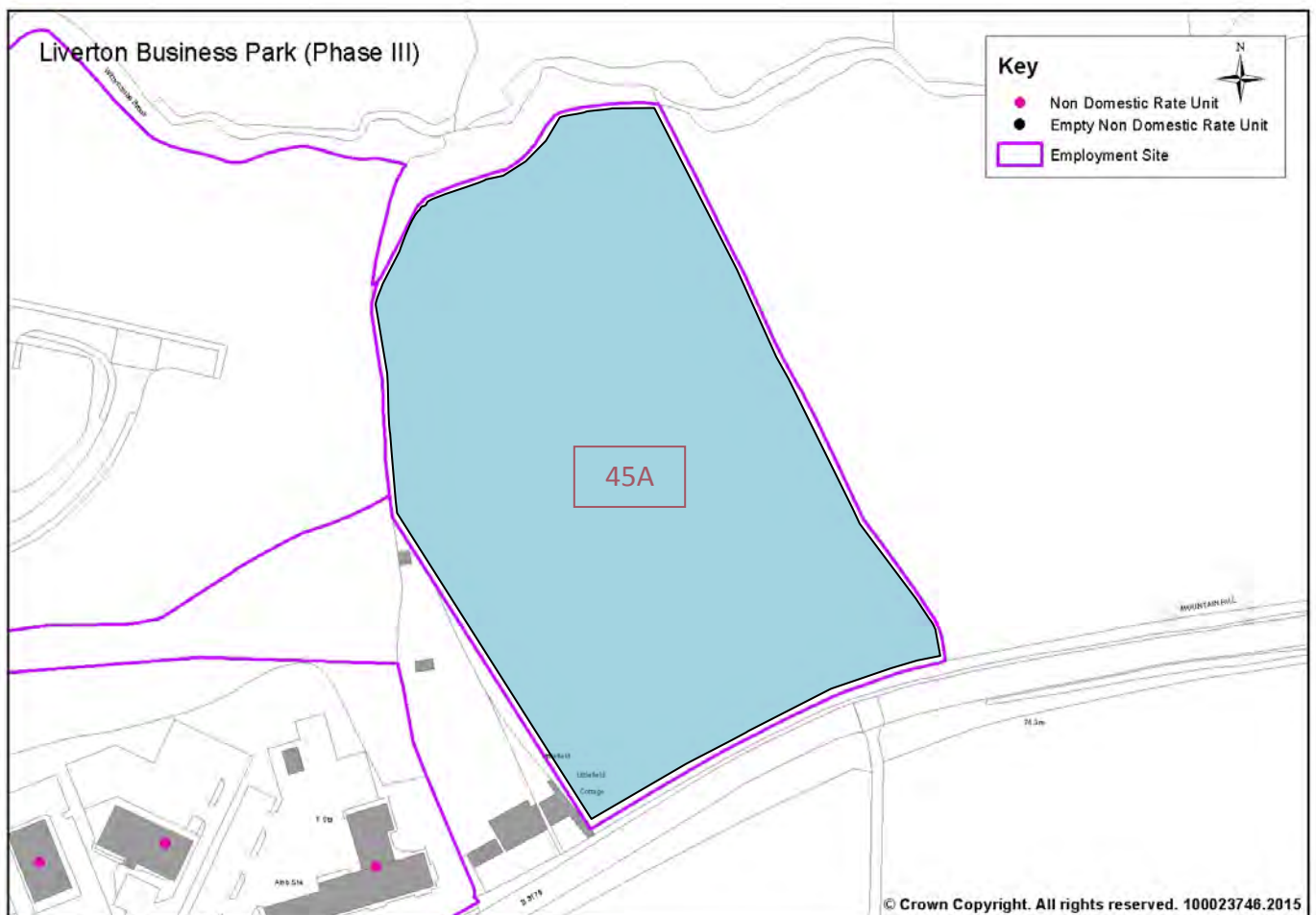
045 – Liverton Business Park - Phase 3, Exmouth

Ownership

Liverton Business Park Phase 3 is owned by Clinton Devon Estates.

Description

Liverton Business Park Phase 3 is allocated in the new East Devon Local Plan for employment purposes. The site lies at the eastern edge of Exmouth and adjoins the existing Liverton industrial estate with road frontage to the B3178. It is currently a Greenfield site and measures 2.7 hectares in area. The site is shown on the plan below.



The table below shows that there are no NDR properties at the site.

Employment Site Area	2.7 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	AONB to the South of the site				

Source: Business Rates NDR Data, Valuation Office Agency

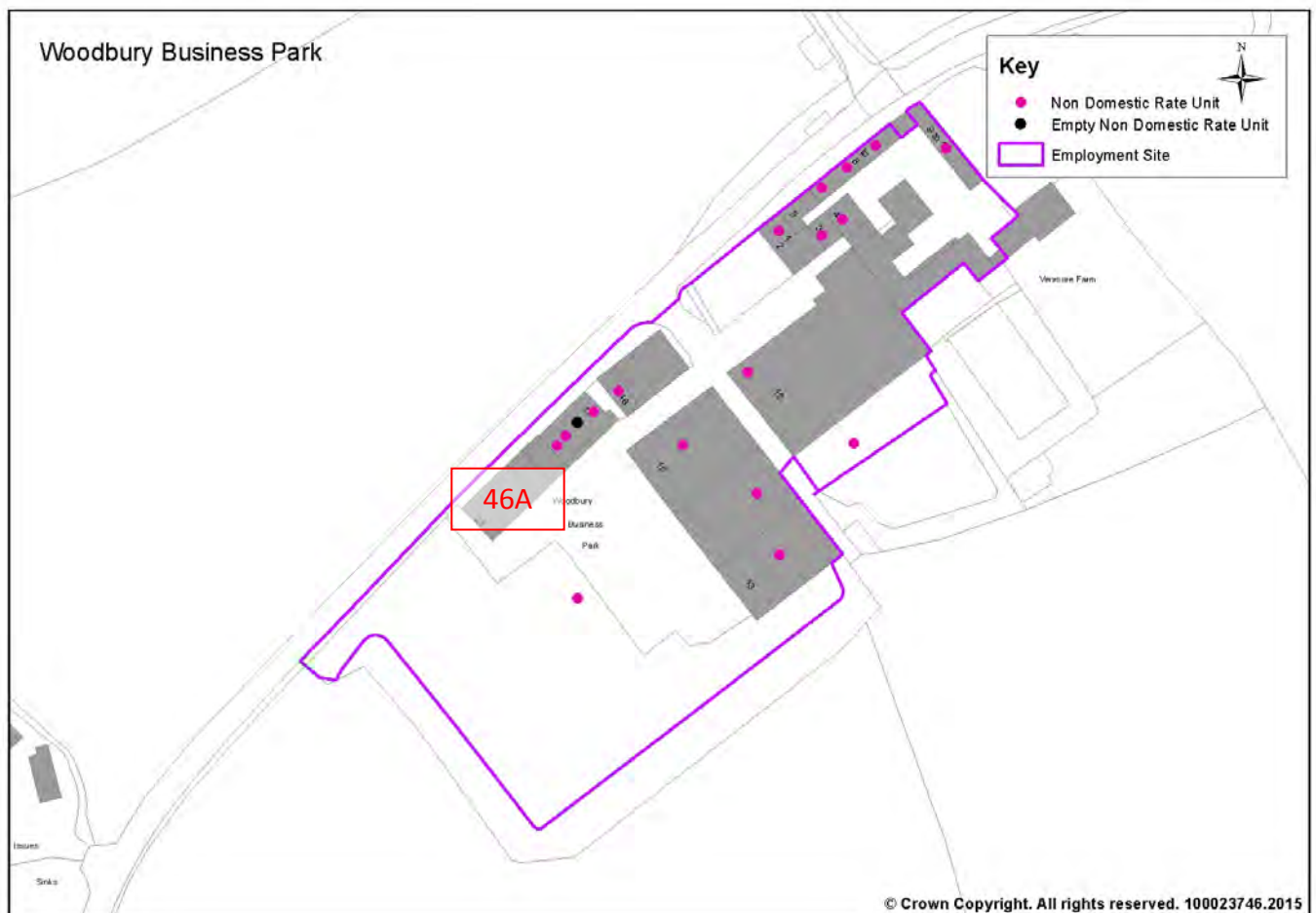
046 – Woodbury Business Park, near Woodbury Village

Ownership

Woodbury Business Park is owned by G.B House & Son Ltd.

Description

The site lies around 600 metres (0.25 miles) to the southwest of Woodbury village. The business park was originally based around the conversion of a range of traditional farm buildings but has now extended into adjoining areas. The site is accessed from the road between the centre of Woodbury and Pink House Corner on the A376. The site extends to 1.65 hectares and is shown on the map below.



The table below shows that there were 19 NDR premises at Woodbury Business Park with one of these being vacant.

Employment Site Area	1.65 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Land Used for Storage & Premises	2	11.1	75.6	3263.0	1669.3
Offices & Premises	5	27.8	40.8	267.8	120.0
Store & Premises	9	50.0	55.7	1095.4	332.2
Warehouse & Premises	1	5.6	590.8	590.8	590.8
Workshop & Premises	1	5.6	44.5	44.5	44.5
Total NDR	18				
	Number	%			
Store & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	5.6				
Site Constraints	Grade II listed buildings on site				

Source: Business Rates NDR Data (02/01/2015), Valuation Office Agency

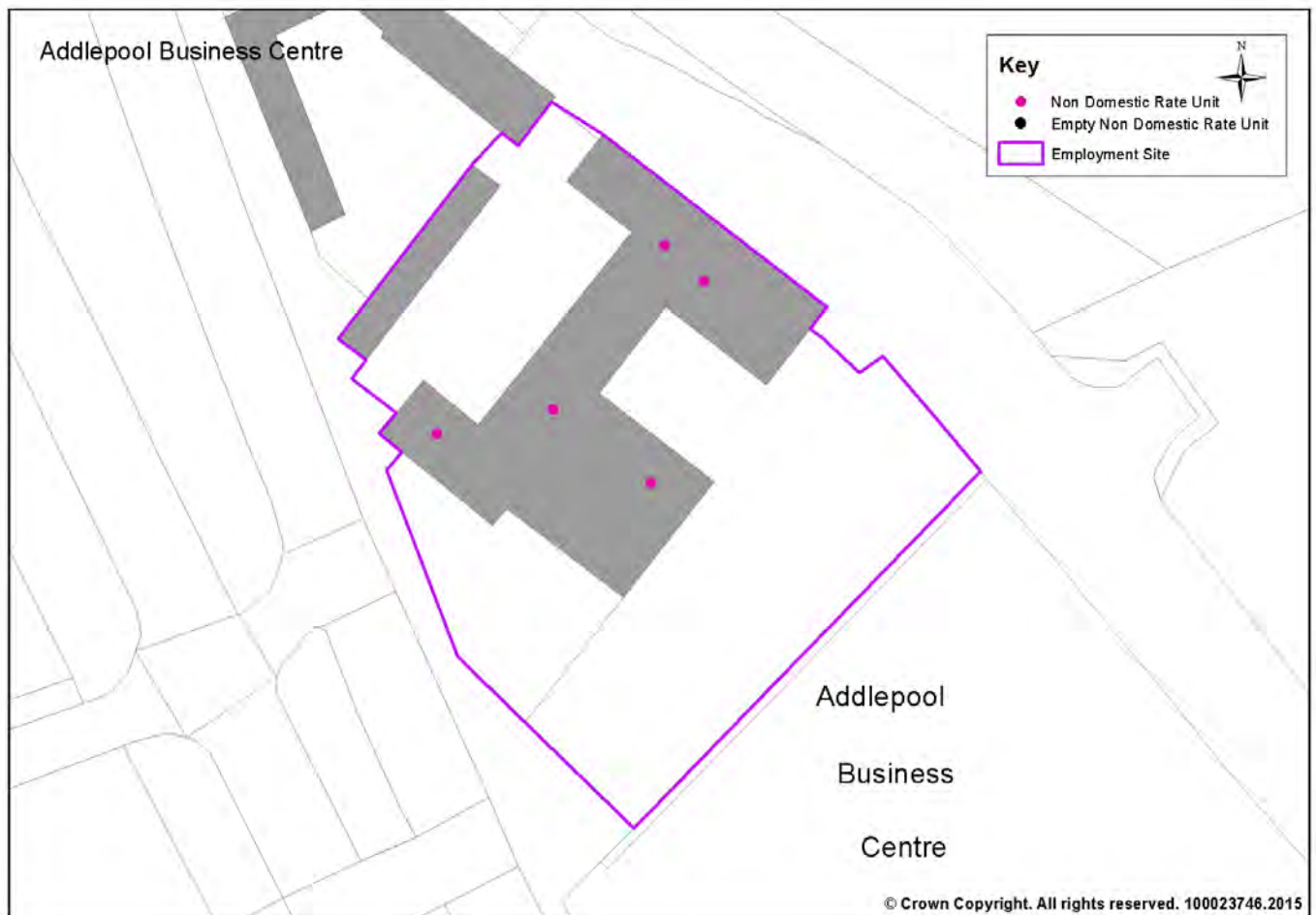
047 – Addlepool Business Centre, near Clyst St George

Ownership

Addlepool Business Centre is owned by Mr P Bragg.

Description

Addlepool Business Centre comprises of a range of converted attractive red brick barns arranged around two yards. It is adjacent to the Addlepool farmhouse alongside the A376. Access to the site is gained through two existing access points from the unclassified village road. The site covers an area of 0.18 hectares and is shown on the plan below.



The table below shows that there were five, all small scale, occupied NDR premises at Addlepool Business Centre.

Employment Site Area	0.18 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Offices & Premises	5	100	65.7	169.8	106.5
Total NDR	5				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints					

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

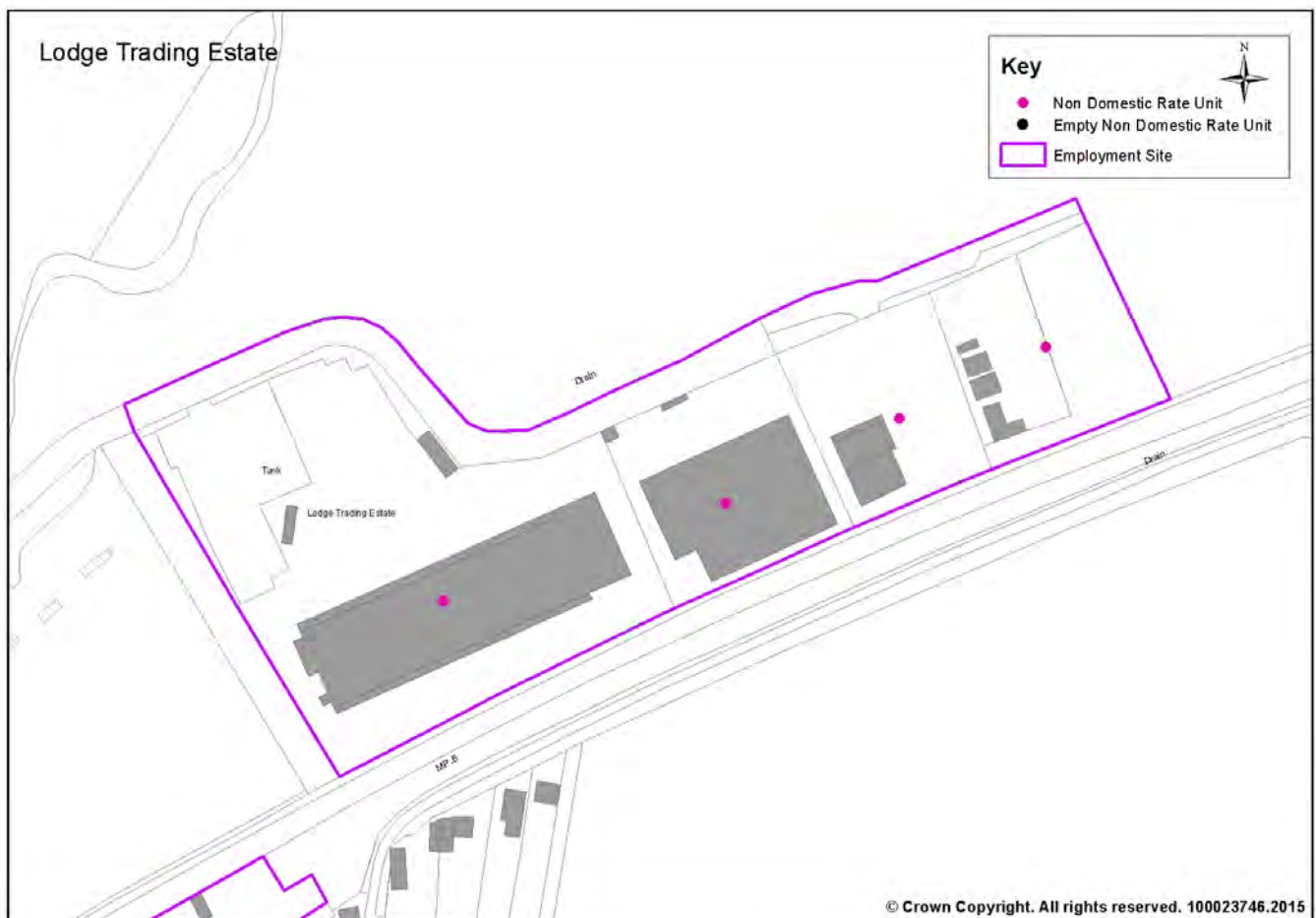
048 – Lodge Trading Estate, near Broadclyst

Ownership

The Lodge Trading Estate site at Broadclyst is in multiple ownership.

Description

The Lodge Trading Estate at Broadclyst lies around 1.3 kilometres to the south of Broadclyst village and immediately to the north of the Exeter to Waterloo, London railway line. The site has been a mixed-use light industrial park for some forty years and is accessed via Station Road. The latter road has a 7.5 tonne vehicle restriction and site access is on the outside of a bend in the road.



The table below shows that there were four NDR premises, non vacant, at Lodge Trading Estate.

Employment Site Area	1.85 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Car Park & Premises	1	25	32.0	32.0	32.0
Land Used for Storage & Premises	1	25	951.0	951.0	951.0
Warehouse & Premises	2	50	1443.0	2242.7	1842.9
Total NDR	4				
	Number	%			
Vacant NDR	0	0			
% Vacant NDR	0.0				
Site Constraints	Railway line to the south of the site				
	The site is in close proximity to the Floodzone				

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

049 – Hungry Fox Estate, near Cranbrook

Ownership

The ownership of the Hungry Fox estate is not known.

Description

The estate is located on Station Road, approximately 1.6 kilometres south of the village of Broadclyst and adjacent to land allocated for development at Cranbrook. The Hungry Fox Estate is bounded by the Exeter to Waterloo, London railway line along its northern boundary and Station Road is located to the west. The estate is small, extending to 0.46 hectares. It contains a mix of small scale units and in the easterly part a large area of open air storage. The estate is shown on the map below.



The table below shows that there were 14 NDR premises at the Hungry Fox estate with two of these being vacant.

Employment Site Area	0.46 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Factory & Premises	1	8.3	123.4	123.4	123.4
Land Used for Storage & Premises	4	33.3	187.0	637.0	371.7
Offices & Premises	2	16.7	127.2	151.0	139.1
Store & Premises	4	33.3	85.8	92.3	88.2
Workshop & Premises	1	8.3	84.2	84.2	84.2
Total NDR	12				
	Number	%			
Offices & Premises	1	50			
Store & Premises	1	50			
Vacant NDR	2				
% Vacant NDR	16.7				
Site Constraints	Railway to the north of the site				
	The site is in close proximity to the Floodzone				

Source: Business Rates NDR Data (02/03/2015), Valuation Office Agency

050 – McBains, East of Exeter Airport

Ownership

The site is owned by McBains of Exeter.

Description

The site is approximately one kilometre to the east of Exeter Airport. The southern site boundary abuts and gives access to the country lane that leads westward to Exeter airport. The site extends to some 3.15 hectares and is shown on the map below.



There are a range of modern small industrial units in the south western part of the site and older units elsewhere.

The table below shows that there were 21 NDR premises at the McBains site with just one of these being vacant.

Employment Site Area	3.15 Ha				
NDR Description	Number	%	Area Min (sq m)	Area Max (sq m)	Area Average (sq m)
Cattery & Premises	1	5	154.6	154.6	154.6
Offices & Premises	3	15	131.6	333.5	225.7
Storage Depot & Premises	1	5	1201.4	1201.4	1201.4
Store & Premises	2	10	57.5	111.2	84.4
Warehouse & Premises	13	65	86.0	1146.0	371.9
Total NDR	20				
	Number	%			
Warehouse & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	5.0				
Site Constraints	Capacity of Long Lane				

Source: Business Rates NDR Data (03/03/2015), Valuation Office Agency

051 – Winslade Park, Clyst St Mary

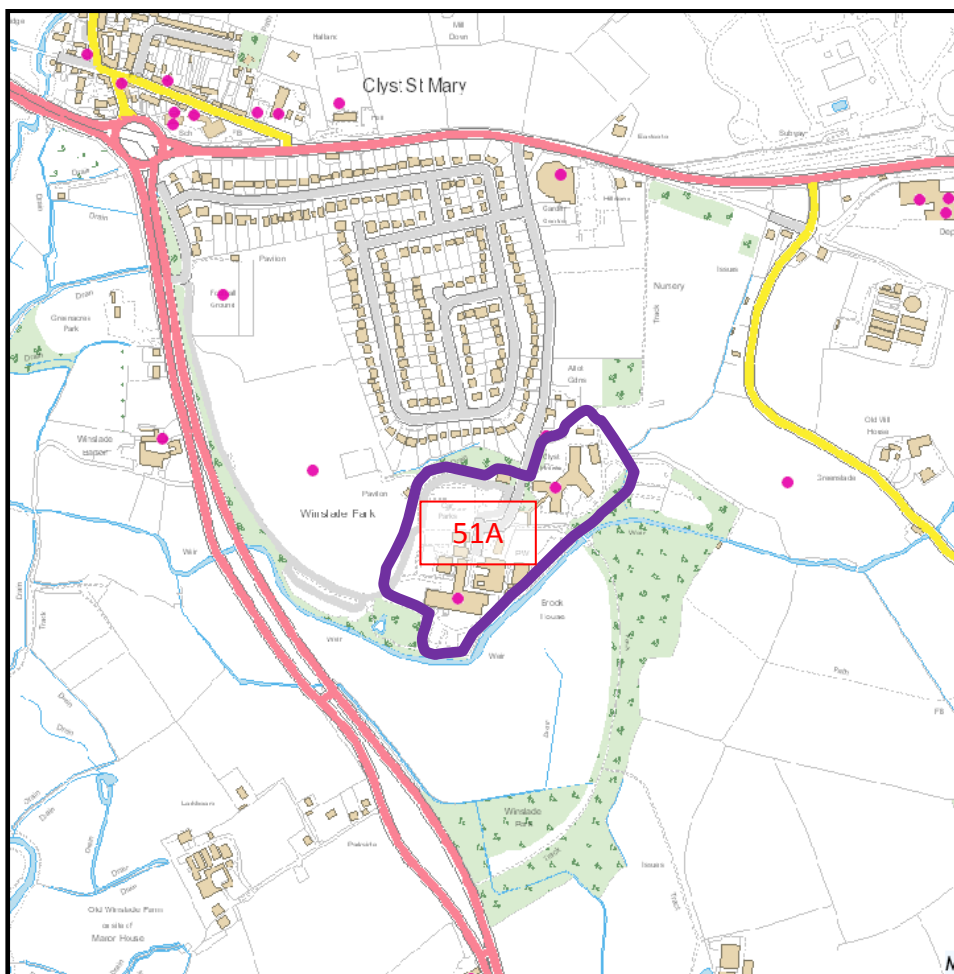
Ownership

Current ownership details of the Winslade Park site are not known.

Description

The site comprises an office campus development built around an historic listed former house and with a series of mid/late 20th century office buildings. Over recent years the number of office based jobs and businesses at Winslade Park has diminished and the site is allocated in the Local Plan for residential development. The allocation, however, includes/provides for 0.7 hectares of employment land.

The site is shown on the plan below.



Assessment has not been undertaken of NDR premises.

052 – Cranbrook

Ownership

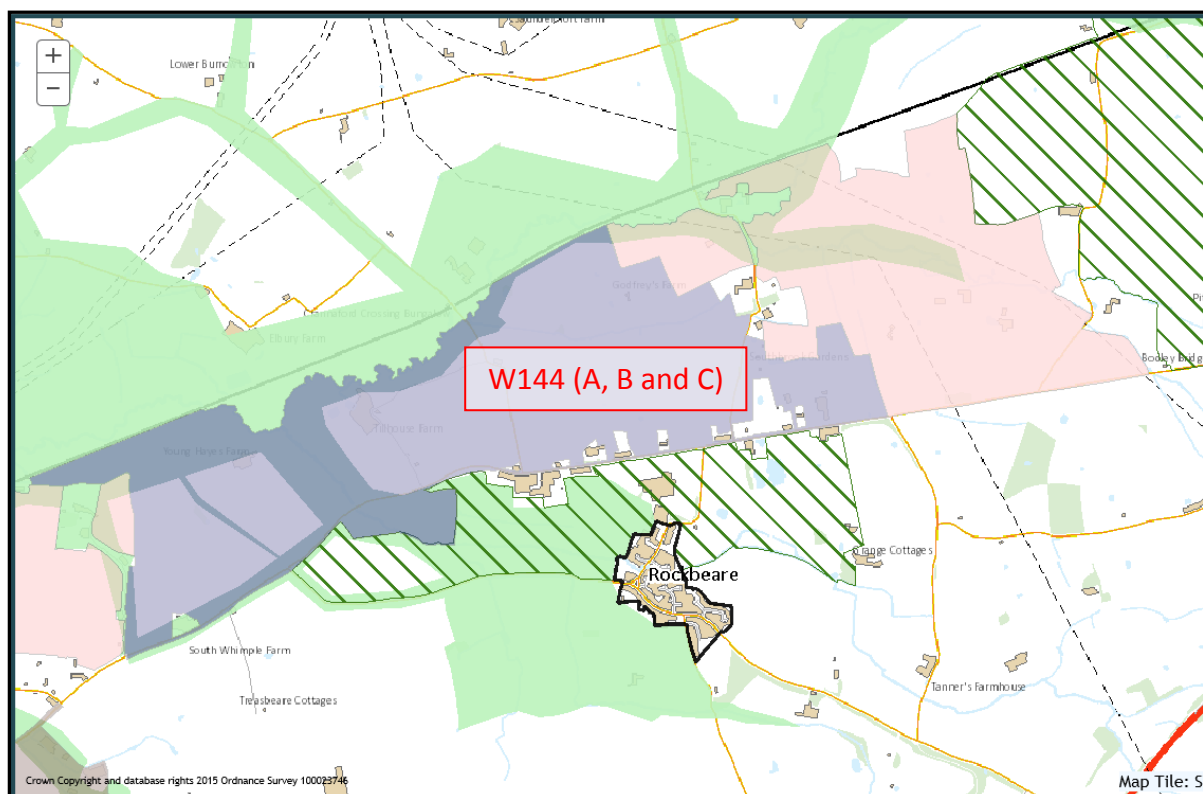
Land at Cranbrook is in multiple ownership.

Description

Cranbrook is a new town being developed around 4 kilometres to the east of Junction 29 of the M5 motorway (at the nearest point of current development).

Local Plan policy provides for mixed use development at Cranbrook to include nearly 8,000 new homes and 18.4 hectares of employment land.

The map below identifies the extent of the overall East Devon Local Plan land allocated currently at Cranbrook (pink, blue and mauve areas). The employment land provision is within Cranbrook though specific sites or locations are not currently allocated.



Assessment has not been undertaken of NDR premises.

053 – Goodmores Farm, Exmouth

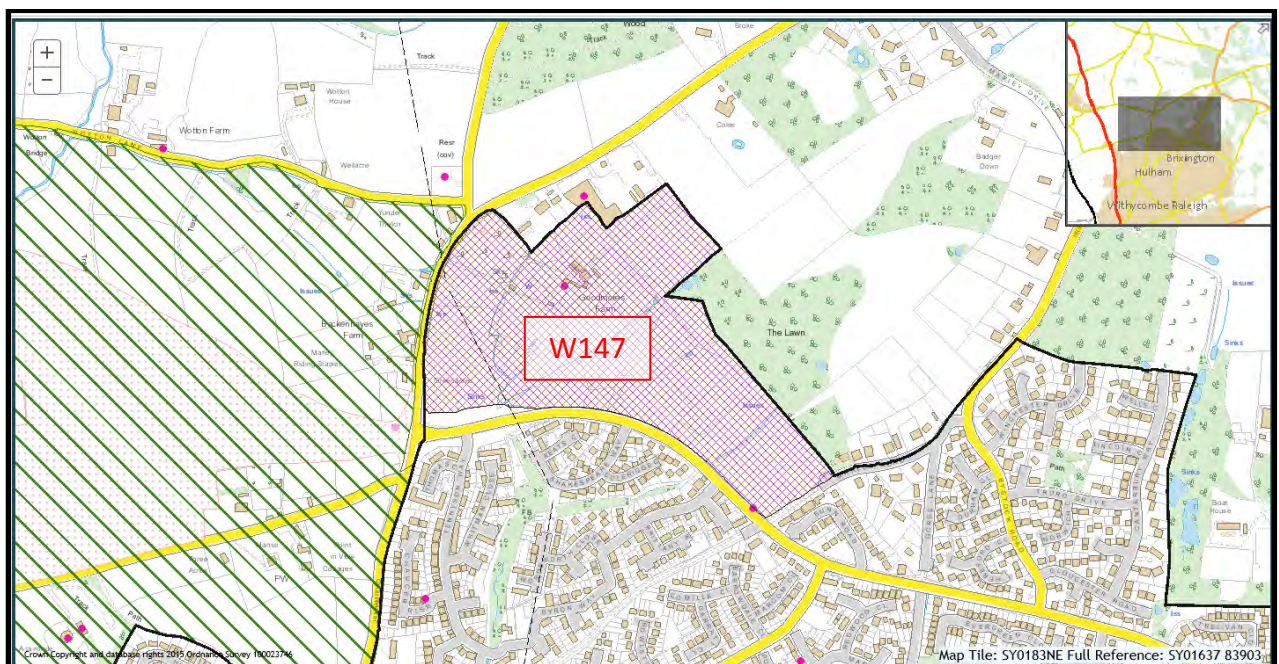
Ownership

Land at Goodmores Farm is understood to be predominantly or fully owned by Eagle Investments.

Description

Goodmores Farm is a site allocated for mixed use development on the northern edge of Exmouth, including new housing and 3 hectares of employment land.

The map below identifies the extent of the Goodmores Farm site. The employment land provision is within the overall development area though specific plots or locations are not currently allocated.



Assessment has not been undertaken of NDR premises.

054 – Old Park Farm/Pinn Court Farm, Pinhoe

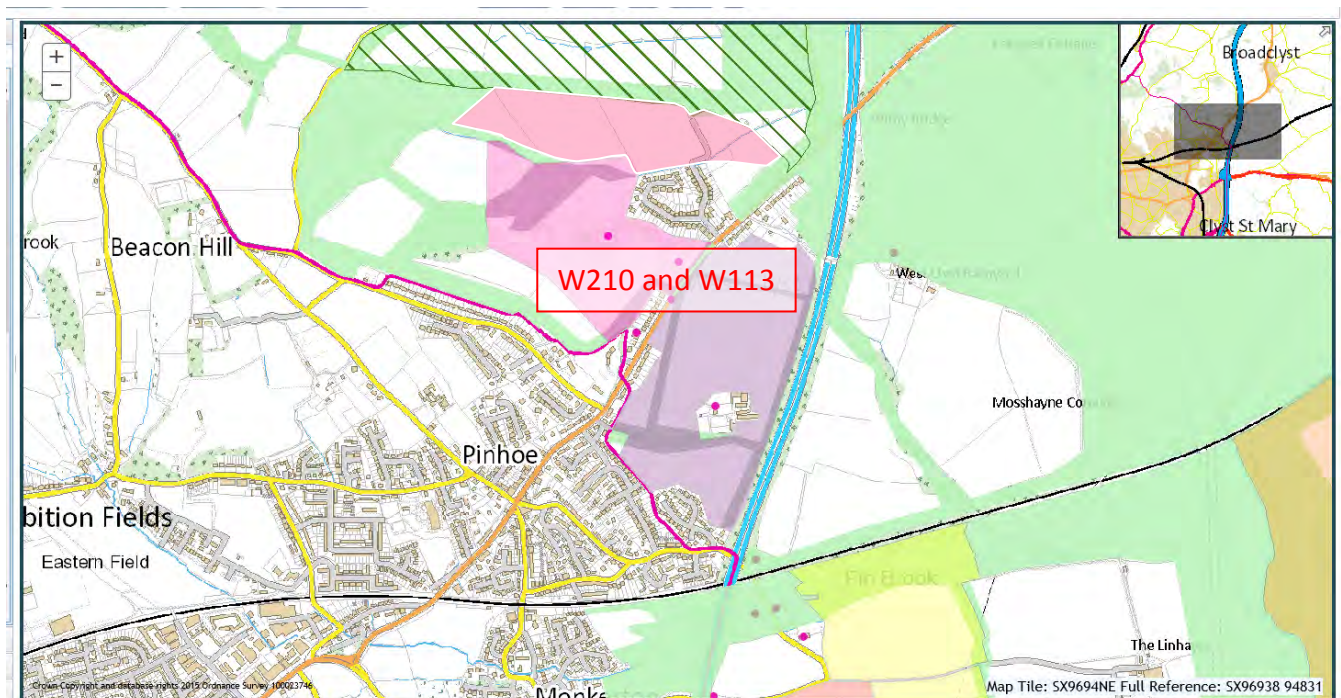
Ownership

Land at Old Park Farm and Pinn Court Farm is understood to be owned by A E Stuart and Sons and Millwood Homes.

Description

Old Park Farm and Pinn Court Farm lie on the north eastern edge of Exeter but within East Devon district. Local Plan policy provides for mixed use development including new housing and 3 hectares of employment land. However planning permissions at these sites (mauve and purple areas) exist and include provision for an area that equates to around 0.58 hectares of employment land development. This lower figure would be a more realistic expectation of employment development.

The map below identifies the extent of land at Old Park Farm and Pinn Court Farm. The employment land provision is within the overall development area though specific plots or locations are not currently allocated.



Assessment has not been undertaken of NDR premises.

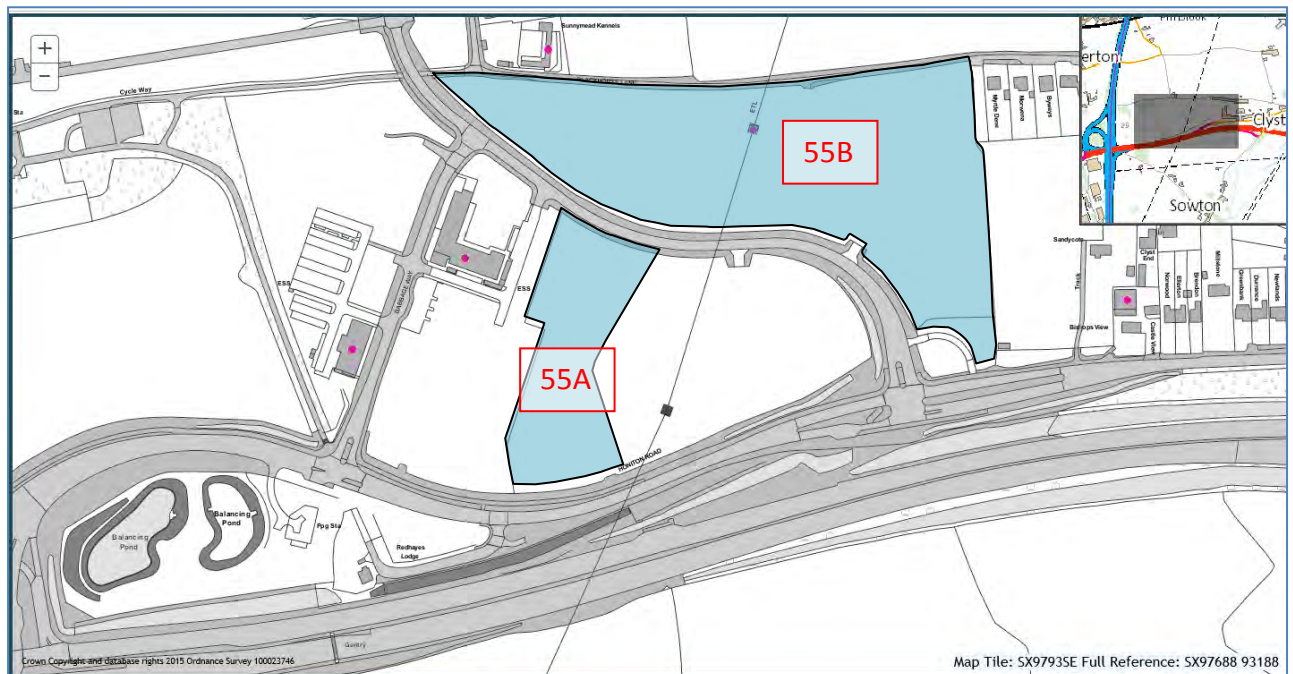
055 – Tithebarn Green / Mosshayne, near Blackhorse

Ownership

Land at Tithebarn Green/Mosshayne is understood to be owned by Eagle One.

Description

The employment land at Tithebarn Green/Mosshayne lies to the south east of Exeter Science Park. Planning permission exists for two plot areas extending to 3.53 hectares in total; the plots are shown on the map below.



There are no NDR premises in the allocated land areas.

056 – North of Town / Harepath Road, Seaton

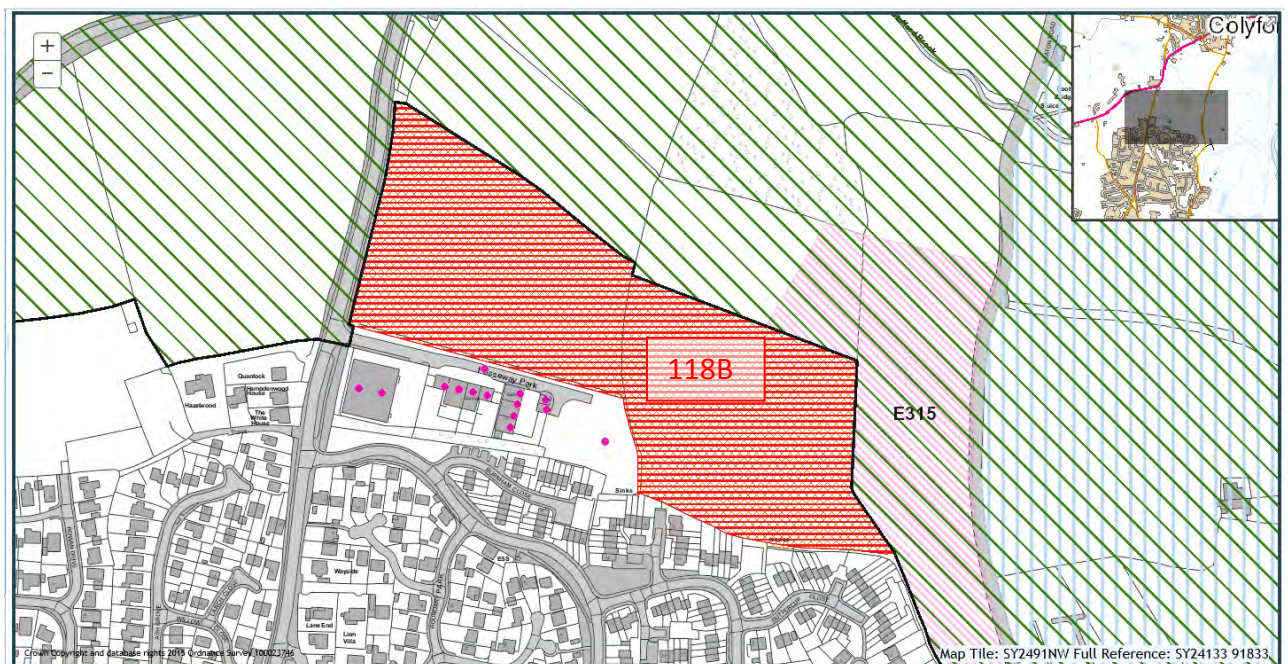
Ownership

Land ownership to the North of Town in Seaton is unknown.

Description

The site lies on the northern edge of Seaton and land in the Local Plan is allocated for mixed use, a sports pitch and employment use.

The map below identifies the extent of the overall allocation, part of which would be for employment use. The overall allocation extends to approximately 4.5 hectares and policy advises of no more than 55% being for employment purposes. This 55% figure could allow for approximately 2.48 hectares of land being for employment uses.



There are no NDR premises in the allocated land areas.

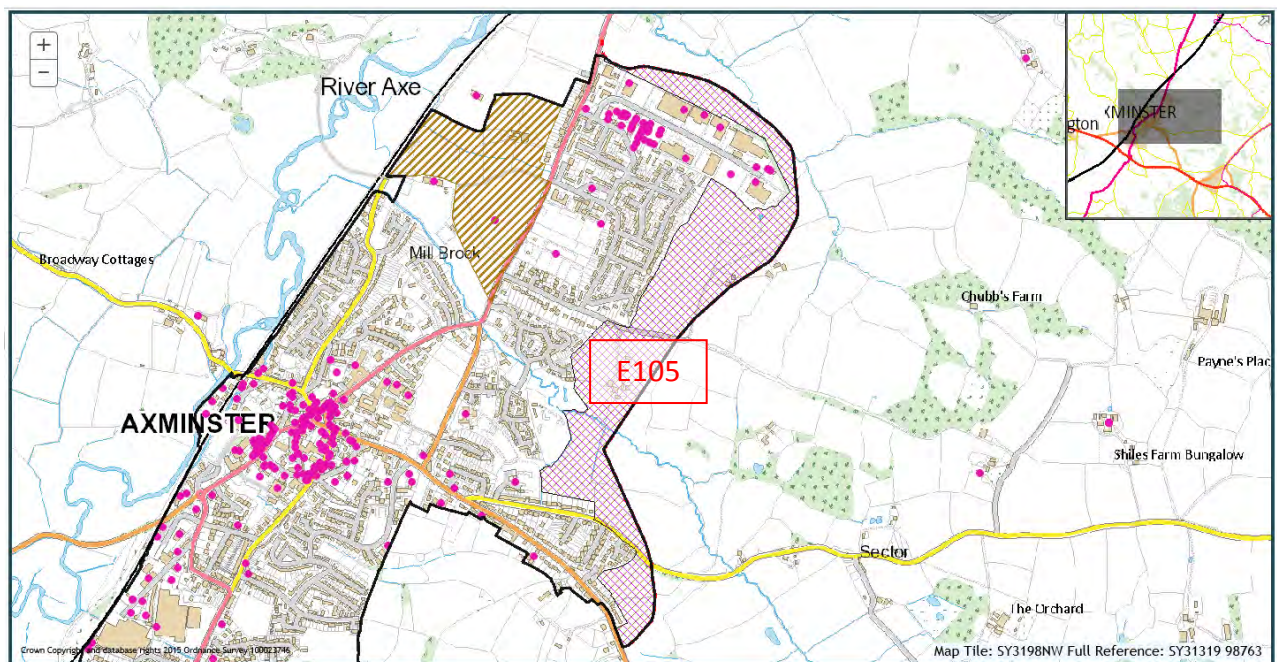
057 – Land North and East of Town, Axminster

Ownership

Land to the North and East of Axminster is believed to be partly owned by the Crown Estates and partly optioned for development to persimmon Homes.

Description

A substantial area of land is allocated for mixed use development to the east of Axminster. As part of this overall allocation provision is made for employment use of up to 6.5 hectares in area. Individual plots or sites are not, however, identified at this point. The overall extent of the land allocation is shown on the map below.



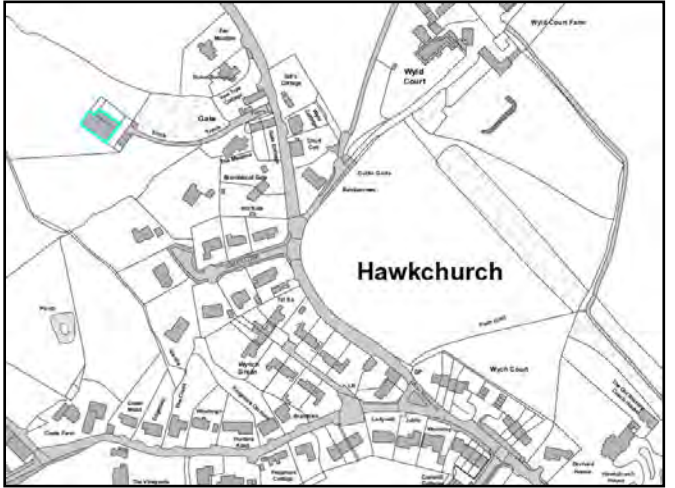
There are no NDR premises in the allocated land areas.

Small Sites/Plots with Planning Permission or Developed – 2013 Onward

In addition to the sites and plots shown on preceding plans there are also a number of small scale sites that have planning permission for employment development or which have been developed since 1 April 2013. Sites are included on the sites schedule, see Appendix 3, and those with planning permission are also shown on the plans below.

Site: Axehayes Farm	
Town/Village: Clyst St Mary	
Application Number/s 14/0409/FUL and 15/1978/VAR	
Permission for: Construction of 7 business units (use class B1) and associated access roads and parking	
Site: Environment Agency Compound	
Town/Village: Clyst St Mary	
Application Number/s 14/2775/FUL	
Permission for: Construction of steel framed storage unit	

Site: Claremont Grove	
Town/Village: Exmouth	
Application Number/s 14/1699/COU	
Permission for: Change of use of dwelling to B1 (A) office	

Site: Land West of Gate Cottage (Chadacres)	
Town/Village: Hawkchurch	
Application Number/s 14/2045/CPL	
Permission for: Change of use of agricultural building to B1c (light industry)	

Appendix 2 – Schedule of Available Employment Land in East Devon

Appendix 2 identifies individual plots or areas of land that have been developed since 2013 or have a planning permission or resolution to grant permission, or an allocation for development. Appendix 2 and the site sites listed should be read in conjunction with the maps in Appendix 1. Plots or sites offering scope for employment development are typically shown (in hectares) where:

- The site or plot area exceeds 100m² (0.01 hectares); and/or
- The site or plot has been developed for, or could be occupied by a building or buildings of 50m² or greater.

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Key Planning App Refs	Local Plan Alloc	Net Area Devt 2013-14	Net Area Devt 2014-15	Area Under-Const 31 March 2015	Resolution to Grant Permission - 31 March 2015	With Planning Permission - 31 March 2015	Allocation at 31 March 2015	Totals	General Notes and Status at 1 April 2015
Sidmouth	Alexandria Road	001	1A	Site of former station and factory		Yes						0.16	0.16	This site is allocated for employment uses.
Sidmouth	Alexandria Road	001	1B	Former Gas Work site		Yes						0.31	0.31	This site is allocated for employment uses and has had some low intensity use in recent years.
Sidmouth	Alexandria Road Industrial Estate	001	1C	Alexandria Road Industrial Estate	12/1978/FUL	No	0.01						0.01	The proposal replaced an existing building and a minimal, 0.01 hectares net additional site area is recorded.
Honiton	Ottery Moor Lane	003	3A	Ottery Moor Lane	14/2300/MFUL	Yes					0.02		0.02	Permission granted for extension to an existing building.
Dunkeswell	Flightway Dunkeswell	006	6A	Unit 1 Flightway Dunkeswell Business Park	14/0384/FUL	No					0.02		0.02	Permission granted for construction of an extension to industrial building.
Dunkeswell	Supacat	006	6B	Supacat Ltd Dunkeswell Airfield	14/0914/MFUL	No					0.12		0.12	Permission granted for construction of an extension to industrial building.
Dunkeswell	Unit 3B	006	6C	Unit 3B New Way Estate, Dunkeswell Industrial Estate	12/0833/FUL	No	0.14						0.14	Construction of industrial unit (B1/B2/B8 uses). The planning application covered a site area of 0.22 hectares, however the net developed areas is measured at 0.14 hectares.

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Key Planning App Refs	Local Plan Alloc	Net Area Devt 2013-14	Net Area Devt 2014-15	Area Under-Const 31 March 2015	Resolution to Grant Permission - 31 March 2015	With Planning Permission - 31 March 2015	Allocation at 31 March 2015	Totals	General Notes and Status at 1 April 2015
Dunkweswell	CJ Keitch Engineering	006	6D	CJ Keitch Engineering Dunkeswell Airfield Industrial Estate	12/1418/FUL	No		0.40					0.40	Construction of storage building.
Dunkweswell	Dunkeswell Industrial Site	006	6E	Dunkeswell Industrial Site	13/1175/COU	No		0.01					0.01	Change of use museum to light industrial.
Ottery St Mary	Finnimore Industrial Estate	008	8A	Northern vacant Plot		Yes						0.71	0.71	Site allocated for employment use and there have been no recent planning permissions.
Ottery St Mary	Finnimore Industrial Estate	008	8B	Western vacant plot - Land south of Hansford Way		Yes						1.12	1.12	Site allocated for employment use and there have been no recent planning permissions.
Ottery St Mary	Finnimore Industrial Estate	008	8C	Eastern vacant plot		Yes						0.36	0.36	Site allocated for employment use and there have been no recent planning permissions.
Seaton	Harbour Road Industrial Site	010	10A	Harbour Road Industrial Site	14/2829/COU	No		0.00					0.00	Planning permission for change of use to B2 was implemented but with no net increase in employment site area a figure of zero is recorded.
Honiton	Heathpark	011	11A	Land at Heathpark, Devonshire Road		Yes						1.31	1.31	Land is allocated in the Local Plan for employment development.
Honiton	Heathpark	011	11B	Land at Heathpark, Devonshire Road		Yes						0.94	0.94	Land is allocated in the Local Plan for employment development.
Honiton	Heathpark	011	11C	Land at the west end of Devonshire Road		Yes						0.55	0.55	Land is allocated in the Local Plan for employment development.
Honiton	Heathpark	011	11D	Land adjacent to the railway line, Devonshire Road		Yes						0.29	0.29	Land is allocated in the Local Plan for employment development.
Honiton	Heathpark	011	11E	Heathpark Industrial Estate	12/0080/FUL	No		0.03					0.03	Construction of business studios.
Honiton	Heathpark Industrial Estate	011	11F	Otter Valley Products, Footprint place, Duchy Rd	13/1920/COU	No	0.00						0.00	Change of use recorded so no net floorspace added.

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Key Planning App Refs	Local Plan Alloc	Net Area Devt 2013-14	Net Area Devt 2014-15	Area Under-Const 31 March 2015	Resolution to Grant Permission - 31 March 2015	With Planning Permission - 31 March 2015	Allocation at 31 March 2015	Totals	General Notes and Status at 1 April 2015
Greendale	Greendale Industrial Estate	012	12A	Unit 55 Greendale Business Park	13/0157/FUL and 13/2340/VAR	No	0.27						0.27	Industrial unit built (B2 General Industrial Use) and associated compound off existing spine road.
Greendale	Greendale Industrial Estate	012	12B	Unit 38D Greendale Business Park	14/2733/RES	No		0.15					0.15	Two storey building and compound
Greendale	Greendale Industrial Estate	012	12C	Unit 58 Greendale Business Park	14/0265/RES	No					0.47		0.47	Planning permission granted for open compound for vehicle parking and storage.
Greendale	Greendale Industrial Estate	012	12D	F W S Carter And Sons Unit 56	13/1941/RES	No					0.28		0.28	Construction of building for storage and distribution use including yard, parking, cycle store and fencing
Seaton	Harepath Industrial Estate	013	13A	Land off Harepath Road at end of Fosseyway Park	14/0047/FUL	No					0.30		0.30	Permission exists for construction of 7 industrial units/workshops
Seaton	Harepath Industrial Estate	013	13B	Harepath Industrial Estate	14/2732/FUL	No		0.00					0.00	Change of use to light industrial no new net site area identified.
Seaton	Harepath Industrial Estate	013	13C	Land adjacent to Harepath Road	05/0965/FUL	No	0.14						0.14	Depot for scaffolding firm at the south end of site, with five smaller self-contained units at the north of site.
Seaton	Harepath Industrial Estate	013	13D	Harepath Industrial Estate, Seaton	12/0435/COU	No	0.00						0.00	Change of use from B1 to B2 (MOT testing and car repairs). A zero, no net site area is recorded.
Hill Barton Business Park	Hill Barton Business Park	014	14A	Unit 4, Jacks Way	12/2753/MRES	No					0.86		0.86	Construction of 8 factory units for Class B1(C), B2 or B8 uses together with associated access and parking.
Hill Barton Business Park	Hill Barton Business Park	014	14B	Land south of Kandytoys warehouse	09/0282/MOUT	No					1.55		1.55	Site is shown as having outline planning permission and at 31 March 2015 there was a planning application pending consideration, 14/3039/MRES.
Hill Barton Business Park	Hill Barton Business Park	014	14C	Land adjacent to/west of business park entrance	09/0282/MOUT	No					2.03		2.03	This site forms the residual part of permission 09/0282/MOUT that does not have permission/commitment.
Hill Barton Business Park	Hill Barton Business Park	014	14D	Mushroom Road, Hill Barton Business Park	14/0951/FUL	No					0.22		0.22	Construction of detached two-storey industrial building comprising offices (B1) with ancillary storage and associated car parking, bin and bike store

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Key Planning App Refs	Local Plan Alloc	Net Area Devt 2013-14	Net Area Devt 2014-15	Area Under-Const 31 March 2015	Resolution to Grant Permission - 31 March 2015	With Planning Permission - 31 March 2015	Allocation at 31 March 2015	Totals	General Notes and Status at 1 April 2015
Hill Barton Business Park	Hill Barton Business Park	014	14E	Unit 2 Jacks Way	13/2069/MRES	No	1.40						1.40	Permission granted for use as vehicle storage compound including construction of temporary workshop building, wash down area, siting of 4 no temporary Portacabin offices.
Hill Barton Business Park	Hill Barton Business Park	014	14F	Unit 2 Jacks Way	14/2650/FUL	No					0.32		0.32	Permission for extension of existing vehicle storage compound (approved under 13/2069/MRES).
Axminster	Millwey Rise Industrial Estate	015	15A	Land at Whitty Court, Weycroft Avenue	13/1664/FUL	Yes					0.16		0.16	Proposed construction of a new 2 storey office building
Axminster	Millwey Rise Industrial Estate	015	15B	ITT Industries, Unit 16, Weycroft Avenue	13/0854/MFUL	Yes			0.69				0.69	
Axminster	Millwey Rise Industrial Estate	015	15C	Land at end of Weycroft Avenue	12/0199/FUL	No		0.28					0.28	Construction of building to provide 5 industrial units (class B1)
Axminster	Millwey Rise Industrial Estate	015	15D	The Fireworks, Weycroft Avenue	11/0966/FUL	No		0.00					0.00	Extension to offices - very small scale development.
Exmouth	Liverton Phase 2	017	17A	Bradford building supplies, Liverton Business Park	12/0785/MRES	No	1.28						1.28	Construction of Bradfords trade counter. The planning applications extends to an area of 1.8 hectares though this includes a general employment area, access road, and for assessment purposes a 1.28 hectares site area is recorded.
Exmouth	Liverton Phase 2	017	17B	Vacant residual land area	09/2533/MOUT	No					6.40		6.40	Vacant residual land area with outline planning permission
Woodbury Salterton	Mill Park Industrial Estate	020	02A	Land between units 8C and 8E	14/2753/FUL	No		0.00					0.00	Retrospective permission granted for small scale extension. Net site developed recorded as zero.
Colyton	Colyton Business park	024	24A	Colyton Business Park Wheelers Yard Colyton	14/1998/FUL	No					0.02		0.02	Planning permission for construction of workshop, store, offices and associated parking

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Key Planning App Refs	Local Plan Alloc	Net Area Devt 2013-14	Net Area Devt 2014-15	Area Under-Const 31 March 2015	Resolution to Grant Permission - 31 March 2015	With Planning Permission - 31 March 2015	Allocation at 31 March 2015	Totals	General Notes and Status at 1 April 2015
Clyst Honiton	Inter-Modal Interchange	025	25A	Western Part of Site	11/2118/MRES	Yes					21.00		21.00	The western part of the intermodal interchange has planning permission for development and site preparation works are completed. The measured area excludes land falling in the floodplain.
Clyst Honiton	Inter-Modal Interchange	025	25B	Eastern Part of Site		Yes						22.40	22.40	This eastern part of the site does not have planning permission.
Clyst Honiton	Skypark Business Park	026	26A	SW Ambulance, NHS Foundation Trust Association, Dakota Way	13/0602/MFUL	Yes		1.00					1.00	Site for ambulance special operations centre. The Planning application for this development covered an area of 1.7 hectares, however a large part is not developed for employment uses and therefore an estimated net site area of 1.0 hectare is used in calculations.
Clyst Honiton	Skypark Business Park	026	26B	DPD UK, Spitfire Avenue, Skypark, Clyst Honiton		Yes			1.76				1.76	A Parcel depot under construction at 31 March 2015.
Clyst Honiton	Skypark Business Park	026	26C	Vacant Available Residual Land Areas		Yes					35.56		35.56	Site area forms the remainder gross land area available for development at Skypark.
Exeter Science Park	Exeter Science Park	027	27A	Eagle House, Babbage Way	12/1420/MRES	Yes	0.37						0.37	Site developed for an office building.
Exeter Science Park	Exeter Science Park	027	27B	Science Park Centre, 6 Babbage Way	12/1427/MRES	Yes			0.90				0.90	Construction of research and development (Class 1B) building described as the Science Park Hub nearly completion at 31 March 2015.
Exeter Science Park	Exeter Science Park	027	27C	Land for Phase 2 of Science Park Centre		Yes					0.12		0.12	Available plot.
Exeter Science Park	Exeter Science Park	027	27D	Plot south of Science Park Centre		Yes					0.25		0.25	Available plot.
Exeter Science Park	Exeter Science Park	027	27E	Plot East of Eagle House		Yes					0.77		0.77	Available plot.
Exeter Science Park	Exeter Science Park	027	27F	Plot North of Eagle House		Yes					0.09		0.09	Available plot.

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Key Planning App Refs	Local Plan Alloc	Net Area Devt 2013-14	Net Area Devt 2014-15	Area Under-Const 31 March 2015	Resolution to Grant Permission - 31 March 2015	With Planning Permission - 31 March 2015	Allocation at 31 March 2015	Totals	General Notes and Status at 1 April 2015
Exeter Science Park	Exeter Science Park	027	27G	Plot west of Science Park Centre		Yes					0.64		0.64	Available plot.
Exeter Science Park	Exeter Science Park	027	27H	Plot east of motorway foot/cycle bridge		Yes					0.73		0.73	Available plot.
Exeter Science Park	Exeter Science Park	027	27i	Met Office Site, Ridgetop Cluster	14/2063/ MRES	Yes					2.14		2.14	A Met Office High Performance Computer Centre at the Science Park had planning permission
Exeter Science Park	Exeter Science Park	027	27J	Plot north and east of Met Office site		Yes					5.26		5.26	Available plot.
Exeter Science Park	Exeter Science Park	027	27K	Plot at/adjoining Sunnymead		Yes					3.05		3.05	Available plot.
Exeter Science Park	Exeter Science Park	027	27L	Plot north of Sunnymead		Yes					4.41		4.41	Available plot.
Exmouth	Site at Victoria Way	034	34A	Victoria Way	12/1136/ FUL	No		0.00					0.00	Development involved replacement of a garage with industrial units. There was no net gain in site area, so a figure of zero is recorded.
Exmouth	Site at Victoria Way	034	34B	Victoria Way	09/0204/ FUL	No		0.00					0.00	Development involved replacement of an existing building with new buildings. There was no net gain in site area so a figure of zero is recorded.
Seaton	Colyford Road, Seaton	036	36A	Colyford Road Seaton EX12 2DQ	14/0046/ FUL	No					0.24		0.24	Planning permission (see- 14/0046/FUL) was granted in 2014/15 for 14 industrial units.
Exmouth	Land South of Redgate	040	040A	Land South of Redgate		Yes						0.50	0.50	Available plot.
Sidmouth	Sidford Employment Site	041	041A	Sidford Employment Site		Yes						5.00	5.00	This is a Greenfield allocation in the Local Plan.
Honiton	Land West of Hayne Lane	042	42A	Land West of Hayne Lane		Yes						15.00	15.00	This site is allocated for employment use and there has not been a planning application.
Exeter Airport Business Park	Exeter Airport Business Park Phase 1	043	43A	Carling Technologies Fair Oak Close	14/0551/ FUL	No					0.05		0.05	Permission for Construction of detached pallet store and connecting canopy to units 1 and 2

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Key Planning App Refs	Local Plan Alloc	Net Area Devt 2013-14	Net Area Devt 2014-15	Area Under-Const 31 March 2015	Resolution to Grant Permission - 31 March 2015	With Planning Permission - 31 March 2015	Allocation at 31 March 2015	Totals	General Notes and Status at 1 April 2015
Exeter Airport Business Park	Exeter Airport Business Park Phase 1	043	43B	Goodrich Uk Ltd Fair Oak Close Clyst Honiton	06/0843/FUL	No	0.05						0.05	Extension to factory and ancillary storage / office accommodation. A net site area for the development of 0.05 hectares is recorded (application area was 0.6 hectares).
Exeter Airport Business Park	Exeter Airport Business Park Phase 2	044	44A	Vacant available residual land areas at Exeter Airport Business Park Phase 2 - Extension		Yes						5.00	5.00	Site is allocated in the plan.
Exmouth	Liverton Phase 3	045	45A	Land East of Liverton Phase 1		Yes						3.00	3.00	
Woodbury	Woodbury Business Park	046	46A	Land to the south west of Woodbury Business Park	11/1266/FUL	No	0.03						0.03	Construction of industrial building comprising 5 no storage and distribution units (B8 Usage)
Clyst St Mary	Winslade Park	051	051	Winslade Park		Yes						0.70	0.70	This is a new policy introduced into the plan in March 2015 and it provides for 0.7 hectares of employment land at Winslade Park as part of a mixed use allocation. In this assessment, given that the most recent use of the overall site was for employment uses and at 31 march 2015 there was still office employment at the site, the actual available land is identified as zero (implementation of the plan policy will actually result in a net loss of employment).
Cranbrook	Cranbrook	052	W144 (A, B and C)	Specific sites/plots not identified		Yes						18.40	18.40	Strategy 12 -provides for 18.4 hectares of employment land at Cranbrook within the overall development area. Specific site or sites are not identified.
Exmouth	Goodmores Farm	053	W147	Goodmores Farm		Yes						3.00	3.00	This site is allocated for mixed use development and an application has been submitted (14/0330/MOUT) but it has not yet been determined.

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Key Planning App Refs	Local Plan Alloc	Net Area Devt 2013-14	Net Area Devt 2014-15	Area Under-Const 31 March 2015	Resolution to Grant Permission - 31 March 2015	With Planning Permission - 31 March 2015	Allocation at 31 March 2015	Totals	General Notes and Status at 1 April 2015
Pinhoe	Old Park Farm and Pinn Court Farm	054	W210 and W113	Old Park Farm	10/0641/ MOUT and 12/0130/ MRES	Yes					0.58		0.58	Strategy 14 - provides for 3 hectares of employment land within the overall land allocation at Pinhoe (Old Park farm and Pinn court Farm). At Old Park Farm 1 the permission includes for up to 1,140 Sq M of B1A use and 780Sq light industrial. Old Par Farm 2 with a resolution to grant and Pinn Court Farm, with permission, do not provide for employment uses. It is assumed the allocation will not be implemented and the permission figure is recorded. Floor space figures are translated into site area figures at a ratio of 3:1 to provide 0.58 hectares.
Tithebarn Green	Tithebarn Green/ Mosshayne	055	55A	Land south of Science Park Road - Local Plan Ref W213	12/1291/ MOUT	No					1.07		1.07	Outline planning permission exists for this area of land for employment uses.
Tithebarn Green	Tithebarn Green/ Mosshayne	055	55B	Land north of Science Park Road - Local Plan Ref W213	12/1291/ MOUT	No					3.53		3.53	Outline planning permission exists for this area of land for employment uses.
Seaton	North of Town - Harepath Road	056	118B	North of Town - Harepath Road		Yes						2.48	2.48	A land allocation is made for sports and employment use. Extent of employment use is estimated at 2.48 hectares, which is 55% of total site area of 4.5 hectares.
Axminster	Land north and east of town	057	E105	Land north and east of town		Yes						6.50	6.50	Not included on site maps as too small.
Exmouth	18A Rolle Street Exmouth	Small Site	Small Site	18A Rolle Street	13/1800/ COU	No	0.01						0.01	Change of use of first floor flat to B1 office.
Feniton	Westleigh Willows Farm	Small Site	Small Site	Westleigh Willows Farm Feniton	10/2054/ FUL	No	0.03						0.03	Proposed Industrial unit (B1, B2 and B8 Use Classes)
Whimble	Unit E Country House Estate	Small Site	Small Site	Unit E Country House Estate London Road Whimble	10/0130/ FUL	No	0.01						0.01	Change of use of redundant unit to B1 office accommodation
Broadclyst	Wards Cross	Small Sites	Small Site	Wards Cross, Broadclyst	14/1511/ COU and 14/1588/	No		0.33					0.33	Change of use of existing agricultural building to B1, B2 and/or B8 uses with ancillary show area.

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Key Planning App Refs	Local Plan Alloc	Net Area Devt 2013-14	Net Area Devt 2014-15	Area Under-Const 31 March 2015	Resolution to Grant Permission - 31 March 2015	With Planning Permission - 31 March 2015	Allocation at 31 March 2015	Totals	General Notes and Status at 1 April 2015
					COU									
Clyst St Mary	Axehayes Farm Clyst St Mary	Small Sites	Small Site	Axehayes Farm Clyst St Mary	14/0409/FUL and 15/1978/VAR	No					0.33		0.33	Construction of 7 business units.
Clyst Honiton	Environment Agency Compound	Small Sites	Small Site	Environment Agency Clyst Honiton	14/2775/FUL	No					0.03		0.03	Construction of steel framed storage unit
Exmouth	Claremont Grove	Small Sites	Small Site	9 Claremont Grove Exmouth	14/1699/COU	No					0.03		0.03	Change of use of dwelling to B1 (A) Office.
Hawkchurch	Land West Of Gate Cottage	Small Sites	Small Site	Land West Of Gate Cottage (Chadacres) Hawchurch	14/2045/CPL	No					0.04		0.04	Change of use of agricultural building to B1c (light industry).
Totals							3.73	2.20	3.35	0.00	92.69	87.73	189.70	

Appendix 3 – Employment Completions in Past Years

In the tables below completion figures, by building floor space developed, are identified on a year by year basis.

Appendix 3 identifies employment land and sites that have been developed in past years. Sites and plots developed in the 2013 to 2014 and 2014 to 2015 periods are also identified on the table in Appendix 2.

Plots or sites development are typically recorded where:

- The site or plot area exceeds 100m² (0.01 hectares); and/or
- The site or plot has been developed for, or could be occupied by a building or buildings of 50m² or greater.

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2007-08	Finnimore Industrial Estate	07/2190/COU	897	0.09	20/10/2007					0	
2007-08	McBains	06/2717/FUL	4,974	0.50	01/12/2007	0	1,200	0	0	1,200	
2007-08	Exeter Airport Business Park (i)	06/0037/MFUL	5,258	0.53	01/01/2008	1,637	0	0	353	1,990	The planning application does not indicate what the other floorspace use amounts to.
2007-08	McBains	07/1272/FUL	609	0.06	01/03/2008	310	0	42	0	352	
Totals	2007 to 2008		11,738	1.17		1,947	1,200	42	353	3,542	
2008-09	Woodbury Business Park	08/0109/COU	5,080	0.51	06/05/2008	890	0	2,034	0	2,924	
2008-09	Greendale Business Park, Woodbury	08/0028/FUL	4,497	0.45	05/06/2008	140	0	0	0	140	
2008-09	Addlepool Business Centre	07/0708/FUL	2,631	0.26	20/08/2008	734	0	0	0	734	

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2008-09	Heathpark Industrial Estate	07/2935/FUL	7,656	0.77	18/09/2008	0	0	120	240	360	
2008-09	Greendale Business Park, Woodbury	08/0589/FUL	2,958	0.30	06/11/2008	743	0	0	0	743	
2008-09	Hill Barton Business Park	06/3527/MFUL	15,188	1.52	01/12/2008	0	50	0	705	755	
2008-09	Alexandria Road Industrial Estate	05/2722/FUL	4,254	0.43	01/01/2009	0	0	892	0	892	
2008-09	Alexandria Road Industrial Estate	06/1474/COU	20,120	2.01	Not Know	-414	0	74	350	10	No net increase in floorspace – estimated completion date.
2008-09	Dunkeswell Industrial Estate	06/1233/FUL	6,347	0.63	Not Known	1,537	0	180	0	1,717	Completion date is not known – it is estimated to be in 2008-09.
Total	2008 to 2009		68,731	6.87		3,630	50	3,300	1,295	8,275	
2009-10	Millwey Rise Industrial Estate	07/1157/FUL	124	0.01	07/05/2009	0	58	0	0	58	Extension to provide MOT testing bay
2009-10	Colliton Barton, Broadhembury	09/0804/FUL	486	0.05	29/06/2009	0	235	300	0	535	Retrospective application for change of use former agricultural buildings to a storage and distribution use (B8) and a welding workshop (B2).
2009-10	The Exmouth Working Mens Club 15 Victoria Road Exmouth EX8 1DL	09/1861/COU	815	0.08	08/10/2009	273	0	178	0	451	Change of use of ground floor to B1/B8 and erection of metal railings.
2009-10	Poltimore Barton Poltimore Exeter EX4 0AQ	09/1392/CPE	1,543	0.15	15/10/2009	0	0	200	0	200	Certificate of lawfulness to prove the use of building and land as B8 (storage/distribution) use

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2009-10	Hartopp Garage Hartopp Road Exmouth Devon EX8 1SB	09/1482/CPE	236	0.02	30/10/2009	0	102	0	0	102	Application for certificate of lawfulness to establish existing use of site for car repair garage (B2 use)
2009-10	Exeter Equestrian Centre, Poltimore, Poltimore Barton	09/0808/COU	10,128	1.01	01/11/2009	0	5,700	0	0	5,700	Change of use from equestrian centre to B2 (General Industry)
2009-10	42 High Street Budleigh Salterton EX9 6LQ	09/1573/COU	0	0.00	02/12/2009	42	-83	42	0	1	Retrospective application for B1 and B8 use of existing garage and workshop. As no extension to floorspace resulted a nil net new site area figure is recorded (application area was 234 M ²).
2009-10	Lower Wyke Farm, Axminster Devon EX13 8TN	08/1455/COU	577	0.06	01/01/2010	170	0	0	0	170	Change of use of farm building to B1 workshop. The planning application covered an area of 1.4 hectares but the actual development was measured at around 0.06 hectares.
2009-10	Wheeler Yard	01/P1171	4,481	0.45	01/01/2010	0	490	0	0	490	9 small industrial units In 3 Blocks
2009-10	Pound Lane Industrial Estate	09/1940/COU	100	0.01	08/01/2010	0	0	58	0	58	Change of use to hand car wash and cafe (A3) and installation of decking area. Given the small extra B8 floorspace the actual net site area developed is estimated at 0.01 hectares (application area was 0.12 hectares with approximately half forming the car wash area.

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
Total	2009 to 2010		18,490	1.85		485	6,502	778	0	7,765	
2010-11	Dinan Way	08/0551/FUL	0	0.00	01/04/2010	0	0	0	-23	-23	Change of use from milk depot to builders merchants including alterations to building. A net loss of employment floorspace was recorded for this development and so a zero net extra site area has been recorded (the actual application area was 0.23 hectares).
2010-11	Woodbury Business Park	09/1204/COU	4,368	0.44	01/04/2010	0	0	2,354	0	2,354	Retention of 10 business units comprising mixture of B2 (General Industry) and B8 (Storage/Warehousing) uses in former agricultural buildings
2010-11	Ottery Moor Lane/ Bramble Hill Industrial Estate	09/1993/FUL	1,300	0.13	21/06/2010	10	338	300	0	648	Extension to the existing industrial building. The planning application was for an area of 0.21 hectares but actual estimated net site area is recorded as 1.3 hectares.
2010-11	Heathpark Industrial Estate	10/1152/COU	0	0.00	23/09/2010	-215	0	0	215	0	Change of use to veterinary centre, external alterations and installation of air conditioning unit. As there was a small net loss of employment floorspace a site area of zero is recorded (actual application area was 0.09 hectares).

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2010-11	34 Fore Street Seaton Devon	09/2150/COU	0	0.00	05/07/2010	0	-535	496	0	-39	Change of use from forge and foundry to B8 (storage) with ancillary retail and partial demolition to reduce length of building. As there was a small net loss of employment floorspace a site area of zero is recorded (actual application area was 0.07 hectares).
2010-11	Stopgate Garage Yarcombe Honiton EX14 9NB	10/1245/COU	0	0.00	01/08/2010	-48	0	68	-20	0	Change of use from petrol filling station to Class B8 for the supply and distribution of farm products. As there was a small net loss of employment floorspace a site area of zero is recorded (actual application area was 0.05 hectares).
2010-11	14 Hartley Road Exmouth EX8 2SG	10/0839/FUL	646	0.06	01/10/2010	62	0	0	-62	0	Change of use from consulting rooms (D1 Uses) to mixed use comprising offices (B1 Use) and consulting rooms (D1 use).
2010-11	Venmore Farm Woodbury Devon EX5 1LD	08/0109/COU	5,080	0.51	19/01/2011	890	0	2,034	0	2,924	Change of use of farm buildings to self storage and B1 business units with associated alterations and formation of parking areas

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2010-11	205 High Street Honiton Devon EX14 1AJ	10/0319/COU	0	0.00	21/02/2011	339	0	0	-339	0	Change of use from auction room and A2 office use to B1 office use and external alterations. As there was no net change of employment floorspace a site area of zero is recorded (actual application area was 0.19 hectares).
2010-11	Millwey Rise Industrial Estate	09/1825/FUL	100	0.01	21/10/2010	45	0	0	0	45	Erection of single storey extension. As only 45 sq m of floorspace was added a minimal net site area of 0.01 hectares is estimated.
2010-11	Millwey Rise Industrial Estate	11/0055/COU	85	0.01	02/02/2011	-45	45	0	0	0	Change of use from B1/B8 to B2. As there was no net change of employment floorspace a site area of zero is recorded (actual application area was 0.01 hectares).
2010-11	Woodbury Business Park	10/0377/FUL	9,340	0.93	Not Known	0	0	1,790	0	1,790	Change of use of agricultural yard to the storage of boats and caravans. Whilst the completion date is not known the permission was granted in June 2010 and aerial photos of summer 2010 show the site is in use. Completion assumed 2010/11.

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2010-11	Greendale Business Park, Woodbury	10/0351/RES	2,799	0.28	28/02/2011	0	2,500	0	0	2,500	Reserved matters application for proposed concrete batching plant including Portacabin offices, cycle store and off-road parking following outline permission 09/1195/MOUT
2010-11	Exeter Airport Business Park (i)	07/3025/FUL	822	0.08	22/03/2011	0	0	400	0	400	Extension to building and car park. Estimated site area developed is 822 Sq m (application area was 2,169 sq m).
Totals	2010 to 2011		24,540	2.45		1,038	2,348	7,442	-229	10,599	
2011-12	Millwey Rise Industrial Estate	10/0698/MFUL	500	0.05	01/07/2011	864	0	524	0	1,388	Proposed three storey office extension with single storey warehouse extension to rear, construction of new goods loading canopy and lean to goods entrance to existing warehouse 3. The site area occupied by the extension extends to around 500 Sq m (the application area was 0.74 hectares).
2011-12	Heathpark Industrial Estate	09/2153/MFUL	0	0.00	20/07/2011	0	0	0	1,110	1,110	Demolition of petrol station & convenience store and erection of food store with associated parking and servicing. As this development was for a Lidl supermarket a zero site area figure was 0.54 hectares.

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2011-12	Alexandria Road Industrial Estate	11/0613/COU	0	0.00	02/08/2011	-98	98	0	0	0	Change of use from car valeting workshop (B1) to MOT testing workshop (B2) with associated garage. As there is no net change in floor area a zero site area is recorded.
2011-12	Alexandria Road Industrial Estate	09/1377/FUL	0	0.00	08/08/2011	-50	65	0	0	15	Demolition of building and erection of workshop. As there is minimal net change in floor area a zero site area is recorded.
2011-12	Former Sawmills, Woodmead Road	10/1949/FUL	0	0.00	27/09/2011	31	0	2	243	276	Extension to provide new entrance, mezzanine floor and external alterations. As this is a retail use a zero site area is recorded and zero floorspace change.
2011-12	Finnimore Industrial Estate	10/1928/FUL	110	0.01	09/11/2011	116	0	0	0	116	End extension to former ATS depot to provide MOT bay and general upgrading of existing building
2011-12	Exeter Airport Business Park (i)	11/1860/FUL	0	0.00	11/11/2011	0	0	372	0	372	External alterations to units 1 - 4 and enlargement of internal service goods (amendments to planning permission 08/2272/FUL). No evidence from aerial photos of actual outward building expansion so a zero site area figure is recorded.

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2011-12	Dart Business Park	06/3044/FUL	0	0.00	11/01/2012	-385	0	0	0	-385	This proposal involved site redevelopment to form a smaller business unit with a net loss of 385 sq m of floorspace. A zero site area is recorded.
2011-12	Greendale Business Park, Woodbury	10/2113/MRES	8,415	0.84	17/01/2012	0	0	3,750	0	3,750	Construction of proposed storage and distribution building, including yard, off street parking and cycle store for UK Mail Unit 49. Floorspace is estimated as is site area.
2011-12	Dart Business Park	08/0134/FUL	3,816	0.38		0	850	0	0	850	Demolish secure outdoor storage compounds (B1/B2/B8 class use) and erect a replacement industrial building split into 4 units. Completion year is estimated.
2011-12	21 Claremont Grove Exmouth EX8 2JW	10/1794/COU	394	0.04	01/04/2011	82	0	0	0	82	Change of use from residential to B1 (Business Offices) for care company.
2011-12	Willoughby House Fore Street Seaton Devon EX12 2AD	09/2547/COU	583	0.06	27/04/2011	200	0	0	0	200	Change of use from dwelling to offices (B1) and formation of new car parking area
2011-12	Former Dairy House And Outbuildings Netherexe Devon	08/2677/COU	505	0.05	01/09/2011	223	0	0	0	223	Change of use of agricultural building to joinery workshop (B1 light industrial)
2011-12	Land East Of Airport Road Exeter Airport Clyst Honiton	10/0127/MRES	23,662	2.37	02/02/2012	0	0	0	5,490	5,490	Flybe Training Academy

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2011-12	Dunkeswell Industrial Estate	06/0430/FUL	2,200	0.22		415	0	0	0	415	Renewal of permission 01/P0351 for the erection of two light industrial units and change of use to car breakers /scrap metal yard. Completion year is estimated. It falls between 2010 and 2014. Site area of actual net development is estimated at 2,200 sq m.
2011-12	Harepath Industrial Estate	05/0967/FUL	2,737	0.27	01/03/2012	248	561	0	0	809	Provision of four units in framed building construction for light industrial use.
2011-12	Heathpark Industrial Estate	11/2032/COU	730	0.07	22/03/2012	680	0	0	-680	0	Change of use from D1 (educational) to industrial units (classes B1, B2 and B8).
Totals	2011 to 2012		43,652	4.37		2,326	1,574	4,648	6,163	14,711	
2012-13	Greendale Business Park, Woodbury	11/2634/FUL	5,316	0.53	02/04/2012	0	60	0	0	60	Permission is for provision of single storey Portakabin for drivers rest area/locker area and provision of additional Portakabin on top of existing cabin to form two storey structure. However a site area that is more extensive than this is used. Assumed used by Royal Mail vehicles. Building floorspace is estimated.
2012-13	McBains	10/2448/FUL	95	0.01	17/04/2012	72	0	0	0	72	Installation of mezzanine floor and 3no new windows.

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2012-13	Harepath Industrial Estate	12/0503/COU	0	0.00	25/04/2012	-73	73	0	0	0	As this is for a change of use of unit A from B1 to B2 preparation of foods a zero net extra site area figure is recorded.
2012-13	Greendale Business Park, Woodbury	11/0873/MFUL and 12/1009/MFUL	5,824	0.58	01/06/2012	0	1,109	0	0	1,109	Proposed wood processing building including yard, off street parking and cycle store. The site area is estimated.
2012-13	Heathpark Industrial Estate	11/1385/FUL	200	0.02	01/06/2012	161	0	0	0	161	Construction of extension and retaining wall.
2012-13	Dunkeswell Industrial Estate	09/2429/FUL	0	0.00	19/07/2012					0	Conversion of two industrial units to form offices, reception and display area and erection of external balcony and staircase. As small scale development occurred and there is no net change in floorspace, quantities are recorded as zero's.
2012-13	Dunkeswell Industrial Estate	07/1307/COU	121	0.01	22/08/2012	75	0	0	0	75	Change of use of garage block to office accommodation
2012-13	Dunkeswell Industrial Estate	10/2333/FUL	3,609	0.36	Not known	0	0	0	0	0	This site appears to incorporate a new small building but is essentially an open air site used for production of cob blocks. Completion date is not known but is estimated to fall in the year 2012/13.

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2012-13	Pankhurst Industrial Estate	11/1675/COU	400	0.04	17/09/2012	0	0	152	0	152	Change of use of warehouse to builders' merchant and construction of timber store extension. Net developed site areas estimated at 400 sq m.
2012-13	Hill Barton Business Park	08/2911/FUL	0	0.00	01/10/2012	0	0	0	0	0	Reconstruction of existing premises; nil site area and new floorspace recorded.
2012-13	Skypark	09/2460/MFUL	12,424	1.24	01/12/2012	100	2,883	-1,885	170	1,268	Proposed energy centre to provide a low carbon combined heat and power source from renewable sources and back up gas boilers, for the Skypark and Cranbrook developments.
2012-13	Heathpark Industrial Estate	12/0609/CPE	1,794	0.18	11/01/2013	0	460	0	0	460	Lawful development certificate for an existing use as B2 General Industrial
2012-13	Hill Barton Business Park	10/1419/FUL	72	0.01	Not known	13	17	0	0	30	Construction of single storey extension to existing unit. Completion of unit not known – estimated to be 2012/13.
2012-13	Land At Upexe Barton Farm Upexe	11/1425/FUL	3,463	0.35	01/06/2012	419	0	0	0	419	Change of use of agricultural building to 2no. light industrial units (B1 use)
2012-13	Clyst Honiton C of E Primary School, EX5 2LX	12/1921/COU	2,054	0.21	01/02/2013	321	0	0	0	321	Change of use from D1 (Education) to B1 (Offices)
Totals	2012 to 2013		35,372	3.54		1,088	4,602	-1,733	170	4,127	
2013-14	Alexandria Road Industrial Estate	12/1978/FUL	143	0.01	21/11/2013	111	0	0	0	111	
2013-14	Unit 3B	12/0833/FUL	1,400	0.14	26/09/2013	34	222	524	0	780	

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2013-14	Greendale Industrial Estate	13/0157/FUL and 13/2340/VAR	2,713	0.27	18/06/2013	0	784	0	0	784	
2013-14	Harepath Industrial Estate	12/0435/COU	0	0.00	01/05/2013	-145	145	0	0	0	
2013-14	Heathpark Industrial Estate	13/1920/COU	0	0.00	22/11/2013	0	381	-381	0	0	
2013-14	Harepath Industrial Estate	05/0965/FUL	1,372	0.14	28/06/2013	309	471	0	0	780	
2013-14	Hill Barton Business Park	13/2069/MRES	14,000	1.40	Not Known	0	0	1,400	0	1,400	
2013-14	Liverton Phase 2	12/0785/MRES	12,800	1.28	03/04/2013	0	0	0	1,858	1,858	
2013-14	Exeter Science Park	12/1420/MRES	3,747	0.37	20/11/2013	1,449	0	0	0	1,449	
2013-14	Exeter Airport Business Park Phase 1	06/0843/FUL	5,000	0.50	23/05/2013	0	440	0	0	440	
2013-14	Woodbury Business Park	11/1266/FUL	294	0.03	17/06/2013	0	0	355	0	355	
2013-14	18A Rolle Street Exmouth EX8 1NJ	13/1800/COU	82	0.01	20/01/2014	117	0	0	0	117	
2013-14	Unit E Country House Estate	10/0130/FUL	91	0.01	21/10/2013	88	0	-88	0	0	
2013-14	Westleigh Willows Farm	10/2054/FUL	271	0.03	01/08/2013	216	0	0	0	216	
Totals	2013 to 2014		41,913	4.19		2,179	2,443	1,810	1,858	8,290	
2014-15	CJ Keitch Engineering		400	0.040	Not Known	0	0	180	0	180	
2014-15	Dunkeswell Industrial Site		76	0.008	16/12/2014	8	0	135	-143	0	
2014-15	Harbour Road Industrial Site		77	0.008	19/12/2014	-94	94	0	0	0	
2014-15	Heathpark		277	0.028	06/08/2014	144	0	0	0	144	

Year Completed	Site	Planning Application Number	Net Additional Site Area (sq m)	Net Additional Site Area (Ha)	Complete	Net Additional B1 (sq m)	Net Additional B2 (sq m)	Net Additional B8 (sq m)	Net Additional Sui Generis or Other uses (Sq m)	Net Additional Total (sq m)	Comments
2014-15	Greendale Industrial Estate		1,532	0.153	02/03/2015	0	0	500	0	500	
2014-15	Harepath Industrial Estate		0	0.000	01/01/2015	71	-71	0	0	0	
2014-15	Millwey Rise Industrial Estate		2,834	0.283	06/08/2014	285	0	0	0	285	
2014-15	Millwey Rise Industrial Estate		0	0.000	22/04/2014	43	0	0	0	43	
2014-15	Mill Park Industrial Estate		0	0.000	19/02/2015	0	0	19	0	19	
2014-15	Skypark Business Park		10000	1.000	06/06/2014	0	0	0	2,109	2,109	
2014-15	Site at Victoria Way		0	0.000	01/04/2014	250	0	0	-250	0	
2014-15	Site at Victoria Way		0	0.000	01/10/2014	162	0	0	0	162	
2014-15	Wards Cross		3260	0.326	01/01/2015	662	662	662	-497	1,489	
Totals	2014 to 2015		18,456	1.846		1,531	685	1,496	1,219	4,931	

Appendix 4 – Employment Floorspace ‘Lost’ to Non Employment uses

Appendix 4 identifies land or buildings that were in a B Use Class employment use and were redeveloped or replaced with a non B Use Class use in the period from 2010/11 to 2014/15. Generally only buildings of 50m² or greater floorspace or site areas of 0.01 hectares or greater are identified.

Site	Application Number	Site Area M ²	Complete	Net Additional M ² B1	Net Additional M ² B2	Net Additional Sq m B8	Net Additional Sq m Non B	Net Additional Sq m Total	Comments
2010-2011									
Thelma Hulbert Gallery, 33 Dowell Street, Honiton, Devon, EX14 1LX	09/1927/COU	192	04/05/2010	-100	0	0	100	0	
Total		192		-100	0	0	100	0	
2011-2012									
T V Four 24 Park Lane, Exmouth, EX8 1TH	11/0262/COU	34	30/01/2012	-28	0	-20	48	0	
Total		34		-28	0	-20	48	0	
2012-2013									
Littlefield Oak Road, Aylesbeare, Exeter, EX5 2DA	12/1938/FUL	595	18/03/2013	-96	0	0	96	0	
Total		595		-96	0	0	96	0	
2013-2014									
Salterton Workshops	10/0435/FUL	243	01/11/2013						
1 Swan Yard High Street Honiton EX14 1LN	13/1383/PDJ	72	18/11/2013	-32	0	0	32	0	
Exeter Airport Business Park	14/0491/PDJ	248	11/12/2013	-722	0	0	722	0	Change of use of B1(a) offices to C3 dwelling house
Ridgeway House Ridgeway Ottery St Mary EX11 1DT	13/0937/COU	1100	02/01/2014	-285	0	0	285	0	
Total		1664		-1039	0	0	1039	0	

2014-2015

There were no recorded losses in 2014-15.

Note: The Cutler Hammer factory comprising the listed Mill Buildings and single storey attached warehouse were granted permission for a change of use from industrial (B)to residential (C) on 18 / 12/ 2012. The units, comprising around 9542 square metres of NDR floorspace had been empty since closure of the buildings in 2003.

Appendix 5 – Property Enquiries in East Devon

The Estate Team at East Devon District Council maintains an enquiries record system for business premises. Appendix 5 shows details of enquiries received. To allow assessment of the overall data, the final two columns in Appendix 5 are an officer interpretation of the first expression of location interest and the nature of the premises sought. It is stressed that assumptions have been made in order to compile data and findings do, therefore, only give an overview of the nature of enquiries received.

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2007/08	26/01/2007	Industrial	Sidmouth			Sidmouth	Industrial
2007/08	29/01/2007	Industrial	Anywhere	Anywhere	Anywhere	Anywhere	Industrial
2007/08	30/01/2007	Industrial	Anywhere	Anywhere	Anywhere	Anywhere	Industrial
2007/08	13/02/2007	Garage	Axminster			Axminster	Garage - parking
2007/08	27/02/2007	Industrial	Budleigh	Sidmouth	Exmouth	Budleigh Salterton	Industrial
2007/08	20/03/2007	Industrial	Axminster	Honiton	Seaton	Axminster	Industrial
2007/08	11/04/2007	Industrial	Seaton	Honiton	Sidmouth	Seaton	Industrial
2007/08	11/04/2007	Industrial	Seaton	Honiton		Seaton	Industrial
2007/08	30/04/2007	Industrial	Axminster			Axminster	Industrial
2007/08	01/05/2007	Retail	Exmouth	Anywhere		Exmouth	Retail
2007/08	04/05/2007	Industrial	Budleigh	Sidmouth		Budleigh Salterton	Industrial
2007/08	04/05/2007	Industrial	Seaton	Axminster		Seaton	Industrial
2007/08	10/05/2007	Industrial	Axminster			Axminster	Industrial
2007/08	16/05/2007	Industrial	Axminster	Seaton	Sidmouth	Axminster	Industrial
2007/08	30/05/2007	Industrial	Seaton	Axminster		Seaton	Industrial
2007/08	11/06/2007	Industrial	Seaton	Sidmouth		Seaton	Industrial
2007/08	06/08/2007	Development	Anywhere			Anywhere	land for development
2007/08	03/09/2007	Compound	Anywhere	Honiton	Seaton	Anywhere	storage/depot
2007/08	09/09/2007	Leisure	Exmouth			Exmouth	leisure
2007/08	14/09/2007	Industrial	Anywhere			Anywhere	Industrial

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2007/08	26/09/2007	Industrial	Axminster	Seaton	Anywhere, not Sidmouth	Axminster	Industrial
2007/08	27/09/2007	Industrial	Axminster	Seaton		Axminster	Industrial
2007/08	08/11/2007	Care homes	Anywhere			Anywhere	Community/Health Care
2007/08	13/12/2007	Industrial	Exmouth			Exmouth	Industrial
2007/08	16/01/2008	Office	Exmouth			Exmouth	Office
2007/08	04/02/2008	Leisure	Exmouth			Exmouth	leisure
2007/08	25/02/2008	Industrial	Seaton	Axminster		Seaton	Industrial
2007/08	26/02/2008	Residential	Anywhere			Anywhere	Residential enquiry
2007/08	26/02/2008	Industrial	Seaton			Seaton	Industrial
2007/08	03/03/2008	Industrial	Sidmouth			Sidmouth	Industrial
2007/08	03/03/2008	Industrial	Axminster	Seaton		Axminster	Industrial
2007/08	10/03/2008	Residential	Anywhere			Anywhere	Residential enquiry
2007/08	29/08/2008	Industrial	Seaton			Seaton	Industrial
2008/09	02/04/2008	Industrial	Seaton			Seaton	Industrial
2008/09	17/04/2008	Industrial	Sidmouth			Sidmouth	Industrial
2008/09	17/04/2008	Industrial	Sidmouth			Sidmouth	Industrial
2008/09	05/06/2008	Industrial	Exmouth			Exmouth	Industrial
2008/09	05/06/2008	Industrial	Exmouth			Exmouth	Industrial
2008/09	10/06/2008	Industrial	Exmouth	Sidmouth		Exmouth	Industrial
2008/09	10/06/2008	Industrial	Exmouth	Sidmouth	Exeter area	Exmouth	Industrial
2008/09	11/06/2008	Industrial	Honiton/ Exmouth	East Devon	Exeter area	Honiton	Industrial
2008/09	11/06/2008	Industrial	Honiton/ Exmouth	East Devon		Honiton	Industrial
2008/09	26/06/2008	Industrial	Manstone			Sidmouth	Industrial
2008/09	26/06/2008	Industrial	Manstone			Sidmouth	Industrial
2008/09	30/06/2008	Industrial				None Specified	Industrial
2008/09	25/07/2008	Industrial	Anywhere			Anywhere	Industrial
2008/09	01/09/2008	Garage	Axminster			Axminster	Garage - parking

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2008/09	01/09/2008	Garage	Axminster			Axminster	Garage - parking
2008/09	01/09/2008	Garage	Axminster			Axminster	Garage - parking
2008/09	01/09/2008	Garage	Axminster			Axminster	Garage - parking
2008/09	05/09/2008	Garage	Axminster			Axminster	Garage - parking
2008/09	22/09/2008	Garage	Axminster			Axminster	Garage - parking
2008/09	30/09/2008	Garage at Axminster				Axminster	Garage - parking
2008/09	30/09/2008	Garage	Axminster			Axminster	Garage - parking
2008/09	06/10/2008	Garages in East Devon				Anywhere	Garage - motor repairs/sales
2008/09	14/10/2008	Garage	Axminster			Axminster	Garage - parking
2008/09	14/10/2008	Cafes or Kiosks	Exmouth	Budleigh		Exmouth	Food or Drink Sales
2008/09	20/10/2008	Garage	Axminster		Sidmouth	Axminster	Garage - parking
2008/09	20/10/2008	Garage	Axminster			Axminster	Garage - parking
2008/09	21/10/2008	Garage	Axminster			Axminster	Garage - parking
2008/09	28/10/2008	Cine Cafe				Seaton	Food or Drink Sales
2008/09	19/12/2008	Camperdown Depot	Exmouth			Exmouth	storage/depot
2008/09	13/01/2009	ice cream kiosk	Exmouth	Budleigh	Seaton	Exmouth	Food or Drink Sales
2008/09	22/01/2009	Short Term Industrial Unit 3 months	East Devon			Anywhere	Industrial
2008/09	02/02/2009	Industrial	Budleigh			Budleigh Salterton	Industrial
2008/09	06/02/2009	Cafe/kiosk	Exmouth			Exmouth	Food or Drink Sales
2008/09	10/02/2009	Sites	Anywhere			Anywhere	land for development
2008/09	17/02/2009	Cafe/kiosk/mobile catering	Anywhere			Anywhere	Food or Drink Sales
2008/09	19/02/2009	Store for fire fighting equipment	Budleigh & district			Budleigh Salterton	storage/depot
2008/09	02/03/2009					None Specified	Use not specified/clear
2008/09	03/03/2009	Ground Rents				None Specified	Land for Food or Plant Production/sales
2008/09	12/03/2009	Unit at Manstone Workshops				Sidmouth	Workshop or Business Unit
2008/09	16/03/2009	Unit at Budleigh	Budleigh			Budleigh Salterton	Workshop or Business Unit
2008/09	23/03/2009	Industrial	Sidmouth	Budleigh	Seaton	Sidmouth	Industrial
2008/09	04/06/1008	Industrial	Seaton			Seaton	Industrial

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2008/09	11/09/2008 & 24/2/09	Café (Chine)	Cafes in East Devon			Seaton	Food or Drink Sales
2009/10	09/04/2009	Industrial	Seaton			Seaton	Industrial
2009/10	14/04/2009	Industrial	Budleigh			Budleigh Salterton	Industrial
2009/10	17/04/2009	Industrial	Budleigh			Budleigh Salterton	Industrial
2009/10	01/05/2009	Industrial	Seaton			Seaton	Industrial
2009/10	05/05/2009	Storage 25-30 sq m	Exeter & district			West End/Exeter	storage/depot
2009/10	05/05/2009	Riverside Unit for MOT bay	Seaton			Seaton	Garage - motor repairs/sales
2009/10	01/06/2009	Riverside Workshops	Seaton			Seaton	Workshop or Business Unit
2009/10	03/06/2009	Industrial	Seaton			Seaton	Industrial
2009/10	11/06/2009	Commercial	Sidmouth			Sidmouth	Workshop or Business Unit
2009/10	24/06/2009	Charity	East Devon			Anywhere	retail
2009/10	03/07/2009	Industrial	Seaton	Sidmouth	Budleigh	Seaton	Industrial
2009/10	06/07/2009	Kiosk @ West End	Budleigh Salterton			Budleigh Salterton	Food or Drink Sales
2009/10	07/07/2009	Cafe	Exmouth	Budleigh		Exmouth	Food or Drink Sales
2009/10	11/07/2009	1,500sqft	Exmouth			Exmouth	Use not specified/clear
2009/10	21/08/2009	Compound	Seaton			Seaton	storage/depot
2009/10	24/08/2009	Industrial	Seaton			Seaton	Industrial
2009/10	02/09/2009	DDA compliant, suitable for use as an NHS dentist	Sidmouth			Sidmouth	Community/Health Care
2009/10	28/09/2009	Industrial unit/space for store of goods for sale (Above ground pools, accessories and toys) approx 1000 SQ Ft to include room for an office/desk with computer equipment.	Exmouth			Exmouth	Industrial
2009/10	01/10/2009	Lavis Boatyard	Exmouth			Exmouth	Workshop or Business Unit
2009/10	23/10/2009	Cafes or Kiosks				None Specified	Food or Drink Sales

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2009/10	23/10/2009	Allotment	Exmouth			Exmouth	Land for Food or Plant Production/sales
2009/10	16/11/2009	Garage/Lockup, I wish to start my own garage so It needs to have room to put a ramp in etc	Honiton			Honiton	Garage - motor repairs/sales
2009/10	24/11/2009	Industrial	Sidmouth			Sidmouth	Industrial
2009/10	11/12/2009	1,000 sq ft workshop	Sidmouth			Sidmouth	Workshop or Business Unit
2009/10	21/12/2009	Industrial	Seaton			Seaton	Industrial
2009/10	21/12/2009	Craft unit	Sidmouth			Sidmouth	Workshop or Business Unit
2009/10	11/01/2010	1,000 sq ft workshop	Sidmouth			Sidmouth	Workshop or Business Unit
2009/10	13/01/2010	retail unit, industrial unit, shop	Exmouth, Seaton, Sidmouth, Honiton,	Axminster, Budleigh Salterton,	Lyme Regis	Exmouth	Retail
2009/10	12/02/2010	Industrial	Seaton			Seaton	Industrial
2009/10	12/02/2010	Industrial	Seaton			Seaton	Industrial
2009/10	24/02/2010	Veterinary dispensary	Sidmouth			Sidmouth	Community/Health Care
2009/10	03/03/2010	Industrial	Budleigh, Seaton, Axminster, Honiton			Budleigh Salterton	Industrial
2009/10	08/03/2010	Industrial	Budleigh			Budleigh Salterton	Industrial
2009/10	10/03/2010	Cafe Play Cafe	East Devon			Anywhere	Food or Drink Sales
2009/10	20/03/2010	SITA Depot	Honiton			Honiton	storage/depot
2009/10	23/03/2010	Light industrial premises - we are a print & design company looking for approx 500 sq feet	Sidmouth - Manstone Workshops			Sidmouth	Industrial
2009/10	23/03/2010	Catering Kiosk	Anywhere			Anywhere	Food or Drink Sales
2010/11	07/04/2010	small unit	Axminster			Axminster	Workshop or Business Unit
2010/11	16/04/2010	Industrial	Exmouth	Budleigh	Sidmouth	Exmouth	Industrial
2010/11	05/05/2010	garage	Axminster			Axminster	Garage - parking

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2010/11	06/05/2010	Industrial	Sidmouth	Anywhere		Sidmouth	Industrial
2010/11	13/05/2010	catering concession or premises to sell coffee	Any considered			Anywhere	Food or Drink Sales
2010/11	14/05/2010	Industrial	Sidmouth	Budleigh		Sidmouth	Industrial
2010/11	18/06/2010	A beach kiosk or seaside catering location	Anywhere in East Devon in particular Budleigh	Sidmouth	Branscombe	Anywhere	Food or Drink Sales
2010/11	23/06/2010	rent coffee shop/ cafe in East Devon	Budleigh Salterton	Exmouth		Budleigh Salterton	Food or Drink Sales
2010/11	28/06/2010	Industrial				None Specified	Industrial
2010/11	07/07/2010	Childcare	Exmouth			Exmouth	Community/Health Care
2010/11	21/07/2010	8/10 acres for garden centre	Any			Anywhere	Land for Food or Plant Production/sales
2010/11	21/07/2010	large Brownfield sites for redevelopment	Any			Anywhere	Land for Development
2010/11	21/07/2010	Freehold or long leasehold development site C2 apartments or care home - 1-2 acres	Exmouth (5 mile radius)			Exmouth	Community/Health Care
2010/11	21/07/2010	Units ranging from 3,000-7,000 sq ft existing or converted buildings - mixed use developments	town centre near transport hub and some dedicated parking			Anywhere	Workshop or Business Unit
2010/11	21/07/2010	Restaurant operation	Elizabeth Hall? Exmouth			Exmouth	Food or Drink Sales
2010/11	22/07/2010	1000sq ft + retail and or storage	East Devon			Anywhere	Retail

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2010/11	29/07/2010	Industrial	Axminster	Seaton		Axminster	Industrial
2010/11	01/08/2010	A premises for a self funded CIC Supporting local artists and crafters - Room for Art Studios/ workshops and enabling services with Exhibition area	Honiton			Honiton	Community/Health Care
2010/11	08/08/2010	To used for a small outside catering company. Preparation space and fridge/freezer space	Seaton			Seaton	Food Production or Preparation
2010/11	17/08/2010	Residential Development & interested in purchasing former public toilets	East Devon			Anywhere	Land for Development
2010/11	22/09/2010	Office/workshop for design, assembly & fitting of classic car braking products	Within 15 miles of Budleigh Salterton			Budleigh Salterton	Office
2010/11	28/09/2010	industrial unit with office space up to 1200 Sq Ft	Sowton Industrial estate or surrounding area			West End/Exeter	Industrial
2010/11	29/09/2010	Small unit or office in Seaton area with phone access. To be used for proposed consultancy business.	Riverside Seaton			Seaton	Office
2010/11	29/09/2010	Marpool Workshops Green Close Exmouth EX8 3QD	Exmouth			Exmouth	Workshop or Business Unit
2010/11	05/10/2010	two small rooms big enough for foot care min really would require plumbing for a sink but not much else	Sidmouth			Sidmouth	Community/Health Care

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2010/11						None Specified	Use not specified/clear
2010/11	05/10/2010	500-700sq feet	Seaton or 15 mile radius			Seaton	Use not specified/clear
2010/11	07/10/2010	Any	Any			Anywhere	Use not specified/clear
2010/11	15/10/2010	Storage and Office for one person for online sales only.	Riverside Workshops ideally			Seaton	storage/depot
2010/11	20/10/2010		Gloucester Rd, Heathpark			Honiton	Use not specified/clear
2010/11	27/10/2010	Office with warehouse space	Honiton, Exeter			Honiton	Office
2010/11	03/11/2010	Artist Workshop	Budleigh	Sidmouth		Budleigh Salterton	Workshop or Business Unit
2010/11	04/11/2010	Unit 7, Riverside Workshops	Seaton			Seaton	Workshop or Business Unit
2010/11	05/11/2010	Business Unit	Any			Anywhere	Workshop or Business Unit
2010/11	16/11/2010	Kiosk	Any			Anywhere	Food or Drink Sales
2010/11	17/11/2010	An industrial unit min 1000ft3 for steel fabrication	Axminster Area			Axminster	Industrial
2010/11	23/11/2010	Industrial	Seaton	Sidmouth	Axminster	Seaton	Industrial
2010/11	07/12/2010					None Specified	Use not specified/clear
2010/11	03/01/2011	Units A or B Marpool Workshops Green Close Exmouth EX8 3QD				Exmouth	Workshop or Business Unit
2010/11	07/01/2011	selling both used and new car parts on the internet	GB			Anywhere	Retail
2010/11		Small unit for food production	East Devon			Anywhere	Food Production or Preparation
2010/11	07/02/2011	Telesales	Sidmouth			Sidmouth	Office
2010/11	23/02/2011	mobile catering/existing catering business	Honiton			Honiton	Food Production or Preparation
2010/11	26/02/2011	workshop area - no office space required	Exmouth	Budleigh		Exmouth	Workshop or Business Unit

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2010/11	02/03/2011	Office space/workshop for 4-6 persons with separate meeting room/office. 300-1000 sq ft	Budleigh Workshops	Exmouth or Sowton (Exeter)	Sidmouth	Budleigh Salterton	Office
2010/11	12/03/2011	Cafe/Kiosk	The Chine Cafe, Seaton			Seaton	Food or Drink Sales
2010/11	16/03/2011	4,000 - 8,000 sq feet. High roof/ceiling. For children's soft play facility.	Exmouth			Exmouth	Leisure
2011/12	06/04/2011	please forward details & terms of rental as we would be interested in relocating our business there	Unit 14 @ Riverside Way			Seaton	Use not specified/clear
2011/12	13/04/2011	Any	East Devon			Anywhere	Use not specified/clear
2011/12	26/04/2011	Small workshop with good lighting & 240v power essential for Carpentry and Joinery business. Toilet & hand wash facilities would be nice	Honiton	Ottery St Mary		Honiton	Workshop or Business Unit
2011/12	16/05/2011	Riverside units Seaton				Seaton	Use not specified/clear
2011/12	02/06/2011	Cafe/kiosk	East Devon			Anywhere	Food or Drink Sales
2011/12	08/06/2011	Industrial	Budleigh	Sidmouth		Budleigh Salterton	Industrial
2011/12	08/06/2011	Industrial	Axminster			Axminster	Industrial
2011/12	08/06/2011	Industrial	East Devon			Anywhere	Industrial
2011/12	23/06/2011	Industrial	Seaton	Axminster		Seaton	Industrial
2011/12	14/07/2011	Industrial	Sidmouth			Sidmouth	Industrial
2011/12	14/07/2011					None Specified	Use not specified/clear
2011/12	28/07/2011	Land/Building for Day Nursery	Sidmouth			Sidmouth	Community/Health Care
2011/12	31/07/2011	Sea front Cafe/ catering premises	Seaton/Sidmouth etc			Seaton	Food or Drink Sales
2011/12	15/08/2011	Premises for cafe use	Budleigh	Sidmouth, Branscombe	Other	Budleigh Salterton	Food or Drink Sales

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2011/12	15/08/2011	800 sq feet with 3 phase electricity, WC & prefer heating. Manufacture microscopes & scientific instruments	East Devon	Exeter		Anywhere	Workshop or Business Unit
2011/12	16/08/2011	ability to turn into commercial kitchen	Seaton	Axminster		Seaton	Food Production or Preparation
2011/12	31/08/2011	Industrial	Axminster			Axminster	Industrial
2011/12	08/09/2011	Agricultural Land	Hayne Lane			Honiton	Land for Food or Plant Production/sales
2011/12	20/09/2011	workshop principally to be used for the repair of desktops and laptops also for training for small groups	Salterton Workshops, Budleigh Salterton			Budleigh Salterton	Workshop or Business Unit
2011/12	03/10/2011	Former Squash Courts	Honiton			Honiton	Leisure
2011/12	03/10/2011	West Street Garages	Axminster			Axminster	Garage - motor repairs/sales
2011/12	06/10/2011	carpentry, joinery, key cutting and general woodwork	Manstone workshop, Sidmouth			Sidmouth	Workshop or Business Unit
2011/12	12/10/2011	Industrial	Seaton	Anywhere		Seaton	Industrial
2011/12	12/10/2011	Industrial	Seaton			Seaton	Industrial
2011/12	13/10/2011	Cafe	Budleigh Salterton	Anywhere		Budleigh Salterton	Food or Drink Sales
2011/12	15/10/2011	Retail Shops	UK			Anywhere	Retail
2011/12	17/10/2011	Cafe	Exmouth			Exmouth	Food or Drink Sales
2011/12	20/10/2011	Catering Trailer	Exmouth			Exmouth	Food or Drink Sales
2011/12	28/10/2011	Industrial	Axminster			Axminster	Industrial
2011/12	01/11/2011	Chine Cafe	Seaton			Seaton	Food or Drink Sales
2011/12	12/11/2011	Beachside Cafe/Tea Rooms/Kiosk as per Chine Cafe, Seaton	Seaton to Sidmouth and Exmouth			Seaton	Food or Drink Sales

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2011/12	19/11/2011	Manufacture small wooden artefacts for caterers, interior decorators & general public. A unit approximately 45 sq metres would be suitable	Manstone, Sidmouth			Sidmouth	Workshop or Business Unit
2011/12	22/11/2011	use of compound to live and work there	Riverside Units, Seaton			Seaton	Workshop or Business Unit
2011/12	06/12/2011	No requirements, empty unit	Riverside Workshop, Seaton			Seaton	Use not specified/clear
2011/12	07/12/2011	need a small salon space with access to water and electric central town preferred	Sidmouth			Sidmouth	Retail
2011/12	09/12/2011	unit to rent for storage of parts for my internet business	Devon			Anywhere	storage/depot
2011/12	19/12/2011	workshop(Joinery/furniture manufacture/restoration)	Exmouth/Bu dleigh			Exmouth	Workshop or Business Unit
2011/12	03/01/2012	Net making	Seaton	Sidmouth		Seaton	Workshop or Business Unit
2011/12	03/01/2012	Catering Trailer	Exmouth			Exmouth	Food or Drink Sales
2011/12	03/01/2012	Industrial	Exmouth			Exmouth	Industrial
2011/12	18/01/2012	Searchlight	Seaton			Seaton	Use not specified/clear
2011/12	18/01/2012	Use for Students Activities	TiC Vacant Building - Manor Gardens Exmouth			Exmouth	Community/Health Care
2011/12	20/01/2012	Workshop space	Sidmouth			Sidmouth	Workshop or Business Unit
2011/12	25/01/2012	Workshop Unit	Sidmouth			Sidmouth	Workshop or Business Unit

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2011/12	07/02/2012	Cafe	TiC Vacant Building - Manor Gardens Exmouth			Exmouth	Food or Drink Sales
2011/12	07/02/2012	Store / Office	Exmouth / Withycombe areas			Exmouth	storage/depot
2011/12	17/02/2012	Workshop and store	Manstone Sidmouth			Sidmouth	Workshop or Business Unit
2011/12	24/02/2012	Salon or empty shop	Sidmouth			Sidmouth	Retail
2011/12	26/02/2012	Need a light industrial unit suitable for hydrographical printing	15 mins drive of home (Newton Poppleford)			Sidmouth	Workshop or Business Unit
2011/12	03/03/2012	Cafe/restaurant/Licensed/un-Licensed/live in/live out	Devon			Anywhere	Food or Drink Sales
2011/12	26/03/2012	Millwey Centre Axminster	Axminster			Axminster	Use not specified/clear
2011/12	27/03/2012	Workshop or securable yard - but not very big - B2 use.	East Devon			Anywhere	Workshop or Business Unit
2012/13	02/04/2012	Commercial workshop space 60-80M ² with water, drainage and electric services. Storage area (shelved) Good access for pallet deliveries	Seaton or Axminster			Seaton	Workshop or Business Unit
2012/13	03/04/2012	Small workshops	East Devon			Anywhere	Workshop or Business Unit
2012/13	17/04/2012	Cafe etc on Exmouth Seafront	Exmouth			Exmouth	Food or Drink Sales
2012/13	17/04/2012	Storage Compound in Honiton	Honiton			Honiton	storage/depot
2012/13	28/04/2012	Land 10 miles radius of Sidmouth				Sidmouth	Land for Food or Plant Production/sales

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2012/13	28/04/2012	Land in East Devon.				Anywhere	Land for Food or Plant Production/sales
2012/13	27/05/2012	Workshop	Budleigh Salterton			Budleigh Salterton	Workshop or Business Unit
2012/13	29/05/2012	Engineering workshop. Only requirement would be 3 phase power supply	Riverside Workshops			Seaton	Workshop or Business Unit
2012/13	02/06/2012	Takeaways hot food	Corner			None Specified	Food or Drink Sales
2012/13	25/06/2012	Small workshop space to use woodworking machinery for business, storage of wood & other tools etc	East Devon			Anywhere	Workshop or Business Unit
2012/13	29/06/2012	small workshop space to use for making children's furniture/toys	Exmouth			Exmouth	Workshop or Business Unit
2012/13	07/07/2012	unit at MARPOOL WORKSHOPS or similar	Exmouth			Exmouth	Workshop or Business Unit
2012/13	12/07/2012	Interested in ATC Hut in Manstone for a day care nursery	Sidmouth			Sidmouth	Community/Health Care
2012/13	02/08/2012	coffee shop beach kiosk chine cafe etc	Seaton			Seaton	Food or Drink Sales
2012/13	04/08/2012	Industrial unit Millway Rise	Axminster			Axminster	Industrial
2012/13	08/08/2012	larger units would be required in Marpool or Manstone Sites	Marpool Manstone or two in Budleigh			Exmouth	Use not specified/clear
2012/13	19/08/2012	Must be able to drive at least one vehicle into the unit, as it will be for a new car window tinting company. Rent needs to be up to £5000 Maximum	Honiton/Axminster or East Devon area			Honiton	Garage - motor repairs/sales

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2012/13	23/08/2012	Industrial Unit for a cleaners start up business	Sidmouth			Sidmouth	Industrial
2012/13	01/09/2012	Dance School Sidmouth	Sidmouth			Sidmouth	leisure
2012/13	01/09/2012	Salterton workshop units	Budleigh Salterton			Budleigh Salterton	Workshop or Business Unit
2012/13	01/09/2012	Small workshop for making hats	Sidmouth			Sidmouth	Workshop or Business Unit
2012/13	06/09/2012	cafe/kiosk	East Devon			Anywhere	Food or Drink Sales
2012/13	13/09/2012	Metal Fabrication small scale start up.	Seaton			Seaton	Industrial
2012/13	24/09/2012	Wants to take unit 5a Millway Rise, Axminster	Axminster			Axminster	Workshop or Business Unit
2012/13	24/09/2012	Salterton units, Budleigh Salterton	Budleigh Salterton			Budleigh Salterton	Workshop or Business Unit
2012/13	24/09/2012	a combined office/store	Exmouth			Exmouth	Office
2012/13	02/10/2012	Riverside Workshops for handyman	Seaton			Seaton	Workshop or Business Unit
2012/13	02/10/2012	Millwey Workshop for car repairs Axminster	Axminster			Axminster	Workshop or Business Unit
2012/13	02/10/2012	Cafe/Kiosk premises	Seaton, Beer, Sidmouth			Seaton	Food or Drink Sales
2012/13	02/10/2012	cafe/kiosk premises	all East Devon			Anywhere	Food or Drink Sales

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2012/13	03/10/2012	Currently own a Funeral Directors business in Beer, Hansfords Funeral Service. Looking for suitable premises to house the business comprising Reception, Meeting room/office, Chapel of Rest & mortuary area. We will not need to garage vehicles but we will need to access the mortuary area discretely by vehicle	Seaton or Beer			Seaton	Workshop or Business Unit
2012/13	18/10/2012	Manstone units for storage	Sidmouth			Sidmouth	storage/depot
2012/13	19/10/2012	Industrial units/workshops	Exmouth, Budleigh Salterton, Sidmouth			Exmouth	Industrial
2012/13	24/10/2012	Industrial units/workshops	Exmouth & Budleigh			Exmouth	Industrial
2012/13	31/10/2012	Food Producers	any			Anywhere	Land for Food or Plant Production/sales
2012/13	05/11/2012	Workshop & office	Exmouth	Budleigh	Woodbury and surrounding areas	Exmouth	Workshop or Business Unit
2012/13	06/11/2012		Seaton, Sidmouth, Budleigh Salterton			Seaton	Use not specified/clear

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2012/13	07/11/2012	site for residential activity holidays for disadvantaged young people	East Devon			Anywhere	Community/Health Care
2012/13	13/11/2012	Offices, min 500 sq ft. Preferably flexible so we can expand and contract depending on fluctuating staff numbers	Honiton	East Devon		Honiton	Office
2012/13	15/11/2012	small tidy property	Exmouth			Exmouth	Use not specified/clear
2012/13	28/11/2012	storage of building materials & tools etc	Seaton			Seaton	storage/depot
2012/13	03/12/2012	Garage workshop	Axminster	Seaton		Axminster	Garage - motor repairs/sales
2012/13	28/12/2012	workshop with power	Exmouth			Exmouth	Workshop or Business Unit
2012/13	30/12/2012	Workshop	Marpool, Exmouth			Exmouth	Workshop or Business Unit
2012/13	31/12/2012	cafe's and catering franchises	East Devon			Anywhere	Food or Drink Sales
2012/13	14/01/2013	workshop unit	Seaton			Seaton	Workshop or Business Unit
2012/13	16/01/2013	Food Producers	Budleigh Salterton			Budleigh Salterton	Land for Food or Plant Production/sales
2012/13	17/01/2013	Office Space - Taxi Service	Riverside Workshops Seaton			Seaton	Office
2012/13	18/01/2013	workshop with offices	Honiton			Honiton	Workshop or Business Unit
2012/13	18/01/2013	Cafe/kiosk	seafront location			None Specified	Food or Drink Sales
2012/13	29/01/2013	suitable cafe kiosk etc	East Devon			Anywhere	Food or Drink Sales
2012/13	06/02/2013	interest in Marsh Garages in Colyford Rd, Seaton	Seaton			Seaton	Garage - motor repairs/sales
2012/13	24/02/2013	Workshop/ small unit/ office	Exmouth or Budleigh Salterton			Exmouth	Workshop or Business Unit

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2012/13	01/03/2013	workshop/studio	Exmouth or Budleigh Salterton			Exmouth	Workshop or Business Unit
2012/13	04/03/2013	interested in running a refreshment kiosk/cafe	Orcombe Point			Exmouth	Food or Drink Sales
2012/13	05/03/2013	Florist	Exmouth or Budleigh Salterton			Exmouth	Retail
2012/13	07/03/2013	storage of materials and possibly a small office area	Budleigh Salterton	Sidmouth	Exmouth	Budleigh Salterton	storage/depot
2013/14	08/04/2013	Office and or workshop	Exmouth			Exmouth	Office
2013/14	09/04/2013	smallholding min 8 acres max 15 acres with water and power. for horses pigs and chickens.	Devon			Anywhere	Land for Food or Plant Production/sales
2013/14	01/05/2013	Honiton Pantomime Society looking for HQ for rehearsals and storage for props	Honiton			Honiton	Community/Health Care
2013/14	15/05/2013	Storage of motor parts unit at Millwey Rise	Axminster	Seaton		Axminster	Garage - motor repairs/sales
2013/14	24/06/2013	Storage and light assembly	Seaton / Axminster			Seaton	storage/depot
2013/14	02/07/2013	Motorbike storage	Axminster	Seaton		Axminster	Garage - parking
2013/14	10/07/2013	Storage and moulding	Axminster			Axminster	storage/depot
2013/14	11/07/2013	Martial Arts Classes (Muaythai)	Honiton			Honiton	leisure
2013/14	11/07/2013	Fused Glass circa 400 sq ft	Seaton			Seaton	Workshop or Business Unit
2013/14	29/07/2013	refurbishing old tools, lathes etc	Seaton			Seaton	Workshop or Business Unit
2013/14	04/08/2013	Yard or Workshop	Honiton			Honiton	Workshop or Business Unit
2013/14	06/08/2013	Woodworking sewing	Seaton			Seaton	Workshop or Business Unit
2013/14	06/08/2013	Larger unit than present Unit 5	Budleigh Salterton			Budleigh Salterton	Workshop or Business Unit

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2013/14	05/09/2013	50 -100 sq m for car valeting repairs	Sidmouth, Exmouth			Sidmouth	Garage - motor repairs/sales
2013/14	05/09/2013	Min 1000 sq ft	East Devon			Anywhere	Workshop or Business Unit
2013/14	17/09/2013	1500 sq ft	East Devon		Metal stockist business.	Anywhere	Workshop or Business Unit
2013/14	20/09/2013	c.1000 sq ft trade counter/storage/distribution Marine trade interested in new Camperdown development - is there a planned timescale please?	Camperdown when redeveloped			Exmouth	storage/depot
2013/14	27/09/2013	Taxi Co. Looking for office and some parking spaces.	Manstone Sidmouth			Sidmouth	Office
2013/14	30/09/2013	Retail Unit	Exmouth			Exmouth	Retail
2013/14	30/09/2013	industrial unit 400-700sq ft for bifold door showroom/office/storage area	Axminster or within 10 miles			Axminster	Industrial
2013/14	02/10/2013	Small unit for bakery start-up	Axminster, Seaton		Taken Unit 5b Millwey Rise.	Axminster	Food Production or Preparation
2013/14	03/10/2013	Compound Space	Riverside, Seaton			Seaton	storage/depot
2013/14	11/10/2013	Smaller units at Manstone	Manstone Sidmouth			Sidmouth	Workshop or Business Unit
2013/14	14/10/2013	Small unit	Axminster			Axminster	Workshop or Business Unit
2013/14	16/10/2013	used as a personal training studio	Sidmouth or within 10 miles			Sidmouth	leisure
2013/14	18/10/2013	Office and storage small	Sidmouth			Sidmouth	Office

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2013/14	28/10/2013	Landscape Architect. Workshop and storage	max 25 miles from Budleigh Salterton			Budleigh Salterton	Workshop or Business Unit
2013/14	29/10/2013	industrial unit to be used for fixing cars	Axminster			Axminster	Industrial
2013/14	12/12/2013	small garage employing approx 4 people	Sidmouth	Honiton		Sidmouth	Garage - motor repairs/sales
2013/14	23/12/2013	workshop for joinery business	Sidmouth	East Devon		Sidmouth	Workshop or Business Unit
2013/14	06/01/2014	industrial unit	Budleigh Salterton	East Devon		Budleigh Salterton	Industrial
2013/14	08/01/2014	50 sq m Office Use circa 3 - 5 people	Seaton new units at Colyford Road or Fosseway			Seaton	Office
2013/14	09/01/2014	Office/Warehouse up to 1300 SQ feet	East Devon			Anywhere	Office
2013/14	19/01/2014	Restaurants/Cafes	Seaton			Seaton	Food or Drink Sales
2013/14	28/01/2014	Workshop for MOT testing centre	Seaton			Seaton	Garage - motor repairs/sales
2013/14	06/02/2014	workshop for Kit Car Build	Exmouth			Exmouth	Workshop or Business Unit
2013/14	14/02/2014	small workshop for motorbike storage and repair	Seaton	Axminster		Seaton	Workshop or Business Unit
2013/14	17/02/2014	I'm looking for a small property to become a Dog grooming salon. Preferably with an area nearby for suitable to walk the dogs when necessary	Axminster & Seaton			Axminster	Retail
2013/14	19/02/2014	Access to w/c, electricity	East Devon			Anywhere	Use not specified/clear

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2013/14	20/02/2014	Commercial land and property minimum 2 acres	East Devon			Anywhere	Land for Development
2013/14	20/02/2014	land & property for commercial development/redevelopment purposes	East Devon			Anywhere	Land for Development
2013/14	25/02/2014	Manstone Workshop only.				Sidmouth	Workshop or Business Unit
2013/14	26/02/2014	commercial business/shop/cafe	Seaton			Seaton	Workshop or Business Unit
2013/14	05/03/2014	rent a small amount of land part of field or allotment to bring along some plants organically maybe grow some veg too	East Devon			Anywhere	Land for Food or Plant Production/sales
2013/14	06/03/2014	Unit on Millwey Rise	Axminster			Axminster	Workshop or Business Unit
2013/14	06/03/2014	Workshop	Budleigh Salterton			Budleigh Salterton	Workshop or Business Unit
2013/14	18/03/2014	printing workshop for photography	Seaton or nearby			Seaton	Workshop or Business Unit
2013/14	24/03/2014	Making Chocolates	Honiton or nearby			Honiton	Food Production or Preparation
2013/14	26/03/2014	Small unit	Sidmouth area			Sidmouth	Workshop or Business Unit
2013/14	26/03/2014	A3 Food businesses (cafes/small restaurants/coffee & tea shops) around 100 sq metres with cafe area and kitchen and with between 50 and 70 covers	Sidmouth			Sidmouth	Food or Drink Sales
2014/15		Workshop space	United Kingdom			Anywhere	Workshop or Business Unit
2014/15		Unit 8 Salterton Workshops	Budleigh Salterton			Budleigh Salterton	Workshop or Business Unit
2014/15		Riverside Workshops	Seaton			Seaton	Workshop or Business Unit

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2014/15		Small workshop for Carpentry start up	Seaton			Seaton	Workshop or Business Unit
2014/15		New Seaton Workshops	Land at Maer Road (162) Exmouth	Exmouth area		Exmouth	Workshop or Business Unit
2014/15		Purchase land for development	West End Refreshment Kiosk, Steamer Steps, Budleigh Salterton			Budleigh Salterton	Land for Development
2014/15		Workshops Seaton	Seaton			Seaton	Workshop or Business Unit
2014/15		1200sq/f level floor workshop For starting a fabrication business	within 15 mile radius of Sheldon			None Specified	Workshop or Business Unit
2014/15		warehouse unit	Sidmouth			Sidmouth	storage/depot
2014/15		Unit - car wash & car sales	Exmouth			Exmouth	Garage - motor repairs/sales
2014/15		West Street Garage	Axminster			Axminster	Garage - motor repairs/sales
2014/15		Riverside Workshops	Seaton			Seaton	Workshop or Business Unit
2014/15		Riverside Workshops	Seaton			Seaton	Workshop or Business Unit
2014/15		Riverside Workshops	Seaton			Seaton	Workshop or Business Unit
2014/15		Land or barn conversions	East Devon			Anywhere	Land for Development
2014/15		Office and electronics lab space of about 300 to 400 sq feet	20 mins drive of Colyton			Seaton	Office
2014/15		Workshop Unit	Manstone, Sidmouth			Sidmouth	Workshop or Business Unit
2014/15		Any workshops	All			Anywhere	Workshop or Business Unit
2014/15		water, gas, phase 3 electricity	Exmouth			Exmouth	Use not specified/clear
2014/15		Childcare premises	Danby House			Exmouth	Community/Health Care

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2014/15		Day Care Centre	Honiton New St or any other			Honiton	Community/Health Care
2014/15		Harepath Road or Colyton Road new units	Seaton			Seaton	Workshop or Business Unit
2014/15		Property large enough for Dog Day Care facilities	Close to M5 with outside space			West End/Exeter	Retail
2014/15		workshop for martial arts + wheelchairs	Honiton			Honiton	leisure
2014/15		workshop for plumbing & heating	Honiton			Honiton	Workshop or Business Unit
2014/15		Workshop	Sidmouth			Sidmouth	Workshop or Business Unit
2014/15		Reasonably large for antique furniture	Axminster			Axminster	Workshop or Business Unit
2014/15		Engineering Sheet Metalwork	Seaton, Axminster			Seaton	Workshop or Business Unit
2014/15		plot for a self build house	East Devon			Anywhere	Land for Development
2014/15		shop or cafe retail out let	East Devon			Anywhere	Food or Drink Sales
2014/15		West Street Garage	Axminster			Axminster	Garage - motor repairs/sales
2014/15		Water usage for a mobile catering trailer and power for a chest freezer and commercial chiller to be used for storage, to supply the mobile catering trailer. No food preparation would be processed in the unit	Millwey Axminster			Axminster	Food Production or Preparation
2014/15		Property maintenance and building tree houses pre fab.	Seaton	Axminster		Seaton	Workshop or Business Unit
2014/15		industrial unit	Axminster			Axminster	Industrial

Year	Date	Requirement	Location 1	Location 2	Location 3	First Location	Use
2014/15		commercial property & concessions	Seaton			Seaton	Workshop or Business Unit
2014/15		Business unit/workshop located at Riverside Way, Seaton				Seaton	Workshop or Business Unit
2014/15		Small unit	N/S			None Specified	Workshop or Business Unit
2014/15		Grazing land	East Devon			Anywhere	Land for Food or Plant Production/sales
2014/15		Meat Curing	Honiton	Axminster, Seaton		Honiton	Food Production or Preparation