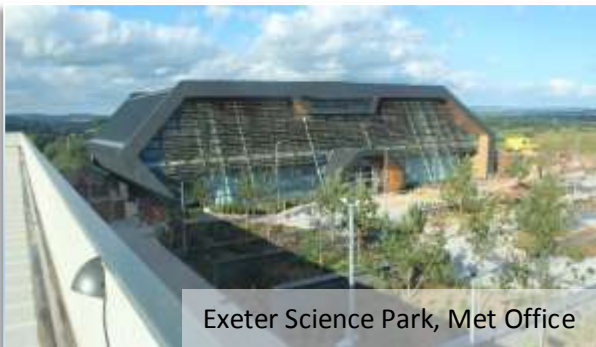


East Devon Employment Land Review 2015-16 and 2016-17

Monitoring report for the years ending
31.3.2016 and 31.3.2017



Exeter Science Park, Met Office



Exeter Science Park office development



Skypark offices under construction



Skypark, DPD & Lidl

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It should be noted that in earlier employment monitoring work there were site numbers 9 and 38. Both sites now have a non-employment use and have been dropped from records but the numbers 9 and 38 have not been reused, which accounts for their absence in this report.

Summary

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.

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 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. Since the last review, sites and parts of allocated sites have been taken up in the West End at Exeter Science Park, Skypark and the Intermodal Interchange, as well as at Heathpark in Honiton and Liverton in Exmouth.

During the 10 years of 2007/08 to 2016/17 around 37.63 hectares of land is recorded as having been developed for employment purposes. This averages at a rate of 3.76 hectares per year. Actual net new floor space developed for employment uses is recorded as totalling around 96,100 M², averaging at 9,610 M² per year.

This assessment work has looked in detail at 59 existing and newly allocated larger employment sites across East Devon plus a number of additional small sites. Of the 59 sites, 53 are currently operating as employment sites, while 6 are mixed use allocations where individual plots have not been identified for future employment use.

At each site, planning activity of permissions and completions is recorded for the last four years, from April 2013, which broadly corresponds with inception of the Local Plan. Available and vacant land is also detailed on site plans. Information on non-domestic rated property is provided for the employment sites in general and at each individual site.

There were 1036 premises recorded for non-domestic rate payment at these sites. Of this a total 141 were vacant, a vacancy rate of 13.6%. The levels and percentages of vacant premises varied significantly across employment sites. Of the total premises 19% were classified within a workshop category and 19% as were classified within a warehousing category.

1 Introduction

- 1.1 This report provides an update on employment land availability and employment completions for the years 1 April 2015 - 31 March 2016 and 1 April 2016 - 31 March 2017.
- 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 years 2015-16 and 2016-17 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, numbers and distribution across the district.
- 1.6 A summary of remaining available plots that have been allocated in the Local Plan is provided.

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 records
- Uniform planning and building control databases
- 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 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.”

See: https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

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

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’.

- 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 within 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 floor space.

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, 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.

See: [https://www.gov.uk/government/publications/national-planning-policy-framework--2,](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

- 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> The NPPG replaced previous planning practice guidance documents and supports the NPPF.
- 3.10 The NPPG notes under 'what should be monitored' that the following (employment, considerations are highlighted in bold text) *could* be monitored (extract):
- 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 LA has an estates team);**
 - housing developer or **employer requirements and aspirations for houses and economic floorspace.**
- 3.11 This report is specifically concerned with the employment aspects and separate work assesses housing matters.
- 3.12 This report monitors the supply of land for employment use and information on demand will be addressed in a separate report.

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 page 13 and addressed in more detail, on a site by site basis, in Appendix 1. Sites 51 to 54, 56 and 57 are mixed use allocations, within which specific plots for employment are not identified.
- 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 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 turnover 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.

5 East Devon Employment Sites – Table and District Map

1	Alexandria Road Industrial Estate, Sidmouth	22	Aylesbeare Common Business Park	43	Exeter Airport Business Park (Phase 1)
2	Axminster Carpets, Woodmead Road, Axminster	23	Pound Lane Industrial Estate, Exmouth	44	Exeter Airport Business Park (Phase 2)
3	Ottery Moor Lane, Honiton	24	Colyton Business Park, Colyton	45	Liverton Business Park, Exmouth (Phase 3)
4	Odhams Wharf, near Ebford	25	Intermodal Interchange, Clyst Honiton	46	Woodbury Business Park, Woodbury
5	Darts Business Park, near Ebford	26	Skypark, near Clyst Honiton	47	Addlepool Business Centre, Clyst St George
6	Dunkeswell Industrial Site, Dunkeswell	27	Exeter Science Park, near J29 of the M5	48	Lodge Trading Estate, near Broadclyst
7	East Devon Business Park, near Wilmington	28	Dinan Way Trading Estate, Exmouth	49	Hungry Fox Estate, near Cranbrook
8	Finnimore Industrial Estate, Ottery St Mary	29	Salterton Workshops, Budleigh Salt'n	50	McBains, East of Exeter Airport
10	Harbour Road Industrial Estate, Seaton	30	The Old Sawmills, Colaton Raleigh	51	Winslade Park, Clyst St Mary
11	Heathpark Industrial Estate, Honiton	31	Colletts Mill, Talewater, Talaton	52	Cranbrook
12	Greendale Business Park, Woodbury Salterton	32	Talewater Works, Talewater, Talaton	53	Goodmores Farm, Exmouth
13	Harepath Industrial Estate, Seaton	33	Former Sawmills, Axminster	54	Old Park Farm and Pinn Court Farm, Pinhoe
14	Hill Barton Business Park, near Farringdon	34	Victoria Way, Exmouth	55	Tithebarn Green, Exeter Science Park
15	Millwey Rise Business Park, Axminster	35	Pankhurst Industrial Estate, Exmouth	56	Land north of town, Harepath Rd, Seaton
16	Liverton Business Park (Phase I), Exmouth	36	Colyford Road, Seaton	57	Land north and east of town, Axminster
17	Liverton Business Park (Phase II), Exmouth	37	Oilmill Industrial Estate, Clyst St Mary	58	Hunthay Farm, west of Axminster
18	Dinan Way, Exmouth	39	Waldrons Farm, near Farringdon	59	Axehayes Farm, near Clyst St Mary
19	Manstone Lane, Sidmouth	40	South of Redgate, Exmouth	60	Dotton Business Units, Newton Poppleford
20	Mill Park Industrial Estate, Woodbury Salterton	41	Sidford Employment Site, Sidmouth	61	Colliton Barton Units, Broadhembury
21	Coal Yard, Castle Gate, Axminster	42	West of Hayne Lane, Honiton		

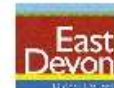
It should be noted that in earlier employment monitoring work there were Site Numbers 9 and 38. These site, however, now have a non-employment use and have been dropped from records but the numbers 9 and 38 have not been reused.



0 1.25 2.5 5 7.5 10 Kilometers

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6 Employment Land Availability in East Devon

- 6.1 The table below sets out the availability of land at 1 April 2017 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 which avoids the potential for double-counting.

Source of Supply	Hectares
Net Site Area Developed 2015- 2016	5.90
Net Site Area Developed 2016-2017	5.43
Under Construction at 31 March 2015	22.82
With Resolution to Grant Permission at 31 March 2015	0.00
With Full Planning Permission at 31 March 2015	30.54
Land Allocation or outline permission at 31 March 2017	127.31
Totals	192.09

- 6.2 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 and plot numbers in Appendix 1, provides a detailed breakdown of sites.
- 6.3 Land with outline planning permission will need detailed proposals to be submitted as part of the development process. A small amount of the land with planning permission 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.
- 6.4 It is relevant to make a specific note in respect of the Intermodal interchange near to Clyst Honiton, which 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.
- 6.5 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) Skypark Business Park at 23.4 hectares remaining
 - b) Science Park provision of 8.3 hectares of land remaining

- c) Tithebarn and Mosshayne, south of Science Park with 4.59 hectares
- d) Exeter Airport Business Park extension with 7.54 hectares and
- e) Policy provision at Cranbrook for 18.4 hectares of employment land.

These sites provide a total in excess of 62.23 hectares of land and are mainly within Enterprise Zones. The Enterprise Zone designation covers four sites in East Devon - Exeter Science Park, Skypark, Cranbrook Town Centre and Exeter Airport Business Park.

Land at the Intermodal site has been partly taken up by the Lidl Distribution centre, currently under construction, and the remaining site has a planning application under consideration.

- 6.6 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
 - b) Policy provision north and east of Axminster for 6.5 hectares of employment land, and
 - c) Substantial plots at Sidford (5.93 ha) and at Liverton, Exmouth (4.08 ha).

Provision in other towns is more modest in scale.

- 6.7 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.

7 Employment Land Development in Past Years in East Devon

7.1 Employment completion records on a year by year basis are recorded in Appendix 3 for the years 2007-08 to 2016-17. Information is included for both site areas and floor space built or 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.

7.2 The table below shows net land and floor space areas developed over the period from 2007-08 through to 2016-17.

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
2015-16	5.90	6,640	2,042	19,646	264	28,592
2016-17	5.43	5,018	7,018	3,746	0	15,782
Totals	37.62	25,882	28,464	41,175	11,093	96,100
Annual Average	3.76	25.88	28.46	41.17	11.09	96.10

7.3 Over the past ten years a total of 37.62 hectares of land was developed for employment generating uses, which averages 3.76 hectares per year. Appendix 3 provides more detail on sites that were developed.

7.4 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.

- 7.5 Across the ten years 2007-08 to 2016-17 there was a net increase of 96,100 M² of employment floorspace, this averages at 9,610 M² per year across all B Use Class uses and recorded Sui Generis other uses. In 2015-16 the greatest level of floorspace built was recorded with a total of 28,592 m².
- 7.6 Floorspace completions broken down by Use Class show that, across the last ten years, the average levels of net floorspace development was greatest in the B8 (storage or distribution) use. B1 and B2 were a similar amount and Sui Generis uses were the lowest. The development of B1 (Business) uses over the last 2 years has been significantly higher, and may reflect partly the development of floorspace for offices and research and development at Exeter Science Park.

Other Floor space 'lost' to Non-Employment Uses

- 7.7 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.
- 7.8 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, for example at the Cutler Hammer Site in Ottery St Mary.

8 Business Premises and Non-Domestic Rated Properties at Employment Sites

- 8.1 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 61 listed in Appendix 1. Those numbered 51 to 61 are new sites to this survey and collectively will have few businesses in existence, in particular the sites allocated for mixed use in the local plan. In these 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.
- 8.2 Assessment draws on Non-Domestic Rate (NDR) records and shows the properties that are occupied and in use and those that are vacant.
- 8.3 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 and assessment suggests around 72.6% of the total of 1039 with a defined use. It should be noted that 285 (27.4%) do not have a defined use.
- 8.4 More detailed assessment shows that most NDR's within the employment sites assessed are for Workshops & Premises (19.2%) and Warehouses & Premises (18.8%). Other uses that are more prominent include Land Used for Storage & Premises (7.63%), Store & Premises (7.33%) and Office(s) & Premises (4.54%).
- 8.5 In addition to occupied premises, data has also been recorded on vacant premises in respect of their last use. There were 141 vacant premises recorded which when added to the 895 that are occupied give a total premises number of 1039, a 13.57% vacancy rate.
- 8.6 In respect of vacant properties the highest vacancy numbers were in warehouse and office categories.
- 8.7 The category with the largest percentage of empty properties with 42.5% is offices – with 20 out of a total 47 vacant.

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

USE OF PREMISES	TOTAL	% of UNITS
No Category	285	27.51
Workshop and premises	199	19.2
Warehouse and Premises	195	18.8
Land Used for Storage and Premises	79	7.63
Store & Premises	76	7.33
Offices & Premises	47	4.54
Vehicle Repair, Workshop & Premises	35	3.38
Factory & Premises	34	3.28
Showroom & Premises	12	1.16
Retail Warehouse & Premises	10	0.96
Storage Depot & Premises	8	0.77
Communication Station & Premises	5	0.48
Garage & Premises	4	0.39
Ambulance Station & Premises	3	0.28
Café & Premises	3	0.28
Car Park & Premises	3	0.28
Shop & Premises	3	0.28
Surgery & Premises	3	0.28
Display & Ground Premises	2	0.19
Fire Station & Premises	2	0.19
Warehouse, Showroom & Premises	2	0.19
Car Showroom & 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
Concrete Batching Plant & Premises	1	0.10
Depot & Premises	1	0.10
Foodstore & Premises	1	0.10
Fuel Oil Depot & Premises	1	0.10
Hall & Premises	1	0.10
Hangar & Premises	1	0.10
Hangar, Stores & Premises	1	0.10
Harbour & Premises	1	0.10
Hut & Premises	1	0.10
Kennels & Premises	1	0.10
Land Used For Storage, Store & Premises	1	0.10
Large Foodstore & Premises	1	0.10
Office, Storage Depot & Premises	1	0.10
Office, Store & Premises	1	0.10
Restaurant & Premises	1	0.10
Sales Office & Premises	1	0.10
Showroom, Store & Premises	1	0.10

<i>Continued from previous page</i>		
Training Centre & Premises	1	0.10
Warehouse, Compound & Premises	1	0.10
Warehouse, Offices & Premises	1	0.10
Warehouses, Offices & Premises	1	0.10
Waste Recycling Plant & Premises	1	0.10
TOTAL	1036	100

Number and Percentage of Empty Non-Domestic Rated Premises

Recorded past use of NDR Vacant Premises	Total	% of Empty Units
No Category	50	35.46
Warehouse & Premises	32	22.69
Offices & Premises	20	14.18
Land Used For Storage & Premises	13	9.22
Workshop & Premises	13	9.22
Shop & Premises	1	0.71
Store And Premises	4	2.84
Vehicle Repair Workshop & Premises	4	2.84
Communication Station & Premises	2	1.42
Factory & Premises	1	0.71
Retail Warehouse & Premises	1	0.71
TOTAL	141	100

8.8 Appendix 5 shows the distribution of the 9 major categories of use, including those classed as empty at 31.3.2017. Some categories, such as that of ‘warehouse’ in the tables above have been combined in Appendix 5 for simplicity.

8.9 The largest numbers of specific category of premises within employment sites are:

- **Workshops:** located at Heathpark (34) and Dunkeswell (31), of which 5 in total are empty.
- **Warehouses:** located at Dunkeswell (55), Heathpark (43), and at Exeter Airport (36). Heathpark has the most empty warehouse units (9)
- **Storage Premises:** located at Dunkerswell (23) and Heathpark (11)
- **Land and Storage premises:** located at Greendale and Pound Lane, Exmouth
- **Factories:** located at Dunkeswell (8) and Heathpark (7)
- **Offices:** located at Exeter Airport (13) and Dunkeswell (6)
- **Vehicle Repair premises:** located at Dunkeswell (4) and Victoria Way, Exmouth (4)
- **Showrooms:** located at Dinan Way, Exmouth (4) and
- **Retail Warehouses:** located at Heathpark, Honiton (5) and Liverton, Exmouth (4).

Appendix 1 - Employment Site Database

Appendix 1 contains plans of the main employment sites 1-61 with details of ownership where known, a description of the site, a summary of planning activity during the last 4 years, details of vacant land sites, information on premises rated for non-domestic use and details of any known site constraints.

Employment land is available by virtue of

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

Further, plans are provided for the larger of the 'small sites', following the schedule of main sites.

Where there is information on an item, these are described and labelled on the maps as 'plots'.

Appendix 2 provides the full schedule of activity during the last four years with more detail on each plot and should be read in conjunction with site plans.

Employment sites

The main employment sites are outlined in purple.

Vacant available sites

These are labelled and shaded in blue. They are available 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.

Vacant sites within employment areas

These areas, shaded in red, are 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.

Planning permissions 2015-16

These are shaded in yellow and labelled, with further information in Appendix 2

Planning permissions 2016-17

These are shaded in purple and labelled, with further information in Appendix 2

Permissions completed, permissions not completed and permissions under construction

These are also labelled as described in the key for each site and further information can be found in Appendix 2.

Non-domestic rated properties

Properties and land rated for non-domestic use are highlighted on individual site plans with those occupied marked green and those classed as empty at 31.3.2017 marked in red.

Ordering of sites:

Sites in Appendix 1 have been ordered broadly by area for ease of reading. Within each area sites are ordered starting generally with the largest or most significant sites in terms of planning activity.

Western Area - West End Sites

27 – Exeter Science Park adjacent to J29 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 and A30. The site is of a substantial scale, 33.6 hectares, although low density development is planned with buildings sited in a high quality landscaped setting. The Science Park will be home to high quality scientific research and development companies and business. The whole of the Science Park has Enterprise Zone status.

Summary of Planning Activity during the last 4 years

See also Appendix 2, Plots 27A – 27M for further detail.

Completions

During the last four years, Plots 27A and 27B comprising Eagle House and Science Park Centre office development for research and development have been completed.

Plot 27i, the Met Office ‘super computer’ centre was completed in 2016.

Approvals

During 2015 - 2016, permission (reserved matters) was granted for the Redhayes Southern and Eastern car park and the Tithebarn Cluster car park, at plots 27H and 27M

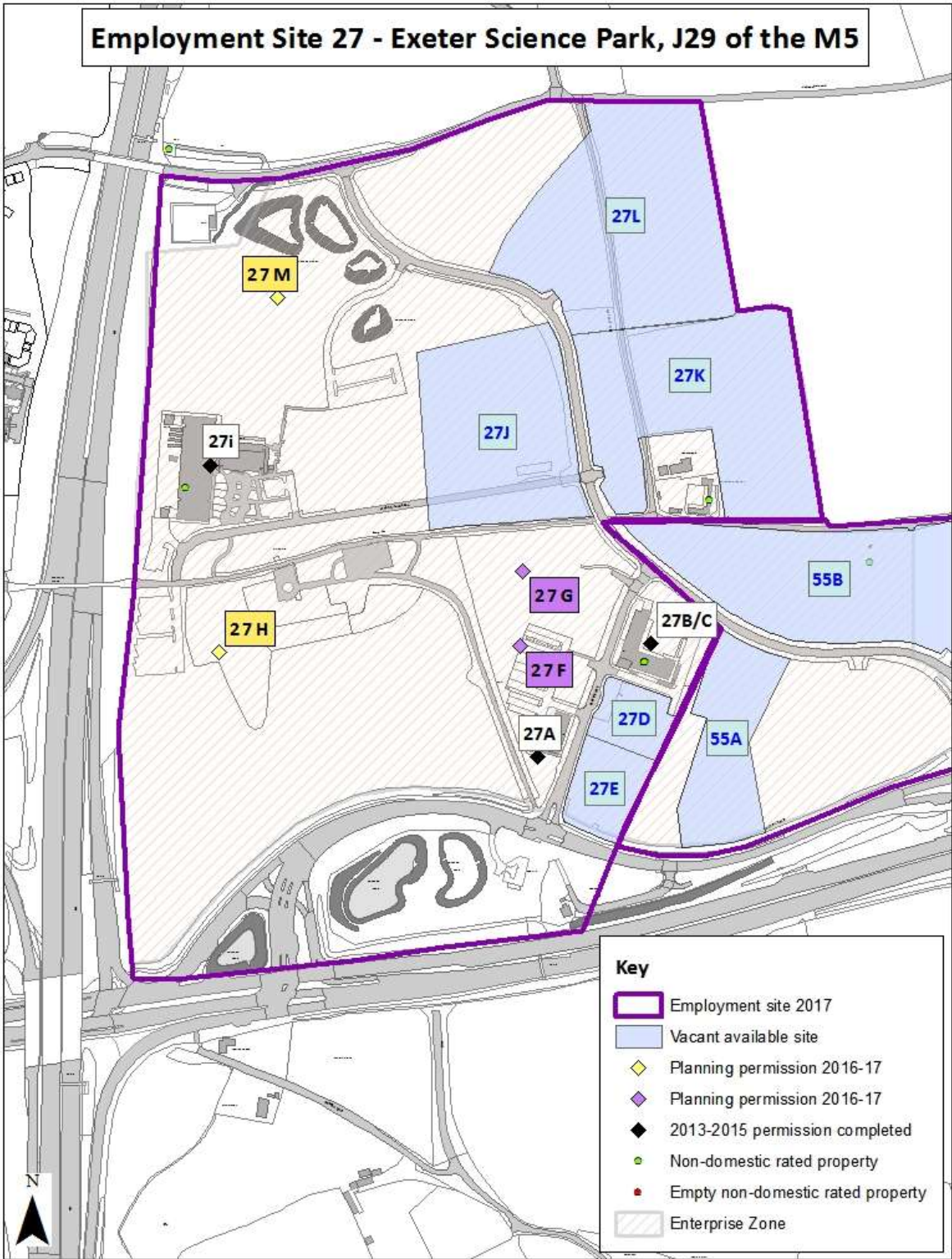
During 2016 – 17, permission (reserved matters) was granted for ‘Grow on Buildings’ for research and development at plots 27F and 27G.

Available Sites

Plots D, E, J, K and L are vacant sites with no recent planning permission, totalling 8.32 hectares

Non-Domestic Rated Buildings

Buildings at plots 27A, 27B/C and 27i are rated for non-domestic use. There were 34 units, mainly offices, rated as ‘non domestic’ within the employment site for rating purposes classed as occupied, while there were 10 offices at plot 27B/C classed as empty at 1.4.2017.



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0 0.0250.05 0.1 0.15 0.2 Kilometers

55 – Tithebarn Green / Mosshayne, Junction 29 of the M5

Ownership

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

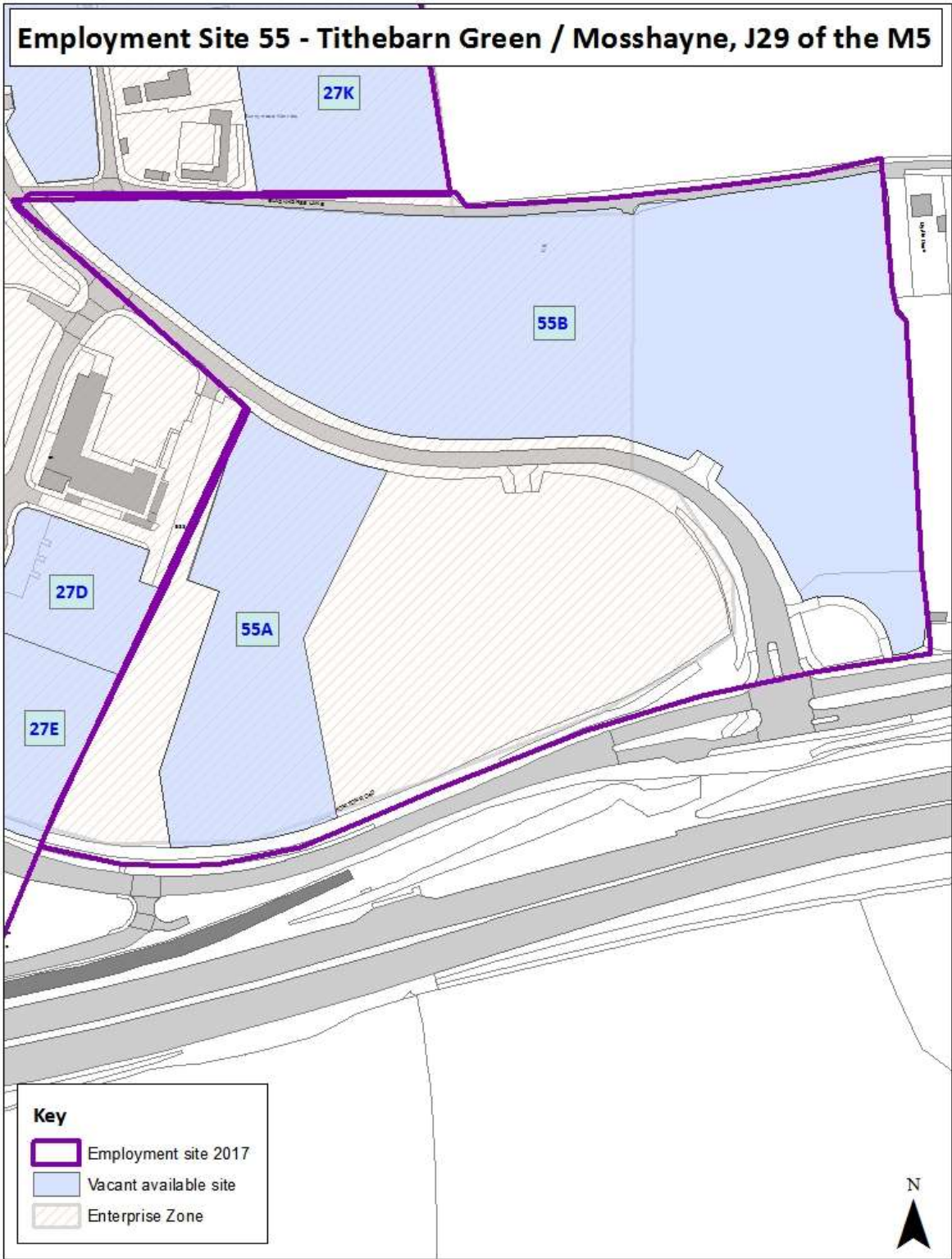
Description

The employment land at Tithebarn Green/Mosshayne lies to the south east of Exeter Science Park. Outline permission exists for two plot areas extending to 4.59 hectares in total, which are shown on the adjacent plan.

The site is part of an Enterprise Zone.

Site Constraints

There are residential proposals to the east of the site.



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25 – Intermodal Exchange, near Clyst Honiton

Ownership

The site is understood to be partly owned by the Church Commissioners for England.

Description

The Intermodal 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 plan 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 vice versa) with the explicit expectation of the site being served by a railhead directly from the adjoining railway line. A variation to conditions now means that the railhead will no longer be a requirement.

Summary of Planning Activity

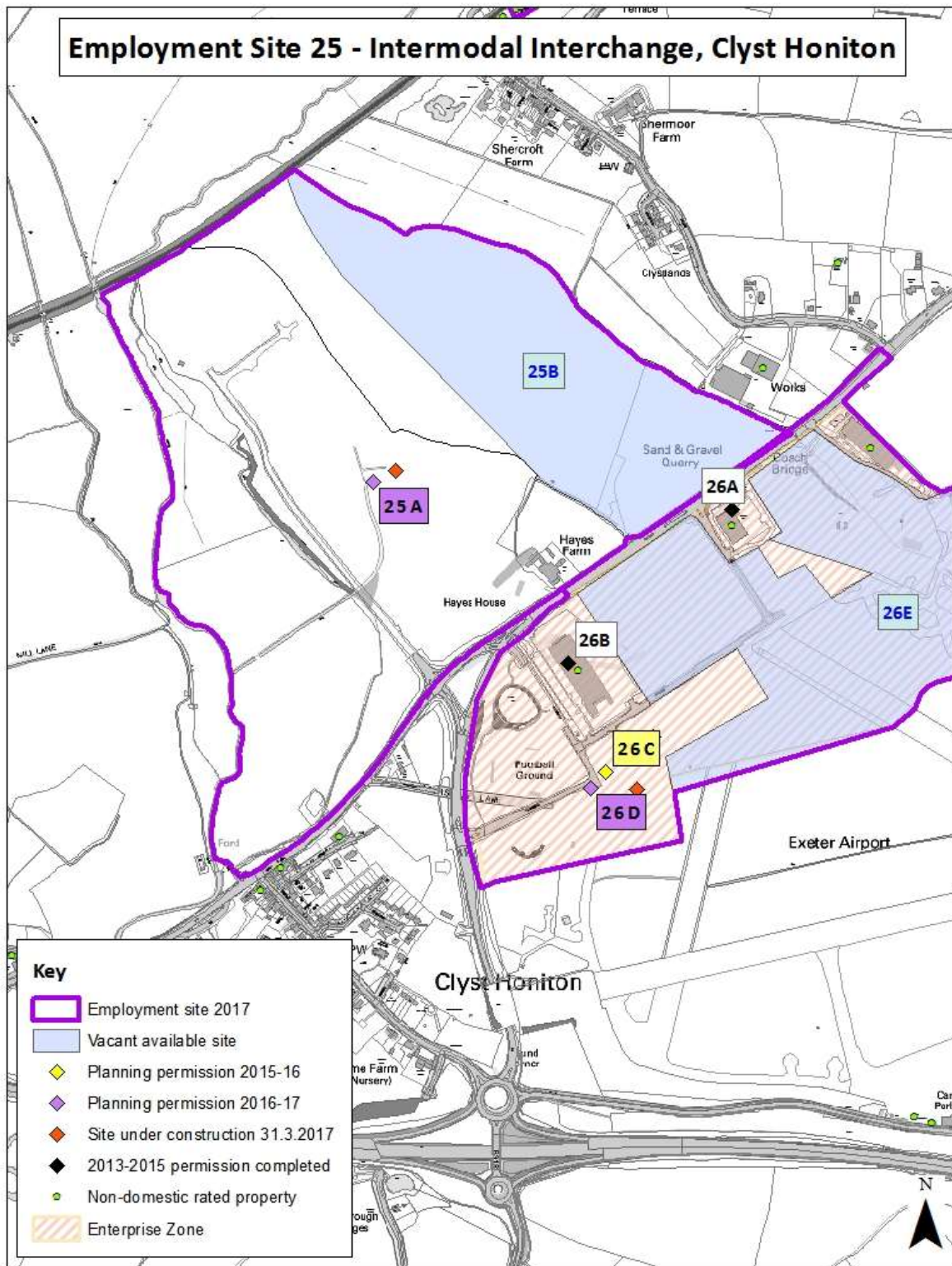
See also appendix 2, Plots 25A and 25B

Permissions

Plot 25A - Reserved matters approval was granted for the Lidl Intermodal Freight facility of over 49,000 m² of B8 use. The building was under construction at 31st April 2017 and is due for completion during autumn 2017.

Plot 25B – an application for a warehouse of 110,000 m² was under consideration at 1st April 2017.

There is no remaining available land at this site.



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0 0.05 0.1 0.2 0.3 0.4 Kilometers

26 – Skypark, Near 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 around 42 hectares, which lies approximately 3 kilometres to the east of the M5 motorway (Junction 29). The site has a prominent frontage and has immediate highway access to the A30 and also to the Clyst Honiton bypass. The site is shown on the plan 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. The site has Enterprise Zone status.

Substantial works are ongoing to open up the site. In the north east corner of the site, an energy plant has been built. An ambulance command centre and more recently a DPD distribution centre have also been built and are operational.

Summary of Planning Activity

See also Appendix 2 Plots 26A to 26D

Completions

Permissions granted for plots 26A and 26B (DPD Ltd) are completed.

Approvals

Plot 25C - In 2015-16 approval was given for 2 office blocks, under construction at 31.3.2017.

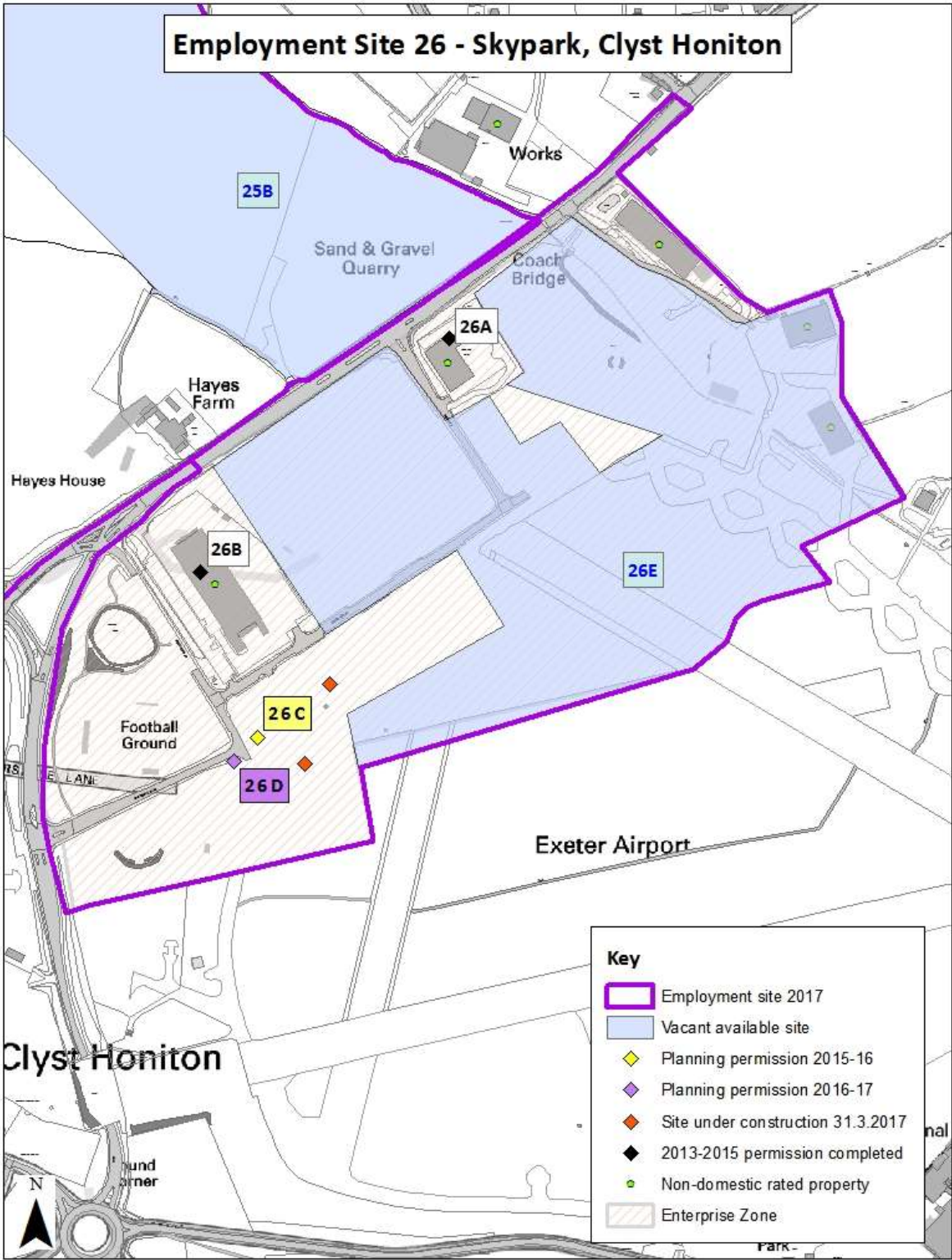
Plot 25D – In 2015-16, approval was given for 1 office block, under construction at 31.3.2017.

Available Sites

The remaining available land amounts to 23.4 hectares

Non-Domestic Rated buildings

There are 5 buildings rated for non-domestic use, none of which were classed as empty at 31.3.2017. 2 of the buildings are understood to be long standing airport related premises.



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43 – Exeter Business Park Phase 1

Ownership

Exeter Airport Business Park is in multiple ownership.

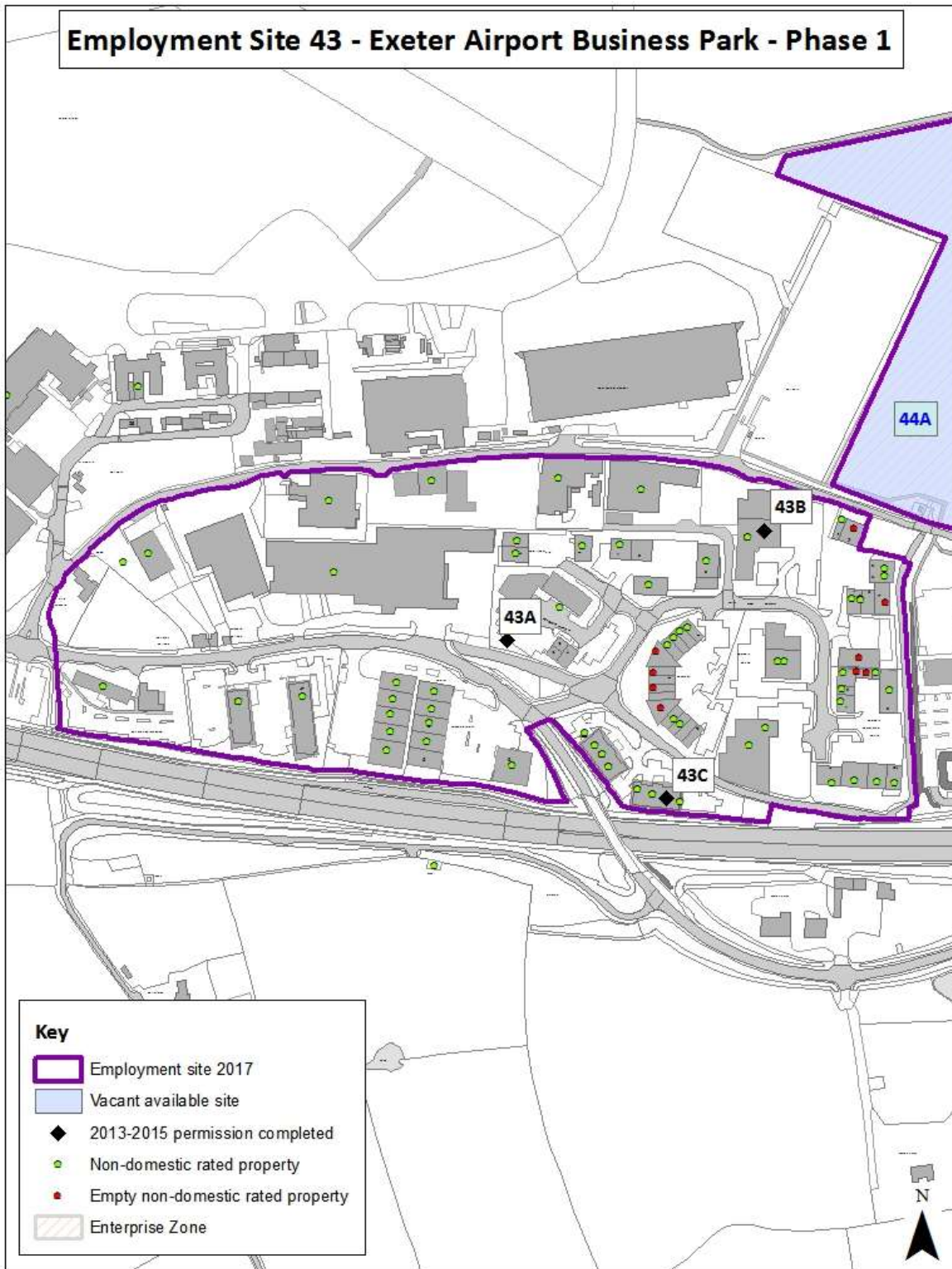
Description

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.

Non-Domestic Rated properties

Around 50% of buildings at this site are warehouses, with the majority of the remainder used as either workshops or offices.

There were a total of 82 buildings rated for non-domestic use, of which 14 were classed as empty at 31.3.2017.



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0 0.02 0.04 0.08 0.12 0.16 Kilometers

44 – Exeter Airport Business Park Phase 2

Ownership

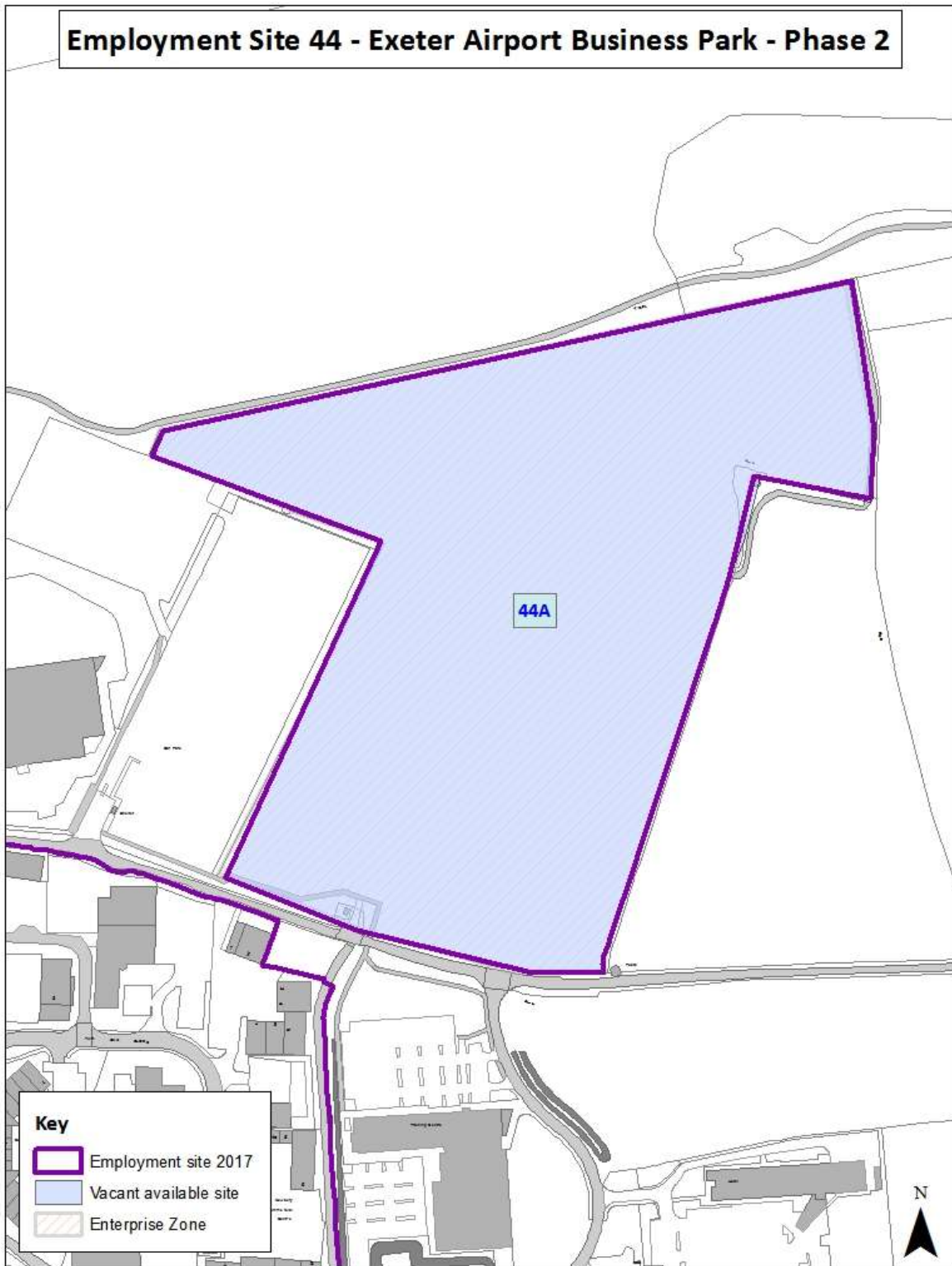
The site is in private ownership.

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 from a lane that runs past the airport terminal facilities and it is in close proximity to the A30. The site, which has Enterprise Zone status, covers an area of 7.5 hectares and is shown on the plan below.

Site Constraints

Current access onto the site is from a narrow lane which may need improving. This may affect the viability of the site.



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48 – Lodge Trading Estate, near Broadclyst

Ownership

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

Description

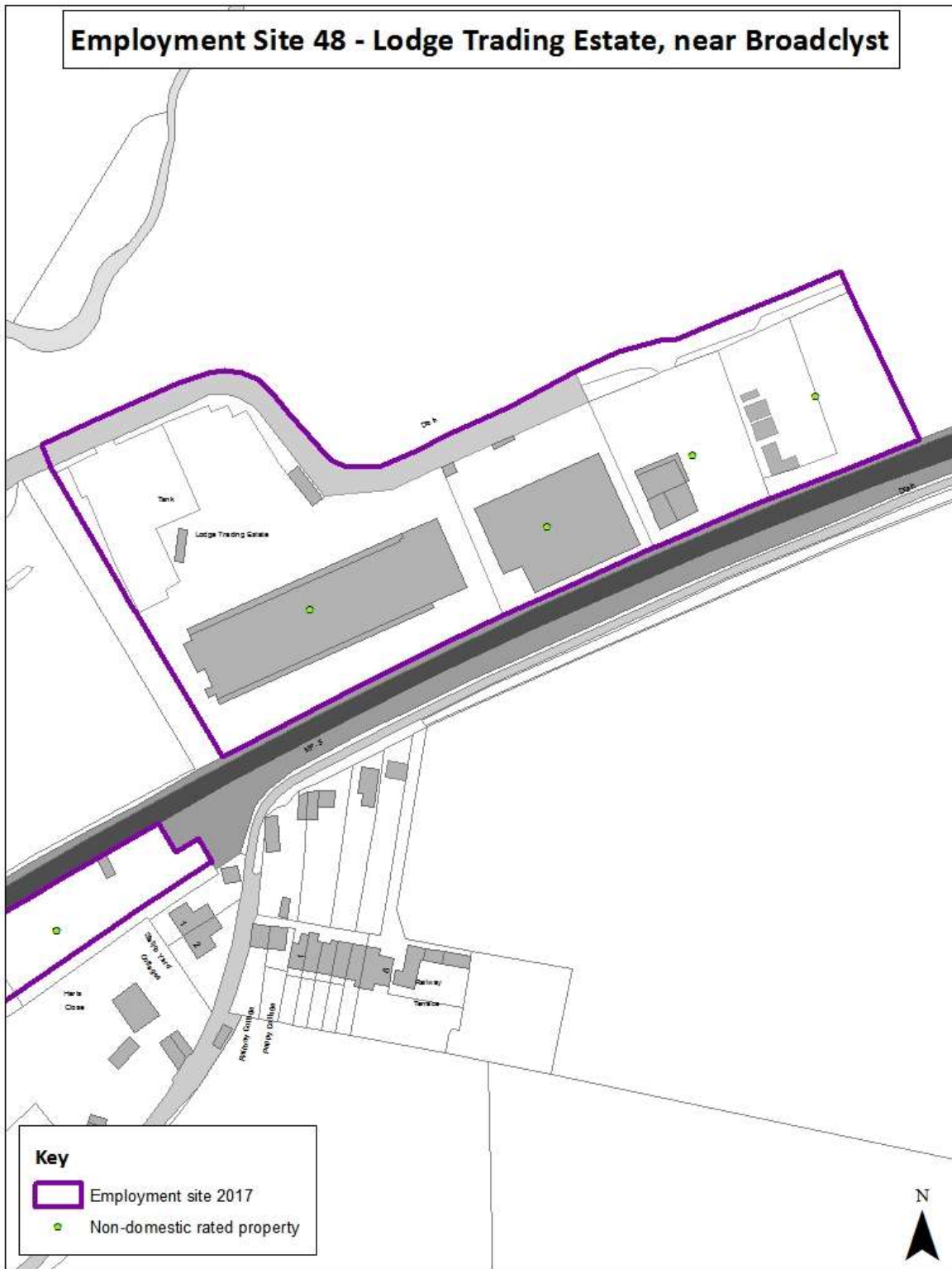
The Estate is sited around 1.3 kilometres to the south of Broadclyst village and immediately to the north of the Exeter to Waterloo, London railway line. The site has been a mixed-use light industrial park for some forty years and is accessed via Station Road. The latter road has a 7.5 tonne vehicle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

Non-Domestic rated properties

There are 4 non-domestic rated properties, none of which were empty at 31.3.2017, the main uses being a warehousing, storage and a carpark.

Site Constraints

There is a railway line to the south of the site, and the site is in close proximity to a flood zone.



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00.00 0.015 0.03 0.045 0.06 Kilometers

49 – Hungry Fox Estate, near Cranbrook

Ownership

The ownership of the Hungry Fox estate is not known.

Description

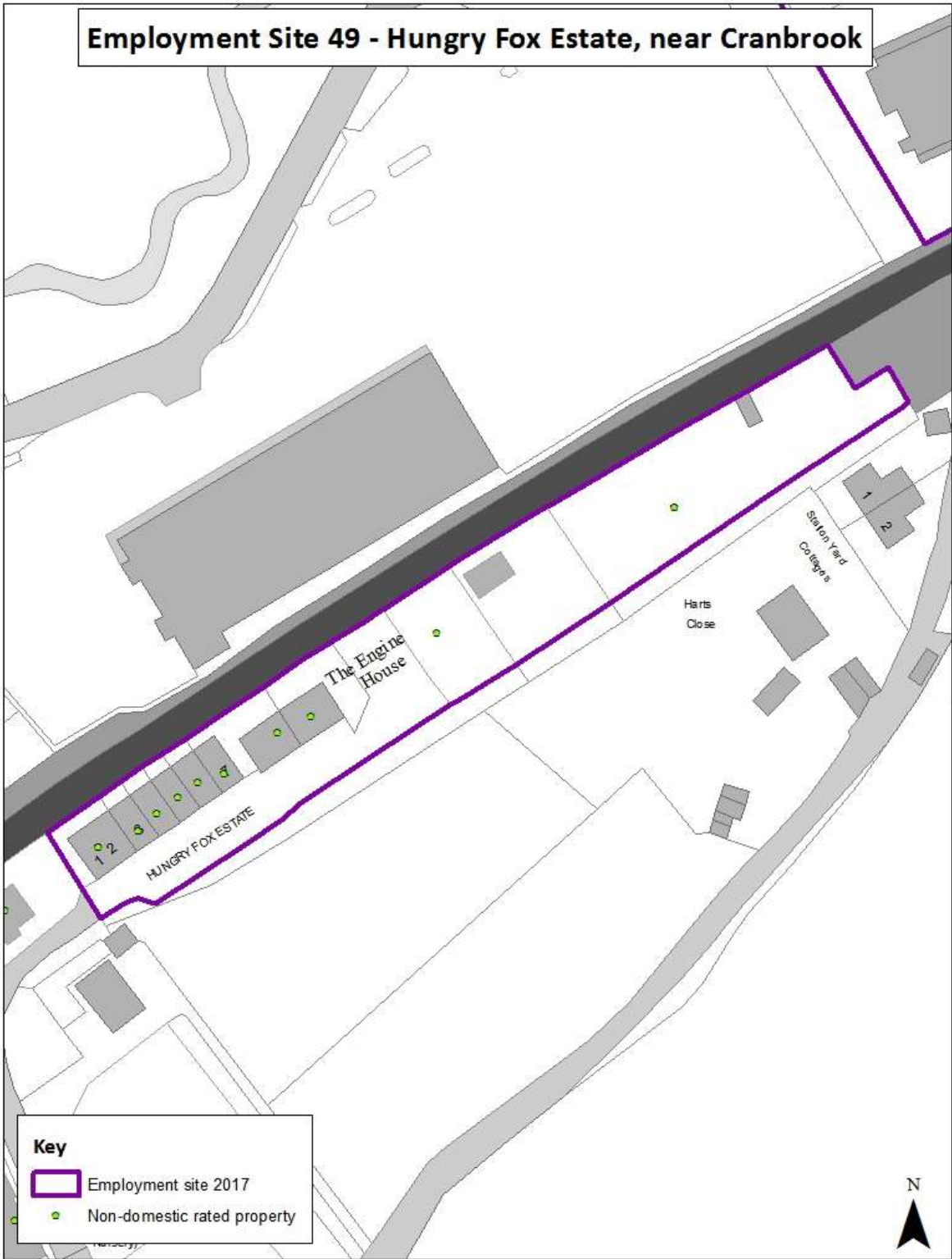
The estate is located on Station Road, approximately 1.6 kilometres south of the village of Broadclyst and adjacent to land allocated for development at Cranbrook. The Hungry Fox Estate is bounded by the Exeter to Waterloo, London railway line along its northern boundary and Station Road is located to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

Non-Domestic Rated Properties

There are 13 non domestic rated properties, with none classified as empty at 31.3.2017. 6 of the units have a storage use, while the remainder are a factory, a workshop and 2 offices.

Site Constraints

There is a railway to the north of the site and the site is in close proximity to a flood zone.



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50 – Mc Bains, 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 plan below.

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

Non-Domestic Rated Properties

There are 20 non-domestic rated units, of which none were classified as empty at 31.3.2017. The majority of units are used for warehousing and storage, while 3 are office buildings.

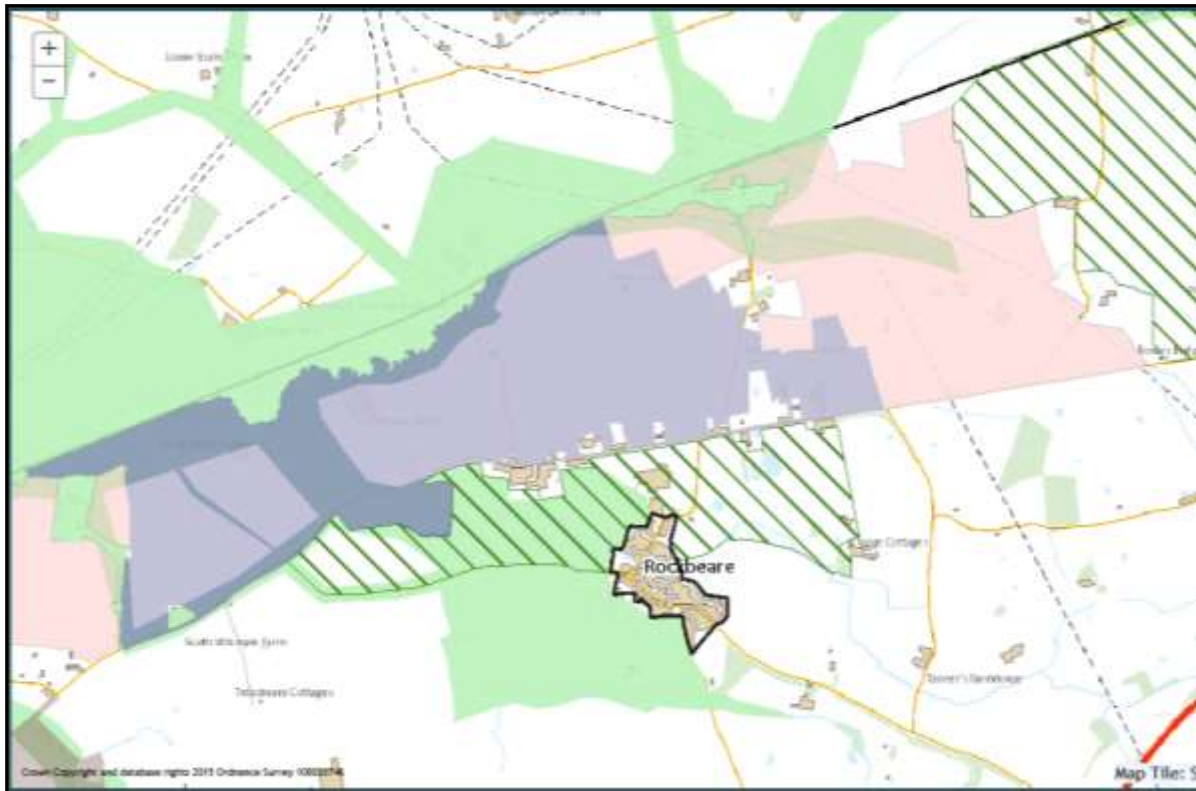
Site Constraints

Access is via a long lane.



West End – Mixed Use Allocations

52 – Cranbrook



Ownership

Land at Cranbrook is in multiple ownership.

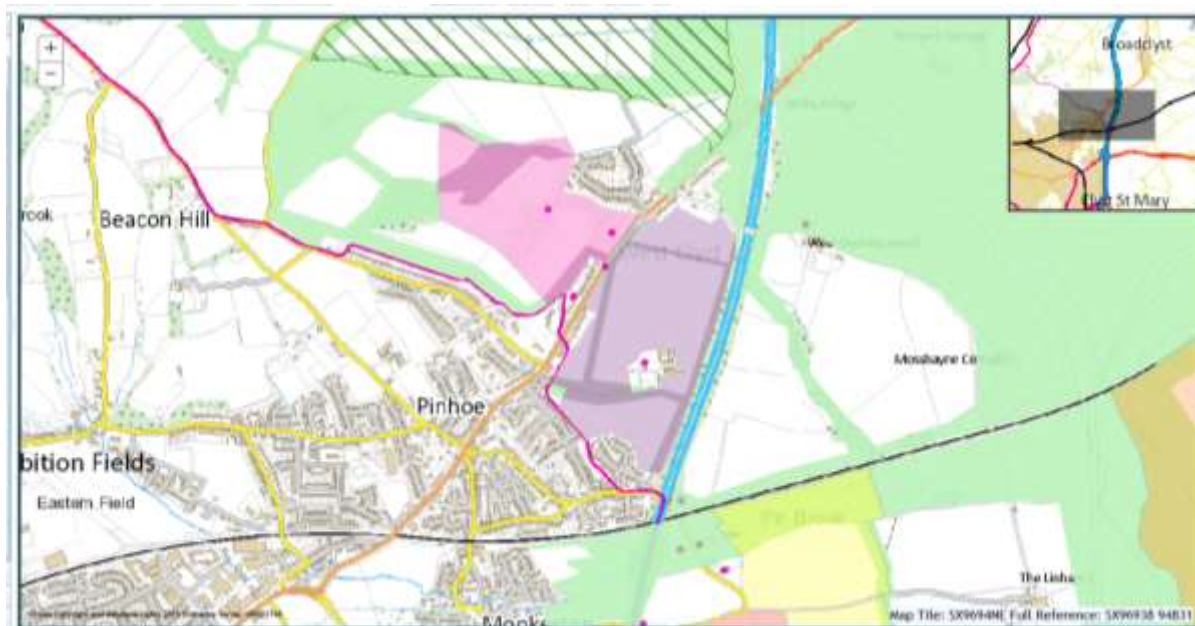
Description

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 (Strategy 12 of the Local Plan).

The map above 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 but specific sites or locations are not currently allocated.

54 – 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 above 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.

Western Area: A3052 Corridor

14 – Hill Barton Business Park, near Farringdon

Ownership

The site is in multi-ownership but with AE Stuart & Sons being a main 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 30). 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.

Summary of Planning Activity

See also Appendix 2 plots 14A to 14F

Completions

There have been 5 completions during the last 4 years, of plots 14A, 14B, 14D, 14E and 14F

Approvals

Plots 14 A and 14 B were approved in 2015-16

Plot 14C at the entrance to the estate was approved in 2016-17 and was nearing completion at 31.3.2017.

Plot 14G which is outside the site boundary is an extension to the existing waste and recycling plant, also nearing completion at 31.3.2017.

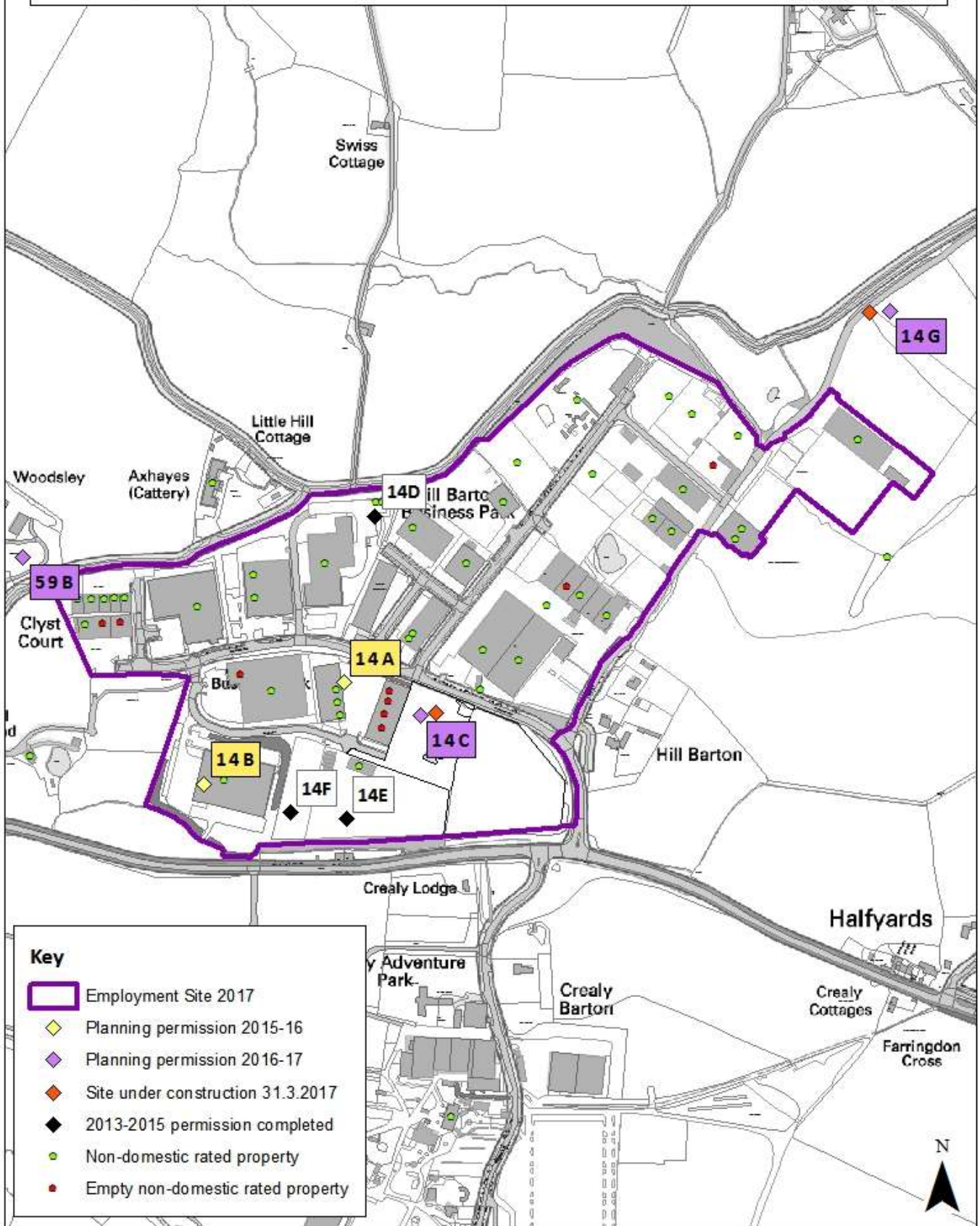
Non-Domestic Rated Properties

There are 51 non-domestic rated units, 10 of which were empty at 31.3.2017. There are a mix of uses on the site with 18 being used for warehousing but also includes a range of new workshops.

Site Constraints

There is a flood zone to the north and south of the site.

Employment Site 14 - Hill Barton Business Park, near Farringdon



59 – Axehayes Farm, near Clyst St Mary

Ownership

Ownership of Axehayes farm is not known.

Description

Part of the site is also known as Yeo Business Park. This is a relatively new employment site by virtue of a 2017 appeal for 7 business units being allowed, extending the existing employment site.

The site lies to the west of Hill Barton Industrial Estate near Clyst St Mary, just north of the A3052 and covers an area of 0.65 hectares.

Summary of Planning History

See also Appendix 2, plots 59A and 59B

Completions

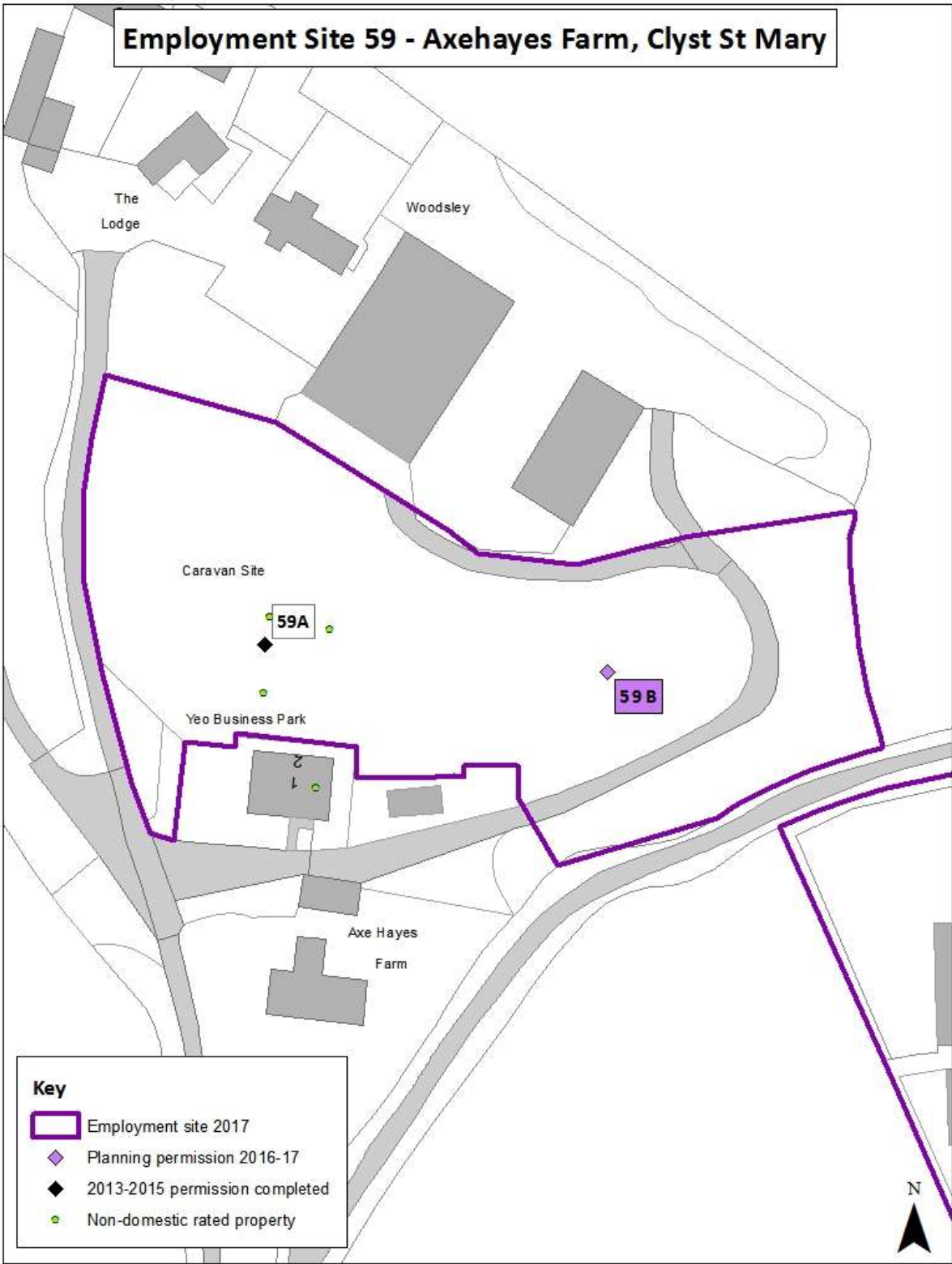
Plot 59A was completed in 2015-16.

Approvals

Plot 59B was approved in 2017, but not built at 31.3.2017.

Non-Domestic Rated Properties

There are four units currently rated for non-domestic use, with none classed as empty at 31.3.2017.



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12 – 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.

Summary of Planning Activity

See also Appendix 2, plots 12A to 12J

Completions

There have been 7 completions during the last 4 years.

Approvals

Plots 12G, 12H and 12J were approved during 2015-16, comprising 2 extensions and a storage compound.

Non-Domestic rated units

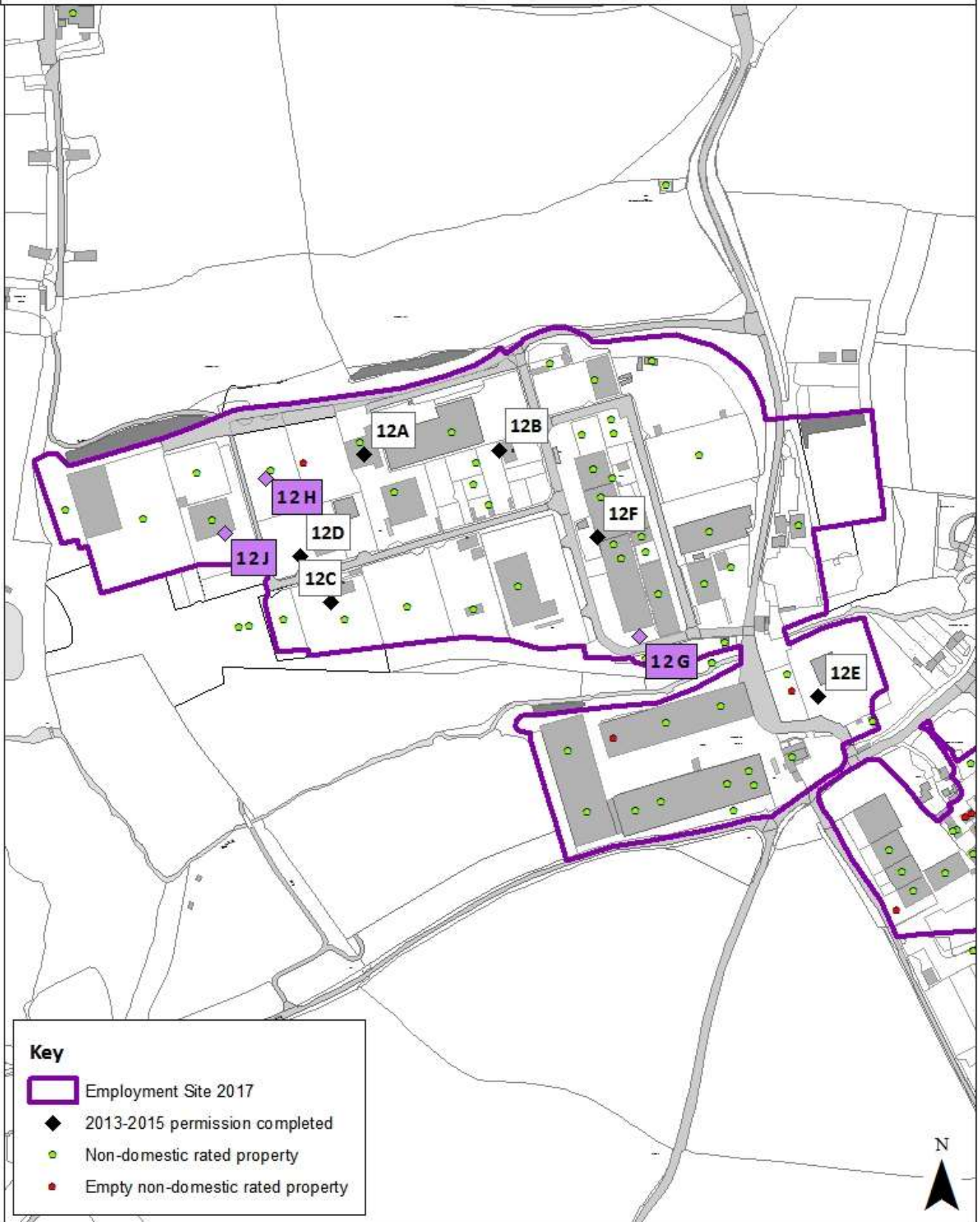
There are 68 non-domestic rated units, 6 of which were empty at 31.3.2017

There is a predominance of sites used for storage purposes (33) and warehousing (18), but the site also includes a waste plant, a small number of workshops and offices.

Site Constraints

Part of the southern area of the site is in a flood zone and there are road / junction capacity limitations along the A3052.

Employment Site 12 - Greendale Business Park, Woodbury Salterton



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20 – Mill Park Industrial Estate and Hogsbrook Units, Woodbury Salterton

Ownership

Ownership of Mill Park Industrial Estate and Hogsbrook Units is not recorded.

Description

Mill Park Industrial Estate and Hogsbrook Farm units are sited near to the village of Woodbury Salterton and to the south east 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 sites cover around 4.76 hectares (Mill Park) and 1.26 hectares (Hogsbrook Farm); these sites are shown on the plan below.

The existing businesses at Mill Park and Hogsbrook Farm occupy a range of premises of varying sizes and ages, including older larger units and more modern smaller units.

Summary of Planning Activity

See also Appendix 2, Plots 20A, 20B and 20C

Approvals

Plot 20C was a retrospective approval during 2016-17 for the conversion of agricultural space into 13 industrial units of B1(c), B2 and B8 use, so was recorded as complete during the same year.

Completions

Plot 20B was approved and completed during 2015-16 and 20A in 2014-15.

Non-Domestic Rated Properties

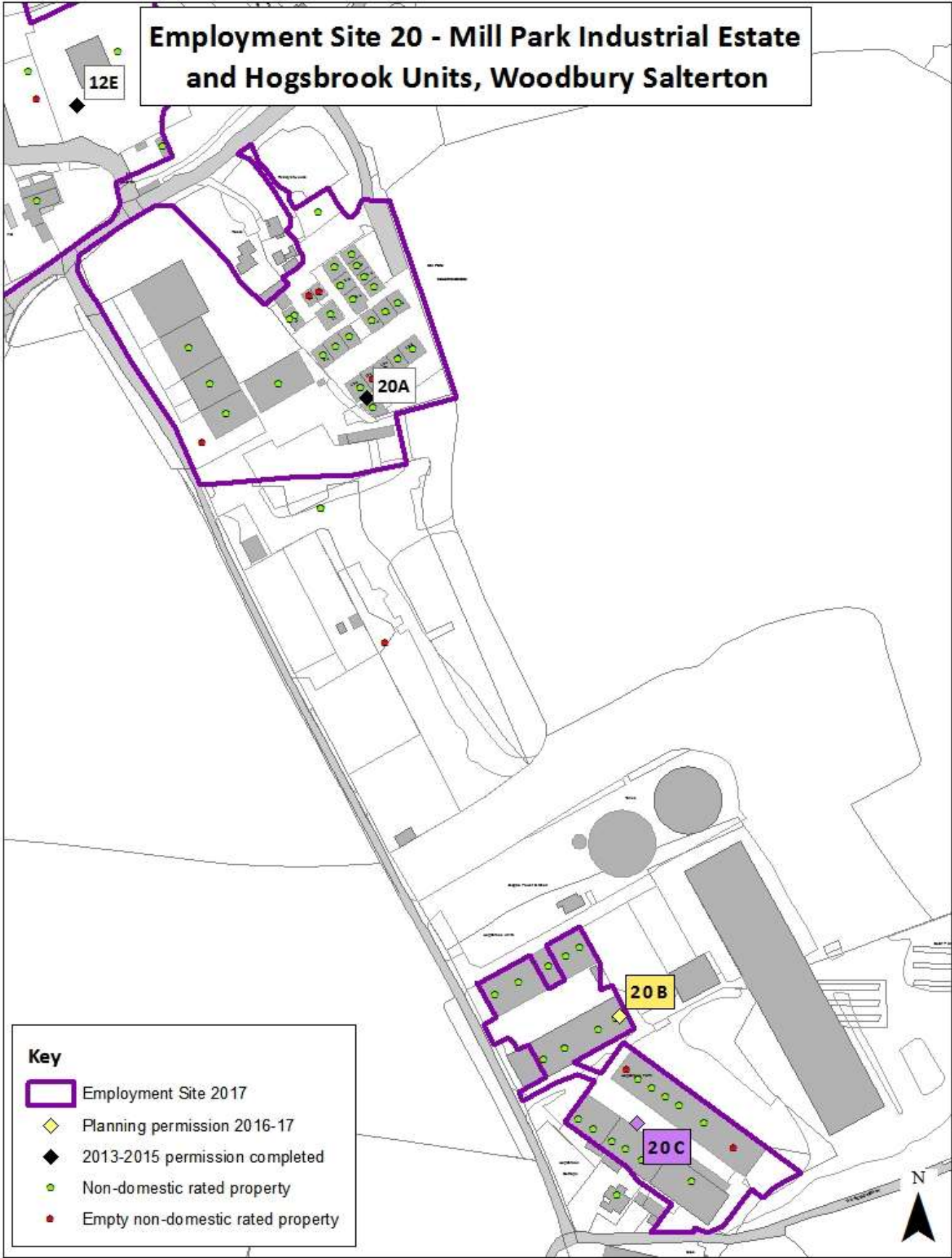
There are 32 non-domestic rated units at Mill Park, 5 of which were empty at 31.3.2017.

Of the 23 units rated for non-domestic use at Hogsbrook Farm, 2 were classed as empty at 31.3.2017

There is a mix of units used for storage, workshops, warehousing and vehicle repair.

Site Constraints

There is a flood zone to the north of the site.



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37 – Oilmill Industrial Estate, near Clyst St Mary

Ownership

Ownership of the Oilmill Industrial Estate is not known.

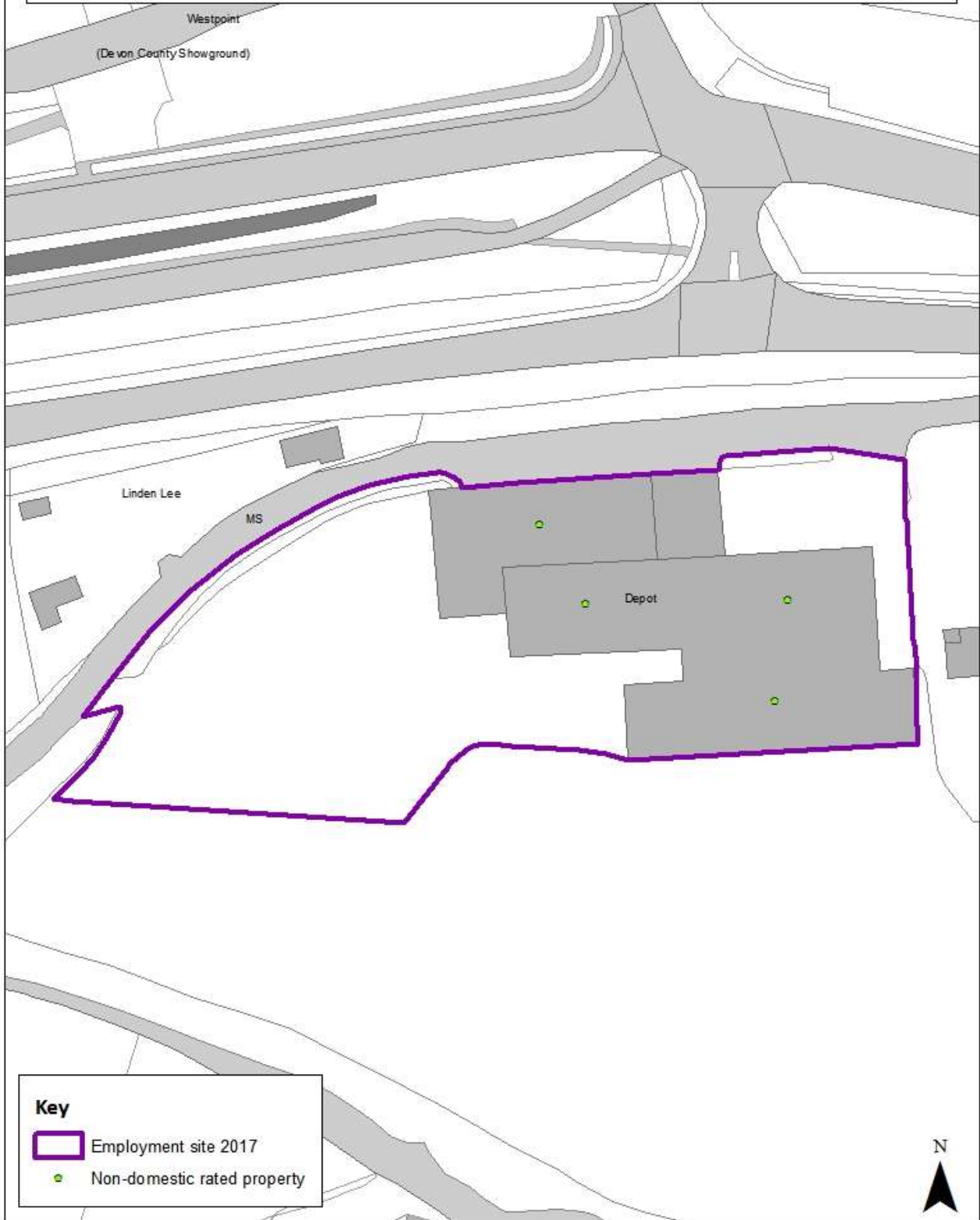
Description

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 plan below. The site is also known as Langdon Business Park.

Non-Domestic Rated Property

There are 4 non-domestic rated units, of which none were classed as empty at 31.3.2017.

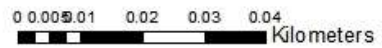
Employment Site 37 - Oilmill Industrial Estate, near Clyst St Mary



Key

- Employment site 2017
- Non-domestic rated property

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39 – 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 plan below.

Non-Domestic Rated Units

There are 8 non-domestic rated units, of which 1 (a compound) was empty at 31.3.2017. The units are a mix of workshops, vehicle repair workshops, storage and a warehouse.



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22 – Aylesbeare Common Business Park, near Aylesbeare

Ownership

Ownership is 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 plan below.

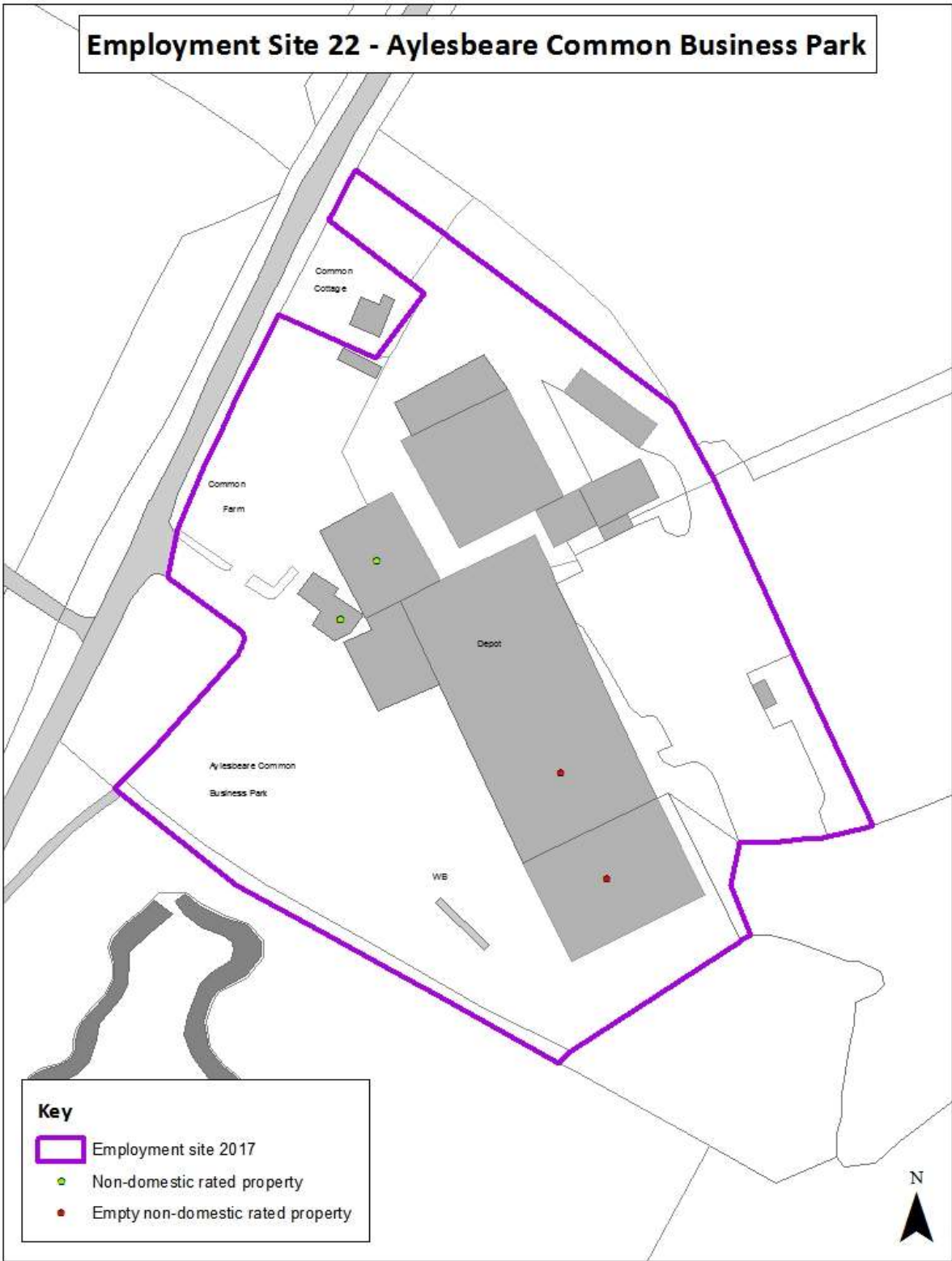
The buildings on the site are modern and appear substantial in scale; they are surrounded by vehicle distribution and servicing space.

Non-Domestic Rated Properties

There are 4 non-domestic rated units at the site, 2 of which were classed as empty at 31.3.2017.

Site constraints:

The site is in an Area of Outstanding Natural Beauty and the Southern part of the site is designated as a Special Protection Area (SPA), Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).



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51 – Winslade Park, Clyst St Mary (Mixed Use Allocation)

Ownership

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

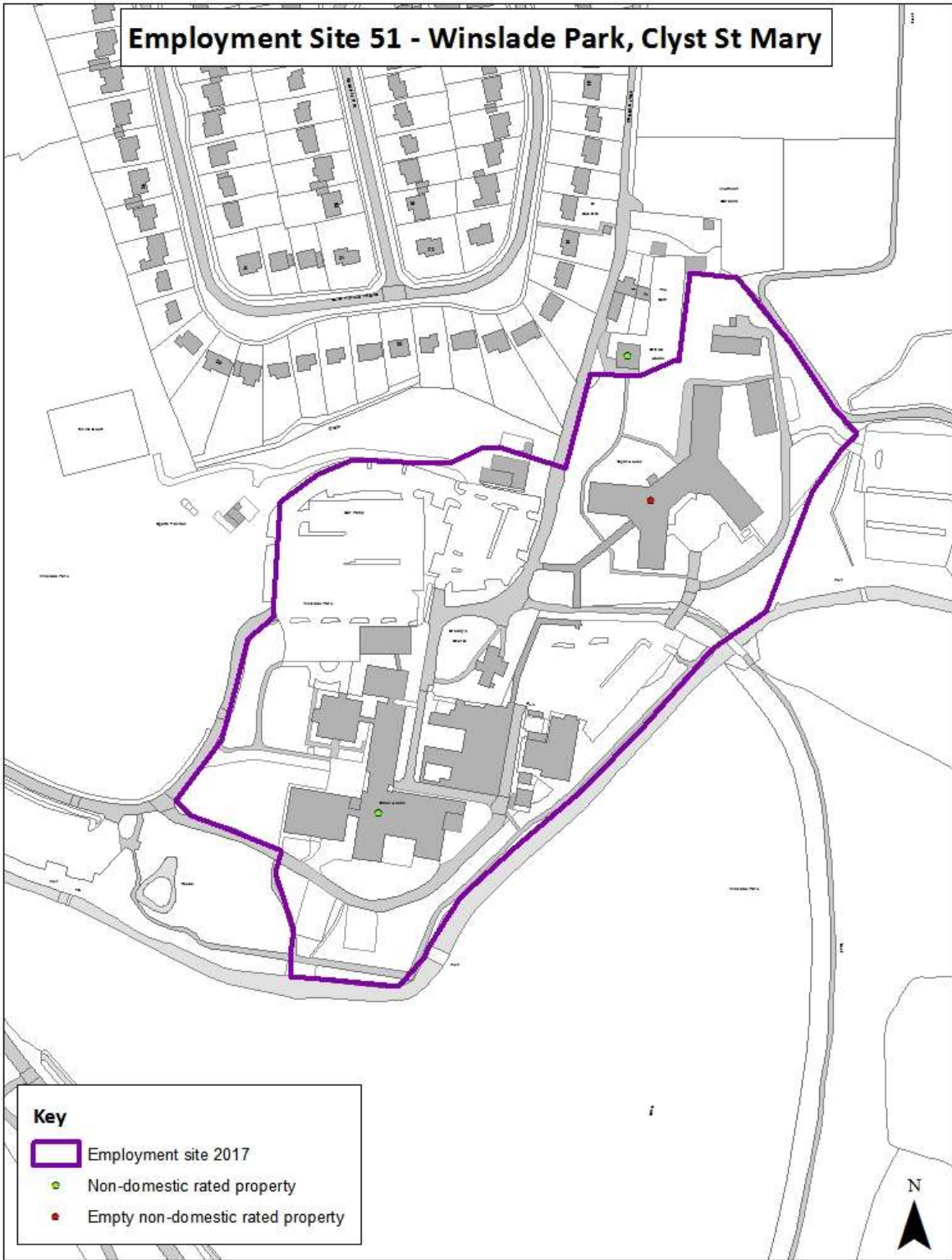
Description

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.

Non-Domestic Rated Properties

There are currently 2 non-domestic rate properties, one of which was classed as empty at 31.3.2017.



Western Area: Exe Estuary

4 - Odhams Wharf, near Ebford

Ownership

Ownership of the Odhams Wharf site is unknown.

Description

The site is located between Ebford and Topsham in what, in local plan policy terms, is a countryside location. The site lies adjacent to the Exe Estuary which is designated for its wildlife importance. The site can be characterised as being an industrial and employment area with a mix of light industrial, general industrial, boat and marine based industries. The site covers 2.28 hectares of land as shown on the plan below.

There are no vacant plots identified on the plan at Odhams Wharf, though with some underused land areas there may be scope for some infill or intensification of use development. The site is accessible from the North and South byroads which link to the 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.

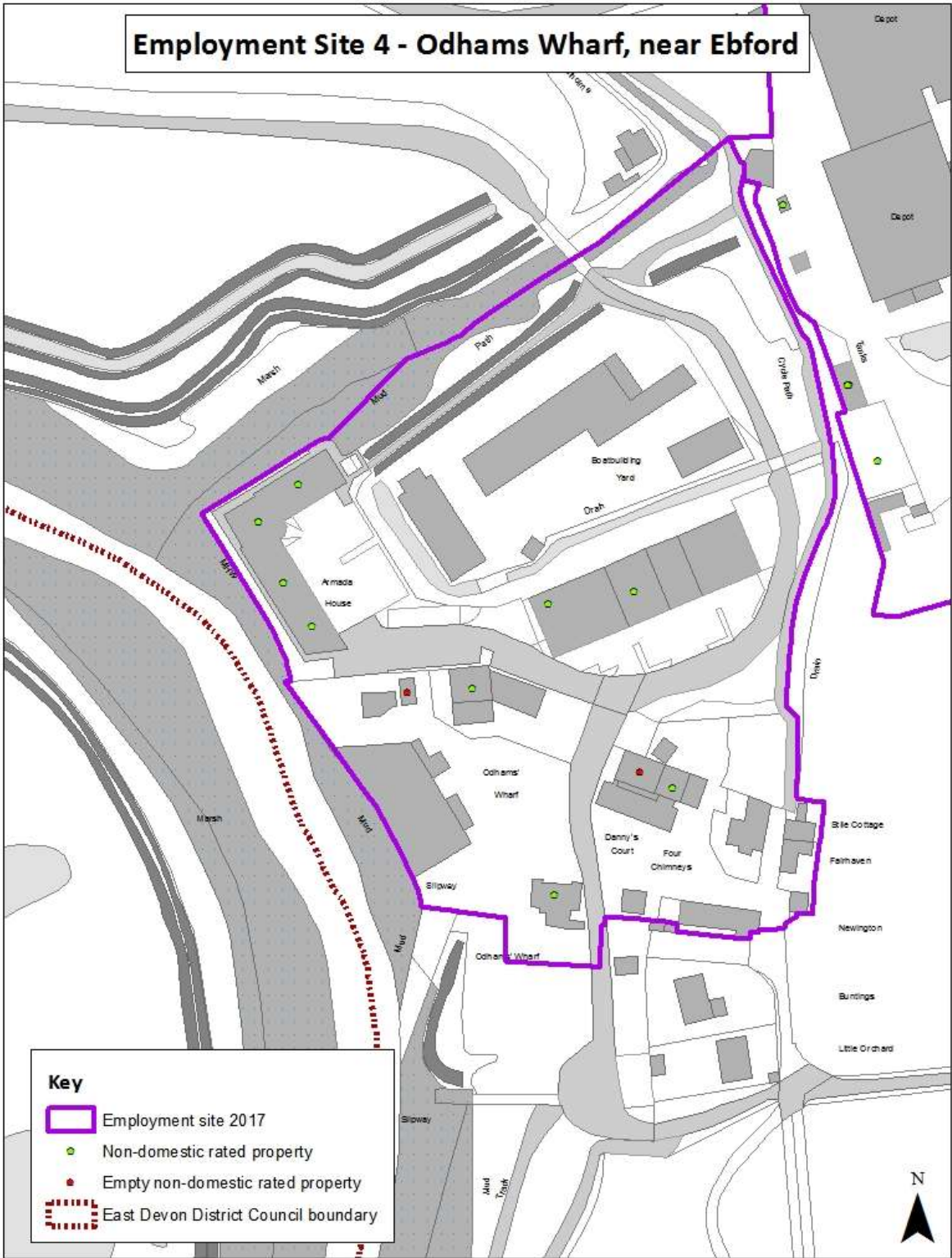
Non-Domestic Rated Properties

There are 11 units rated for non-domestic use with 2 being classed as empty at 31.3.2017. Workshops and premises dominate and unit sizes are on the smaller side.

Site Constraints

The site is entirely within a Flood zone

The site adjoins a Special Protection Area, Site of Special Scientific Interest and a RAMSAR Site.



5 - 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 near the A376 positioned between Ebford and Topsham and access to the A376 is good. Storage uses form a significant proportion of the business park and unit sizes are typically of a smaller to medium size.

Summary of Planning Activity

Plot 5A relating to the removal of conditions was approved in 2016 -17.

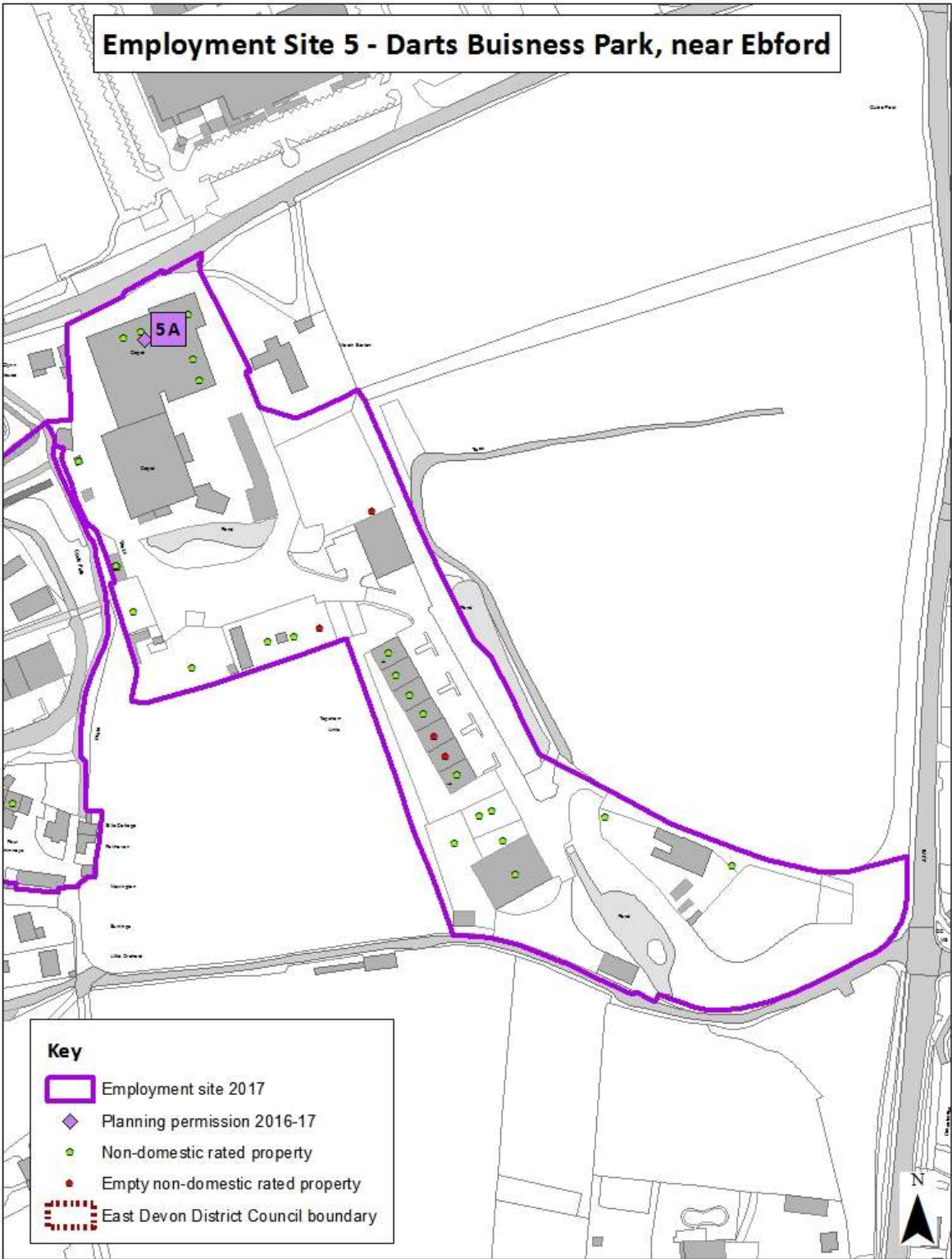
Non-Domestic Rated Units

There are 33 units rated for non-domestic use, of which 3 were empty at 31.3.2017.

Constraints

The Northern part of the site is within a flood zone

The site adjoins Odhams Wharf so has limited expansion to the West



46 – 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 plan below.

Summary of Planning Activity

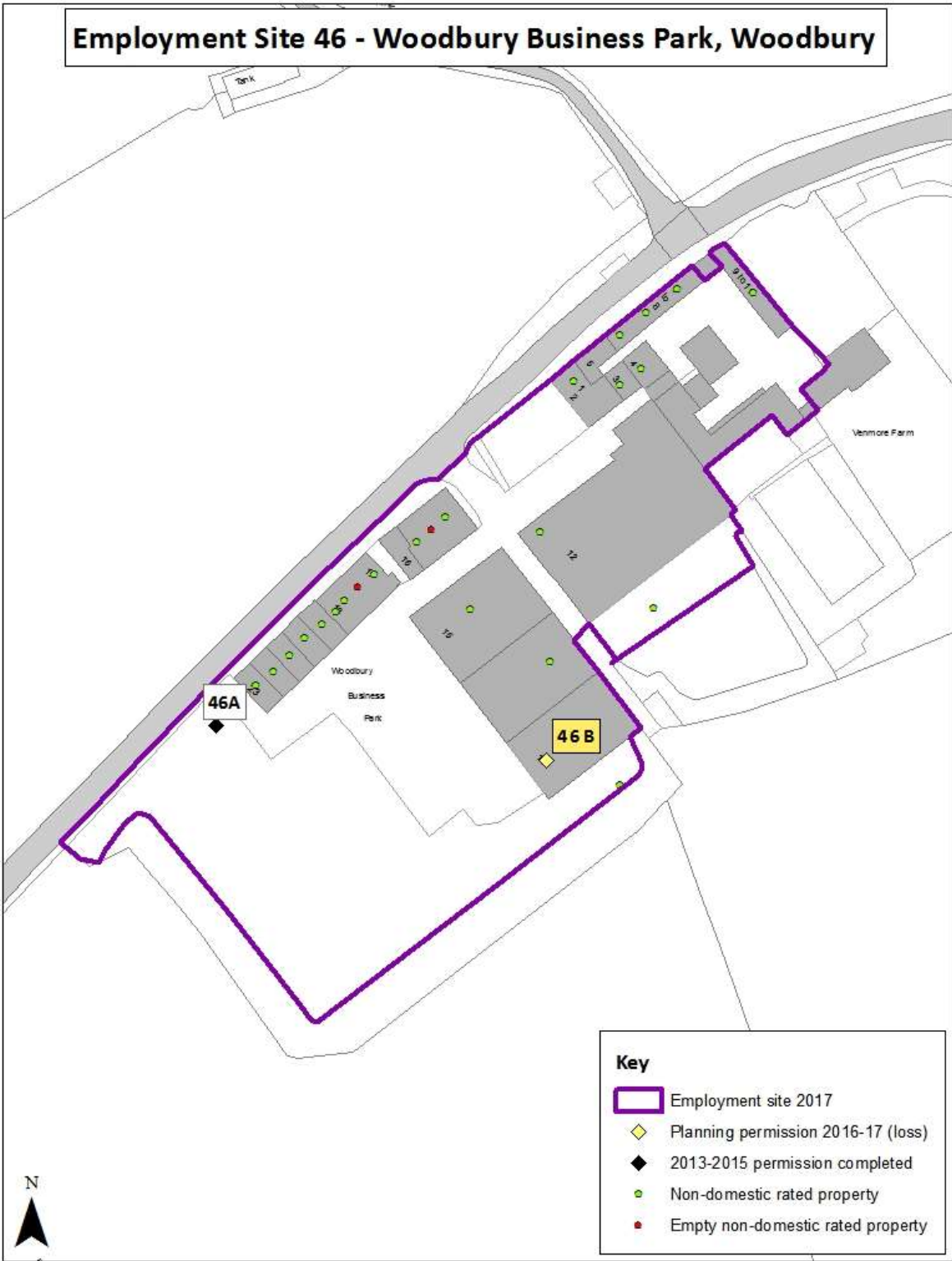
Plot 46A was a change of use which resulted in a loss of floor space for business use.

Non –Domestic Rated Properties

There are 23 units rated for non-domestic use, of which 2 were empty at 31.3.2017.

Constraints

There are Grade II listed buildings on site.



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0 0.0075 0.015 0.03 0.045 0.06 Kilometers

47 – Addlepool Business Centre, near Clyst St George

Ownership

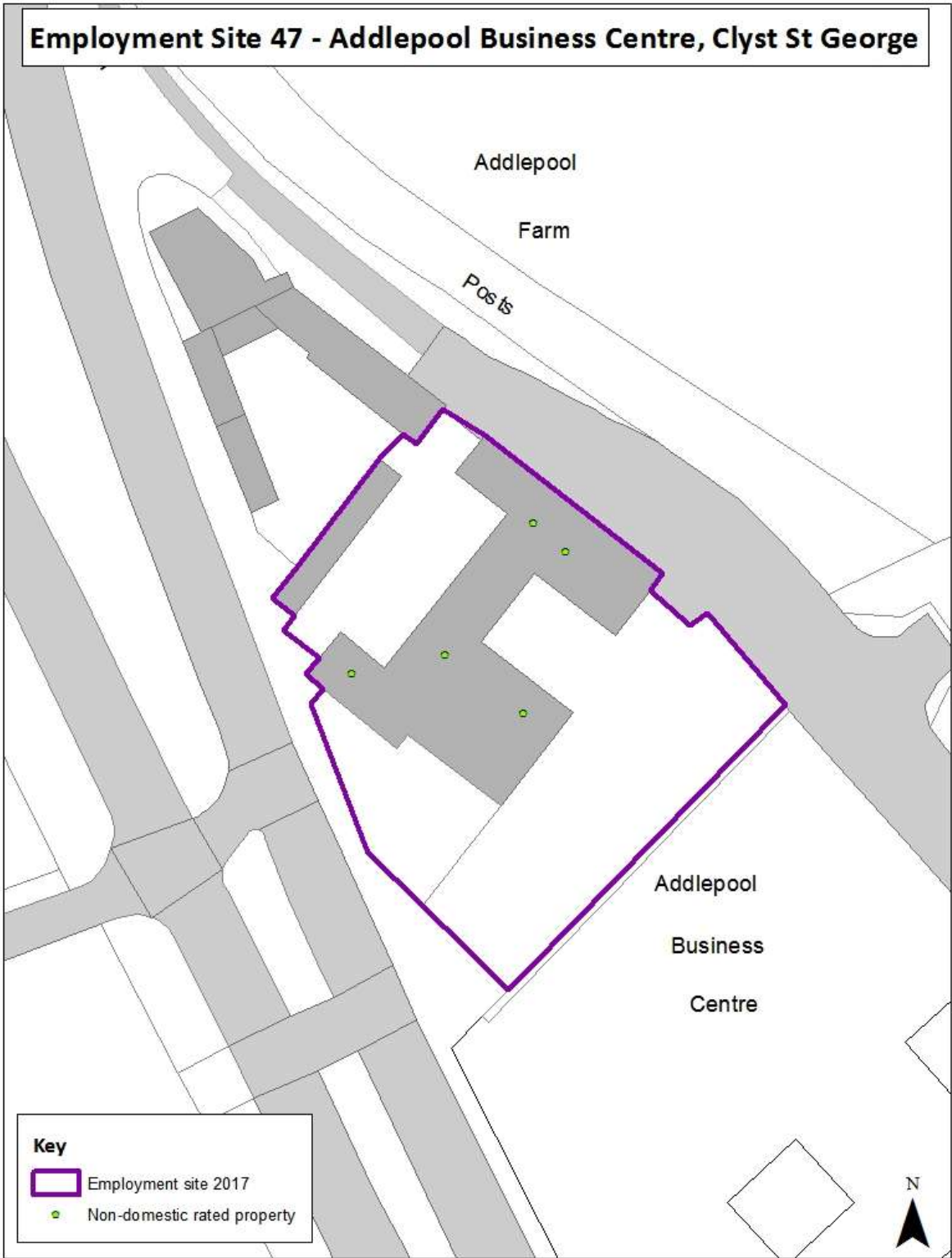
Addlepool Business Centre is owned by Mr P Bragg.

Description

Addlepool Business Centre comprises of a range of converted 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.

Non-Domestic Rated Properties

There are 5, small scale non-domestic rated units, none of which were empty at 31.3.2017



Central Area

11 – 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 plan 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. The Turks Head Junction has recently been improved to 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.

Summary of Planning Activity

See also Appendix 2, Plots 11C – 11H

There has been much activity at the western end of the site during the last 4 years, including the construction of 2 new units.

Completions

Plots 11E and 11F are completed

Approvals

Plots 11C and 11G were approved in 2015-16

Plot 11H was approved in 2016 – 17

Available Sites

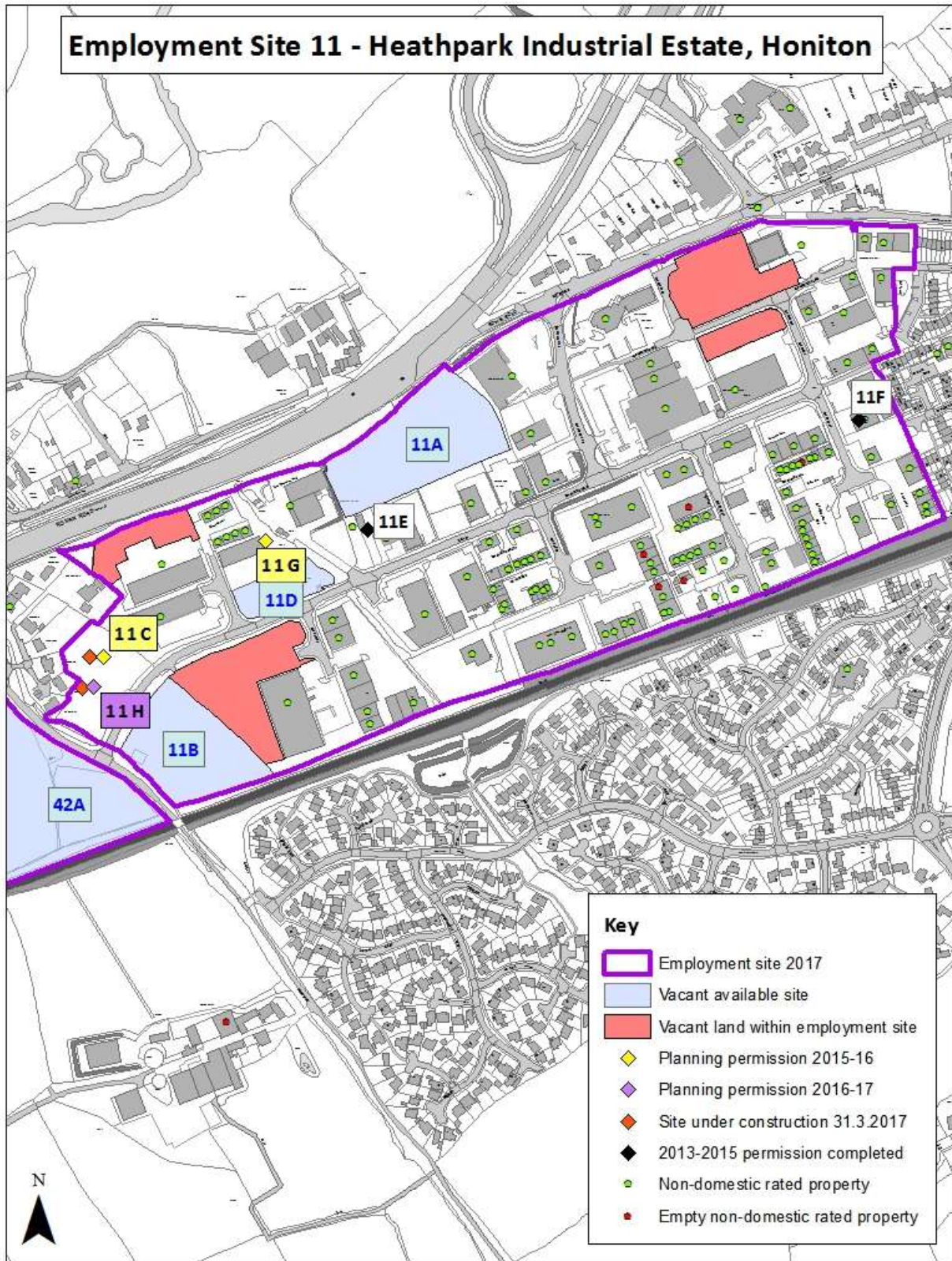
Plots 11A, 11B and 11D are allocated sites amounting to a total of 2.52 hectares

Non Domestic Rated Properties

There are 145 units rated for non-domestic use, of which 8 were empty at 31.3.2017. There is a predominance of warehouses (43), and workshops (34), but also a concentration of stores (16) and retail warehouses (6).

Constraints

There is a small flood zone area



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0 0.0278.055 0.11 0.165 0.22 Kilometers

42 – West of Hayne Lane Employment Site, Honiton

Ownership

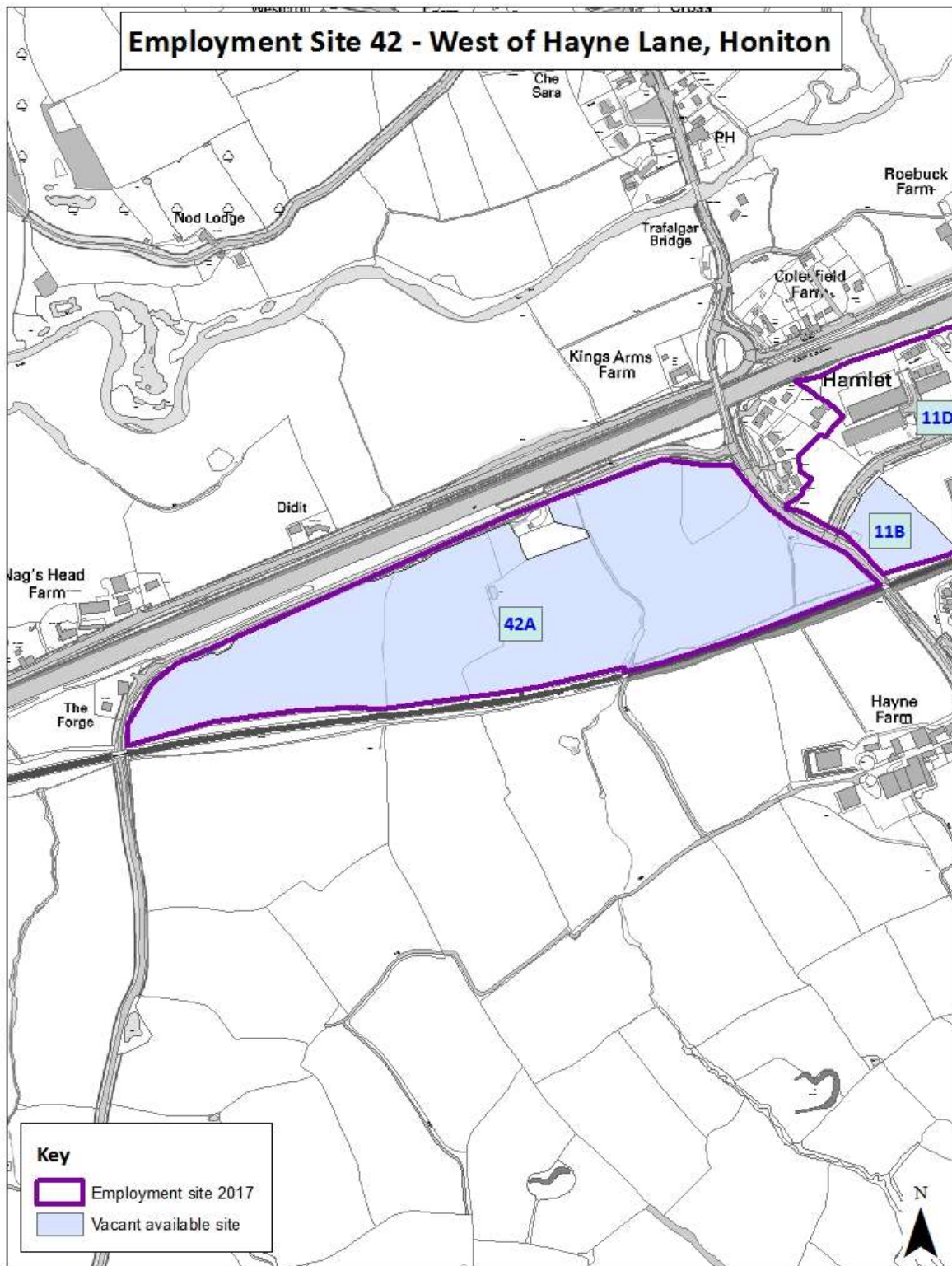
Land to the West of Hayne Lane is understood to be in split ownership between East Devon District Council and a private owner.

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 plan below.

Constraints

Expansion potential is limited by the A30 to the north, and by the railway line to the south. The existing road infrastructure to the site may also be a constraint.



3 – 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.

Summary of Planning Activity

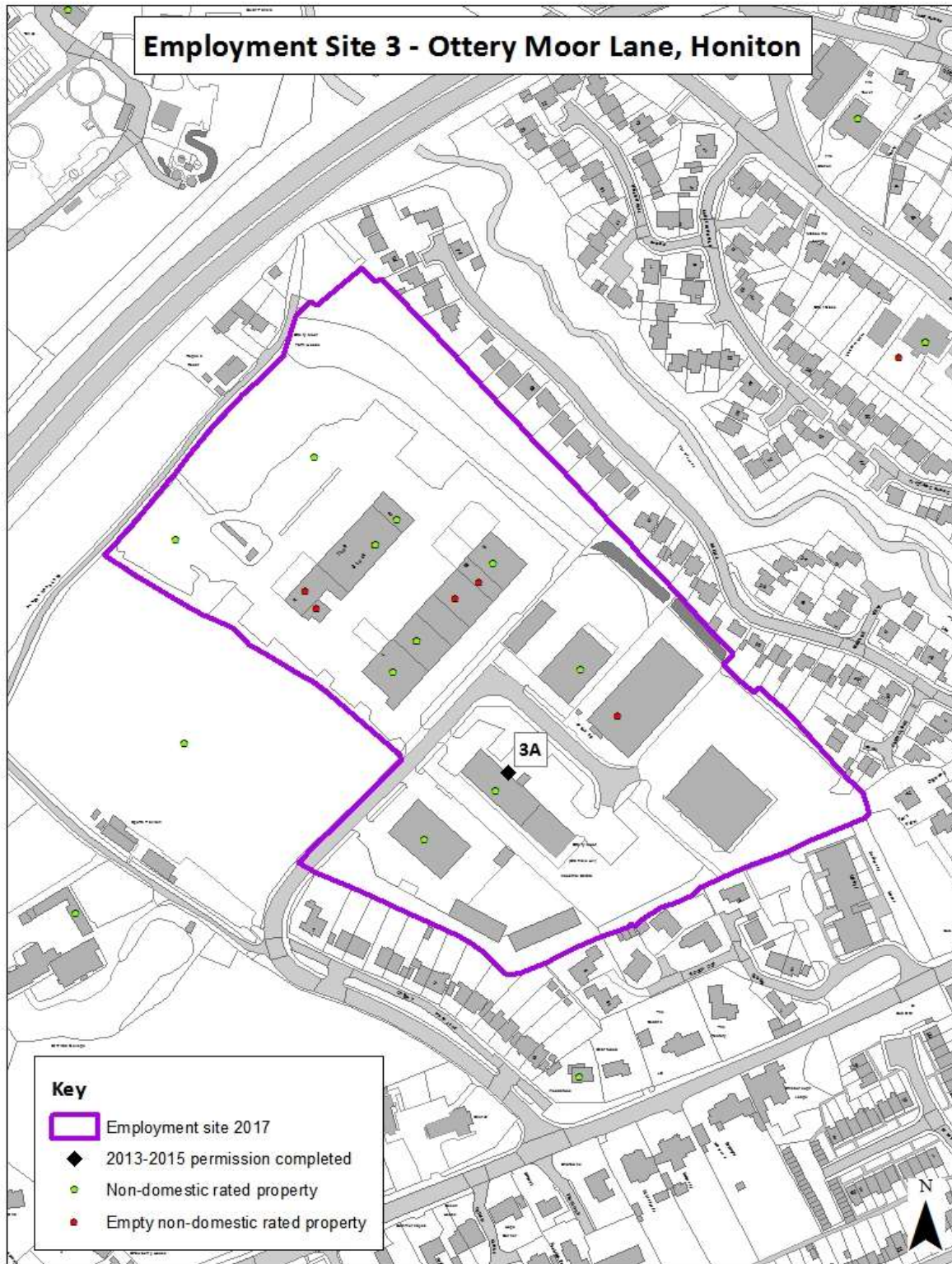
Plot 3A (Goonvean Fibres) was completed in 2015-16

Non-Domestic Rated Properties

There are 13 non-domestic rated properties, of which 5 were classed as empty at 31.3.2017. The majority of units are used as warehousing.

Constraints

Access is via a residential street and part of the site is allocated within East Devon's Draft Local Plan for housing. The south east corner adjoins a conservation area and the site adjoins a school playing field and residential uses. Buildings are in generally fair to poor condition.



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7 – 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.

Non-Domestic rated property

There are 17 non-Domestic rated units at the site of which 4 were classed as empty at 31.3.2017.

Vacant Land Site

There is a large plot at the southwest boundary of the site.

Site Constraints

The site lies within an Area of Outstanding Natural Beauty

Employment Site 7 - East Devon Business Park, near Wilmington



Key

- Employment site 2017
- Vacant land within employment site
- Non-domestic rated property
- Empty non-domestic rated property

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0 0.005 0.01 0.02 0.03 0.04 Kilometers

8 – 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.

Available Plots

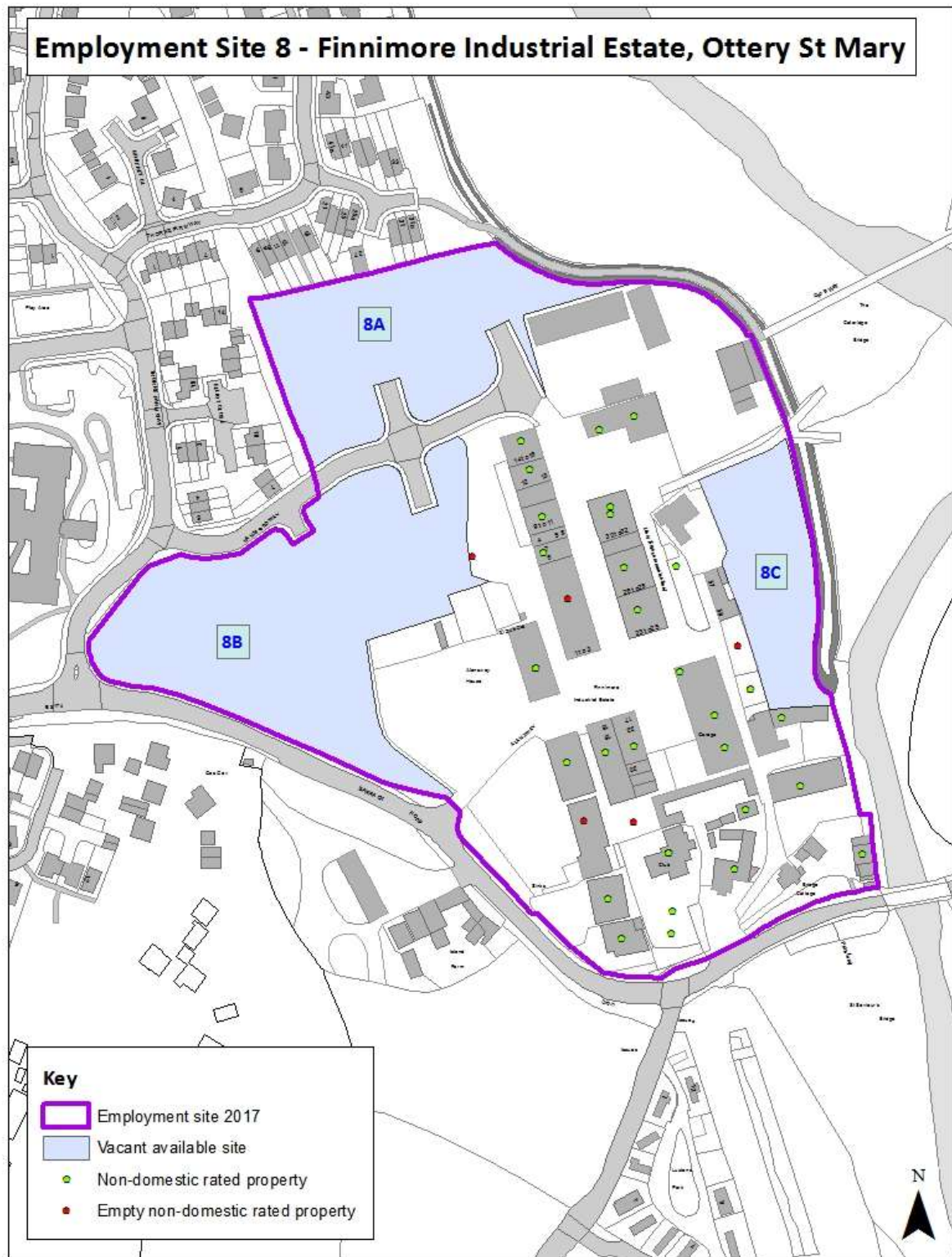
Plots 8A, 8B, and 8C are allocated for employment use under strategy 24 and cover approximately 2.26.

Non-Domestic Rated Property

There are 34 units rated for non-domestic use, of which 5 were empty at 31.3.2017. There is a predominance of warehousing at the site (12 units), along with 5 areas of land used for storage and 3 vehicle workshops.

Site Constraints

The site is within a Flood zone



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0 0.0128 0.025 0.05 0.075 0.1 Kilometers

6 – 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.

Summary of Planning Activity

See also Appendix 2, Plots 6A – 6F

Completions

There have been 4 completions within the last 4 years, see plan above

Approvals

Plot 6F was granted permission in 2015-16, and Plot 6G in 2016-17.

Vacant land

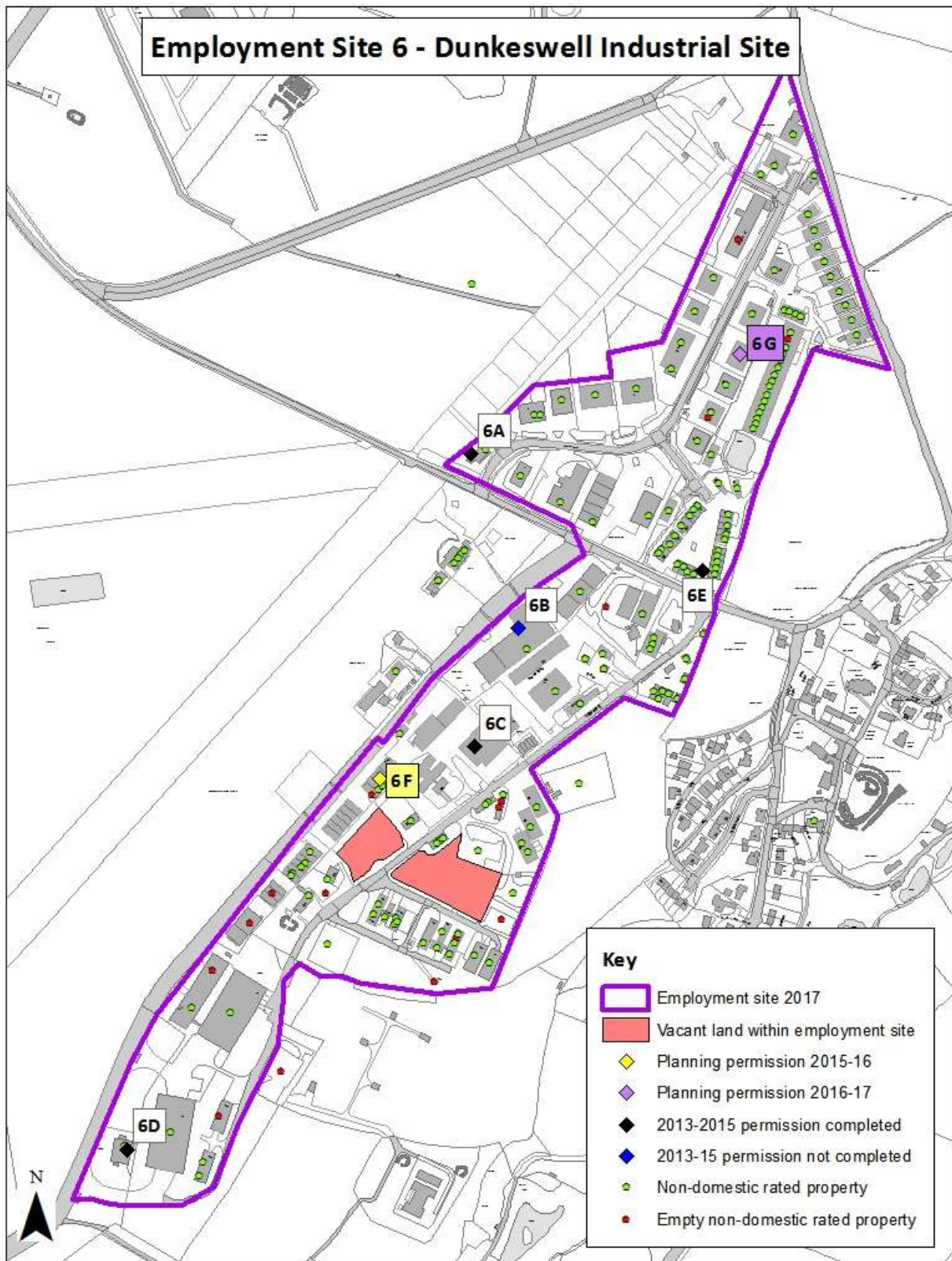
There are 2 plots of vacant land at the southern, older part of the estate.

Non-Domestic Rated Properties

There are 167 units rated for non-domestic purposes, 19 of which were empty at 31.3.2017. 55 units are used for warehousing, 31 as workshops while 45 premises are used for storage purposes.

Site Constraints

The site lies within an Area of Outstanding Natural Beauty



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0 0.0275 0.055 0.11 0.165 0.22 Kilometers

31 – 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.

Non-Domestic Rated Properties

There are 2 units rated for non-domestic use, both of which are occupied.

Site Constraints

Most of the site is in a flood zone



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32 – Talewater Works, 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.

Non-Domestic Rate Property

There is only one property rated for non-domestic use at the site, which is occupied.

Site Constraints

The southern part of the site is within a flood zone.



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61 – Colliton Barton, Broadhembury

Ownership

Ownership of the site is not known

Description

The site comprises a range of business units converted from agricultural to industrial use and covers an area of 0.22 hectares

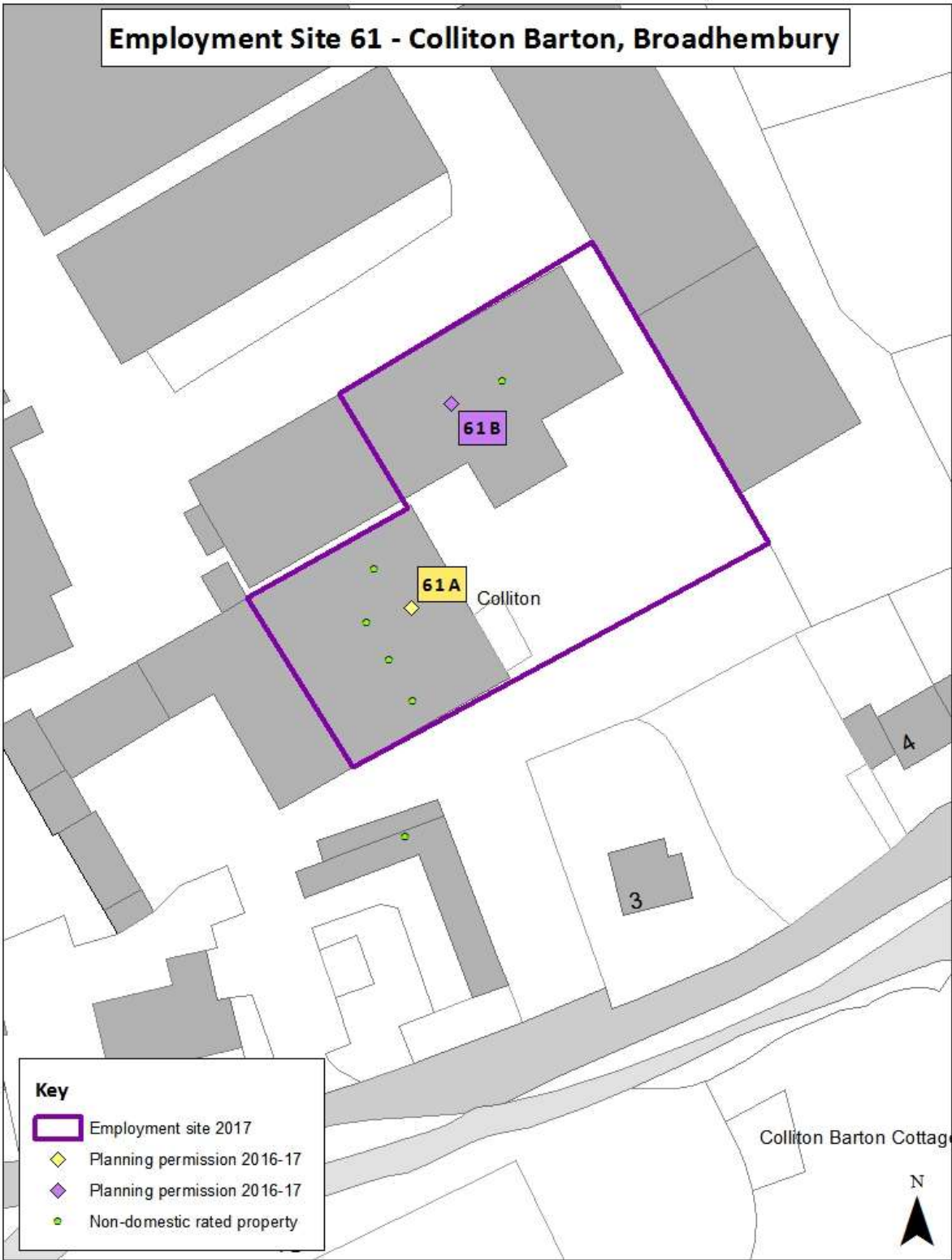
Summary of Planning Activity

Plot 61A change of use was approved and completed during 2015-16.

Plot 61B comprises the retention of a relapsed permission for a change of use from agricultural use to B8, for the storage and distribution of food.

Non-Domestic Rated Properties

The site contains 5 units rated for non-domestic use, none of which were empty at 31.3.2017



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Southern Area – Coastal Towns

16 – 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.

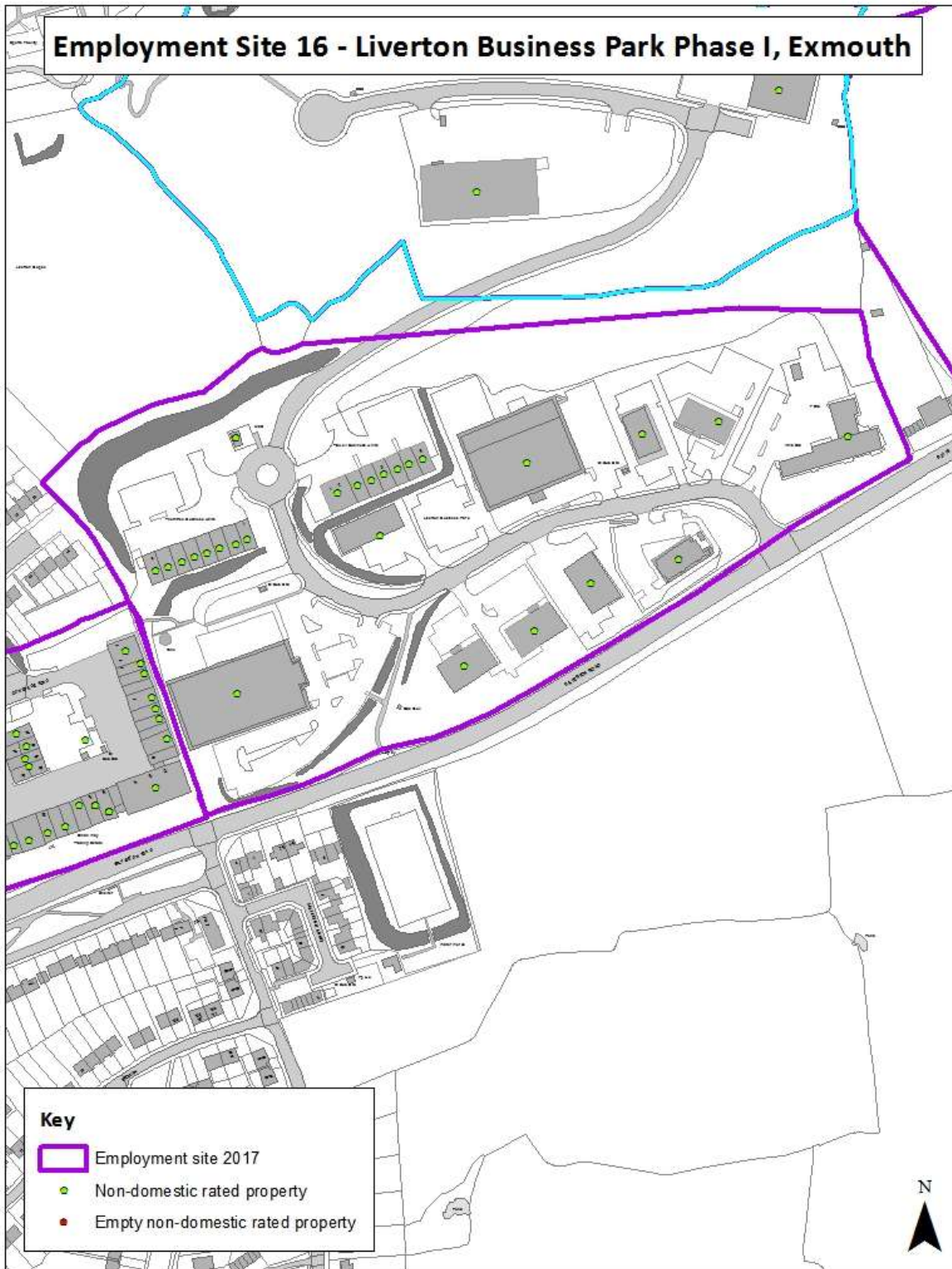
The business park contains a range of predominately modern units, mostly built in the last 15 years, which are of variable size. Larger units are mostly to the southern frontage of the site, Salterton Road, and a smaller one to the north western rear edge. However much of the estate is occupied by large retail premises and a 15 smaller workshops. Liverton Phase 2 lies to the north of Phase 1 and Phase 3 to the east.

Non-Domestic Rated Property

There are 28 units rated for non-domestic use, of which 1 was empty at 31.3.2017

Site Constraints

Residential use to the North West corner of the site.



17 – 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.

There are 2 builder's merchant warehouses on site and vacant land with further scope for development around and fronting on to the access road at this site.

Summary of Planning Activity

See also Appendix 2, Plots 17A – 17C

Plot 17A (Bradfords) was completed in 2013 -14.

Plot 17C - approved in 2015-16 and completed in 2016-17, comprises a row of new workshops.

Available land

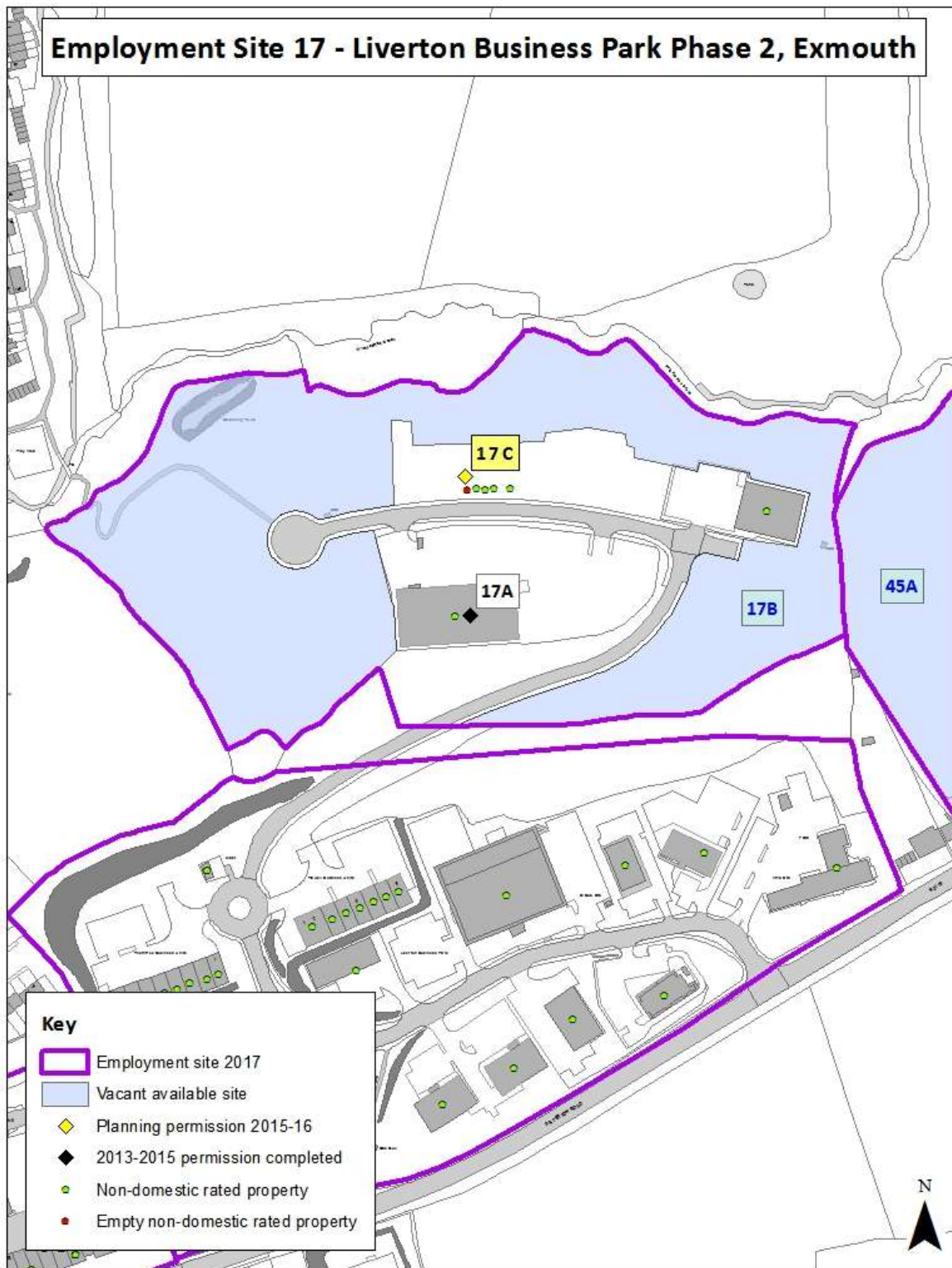
Plot 14B, allocated under strategy 22, covers a site area of approximately 4.08 hectares.

Non-Domestic Rated Properties

There are 7 units rated for non-domestic use, of these one workshop was classed as empty at 31.3.2017.

Site Constraints

There is a flood zone to the North of the site



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45 – Liverton Business Park - Phase 3, Exmouth

Ownership

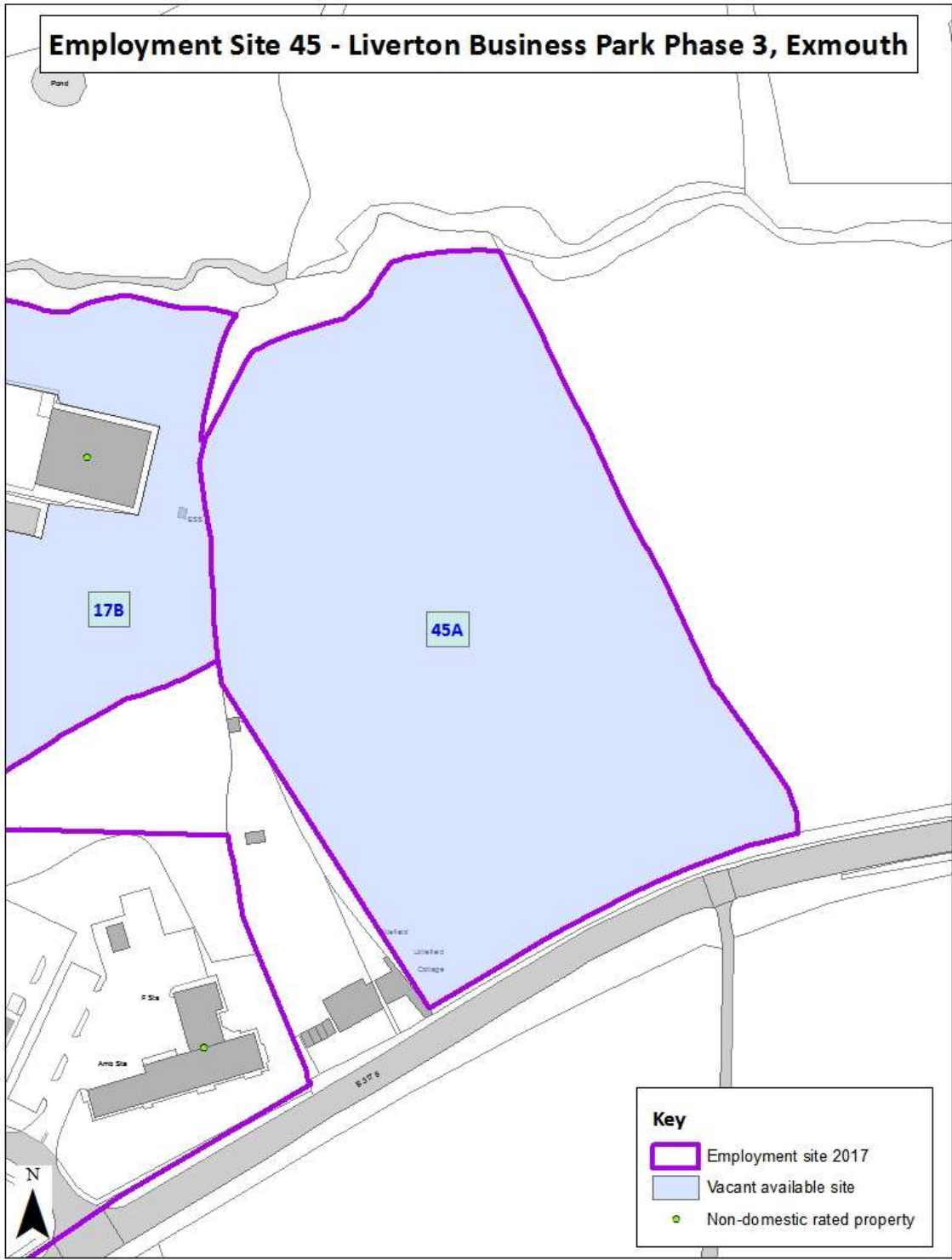
Liverton Business Park Phase 3 is owned by Clinton Devon Estates.

Description

Liverton Business Park Phase 3 is allocated in the Local Plan for employment use. 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.

Site Constraints

There is an AONB to the south of the site.



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0 0.0075 0.015 0.03 0.045 0.09 Kilometers

18 – 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.

Non-Domestic Rated Property

There are 8 units rated for non-domestic use, none of which were empty at 31.3.2017. Each unit has a different use description.

Site Constraints

Expansion potential is constrained to the South, East and West; there is residential use to the West.

28 – 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.

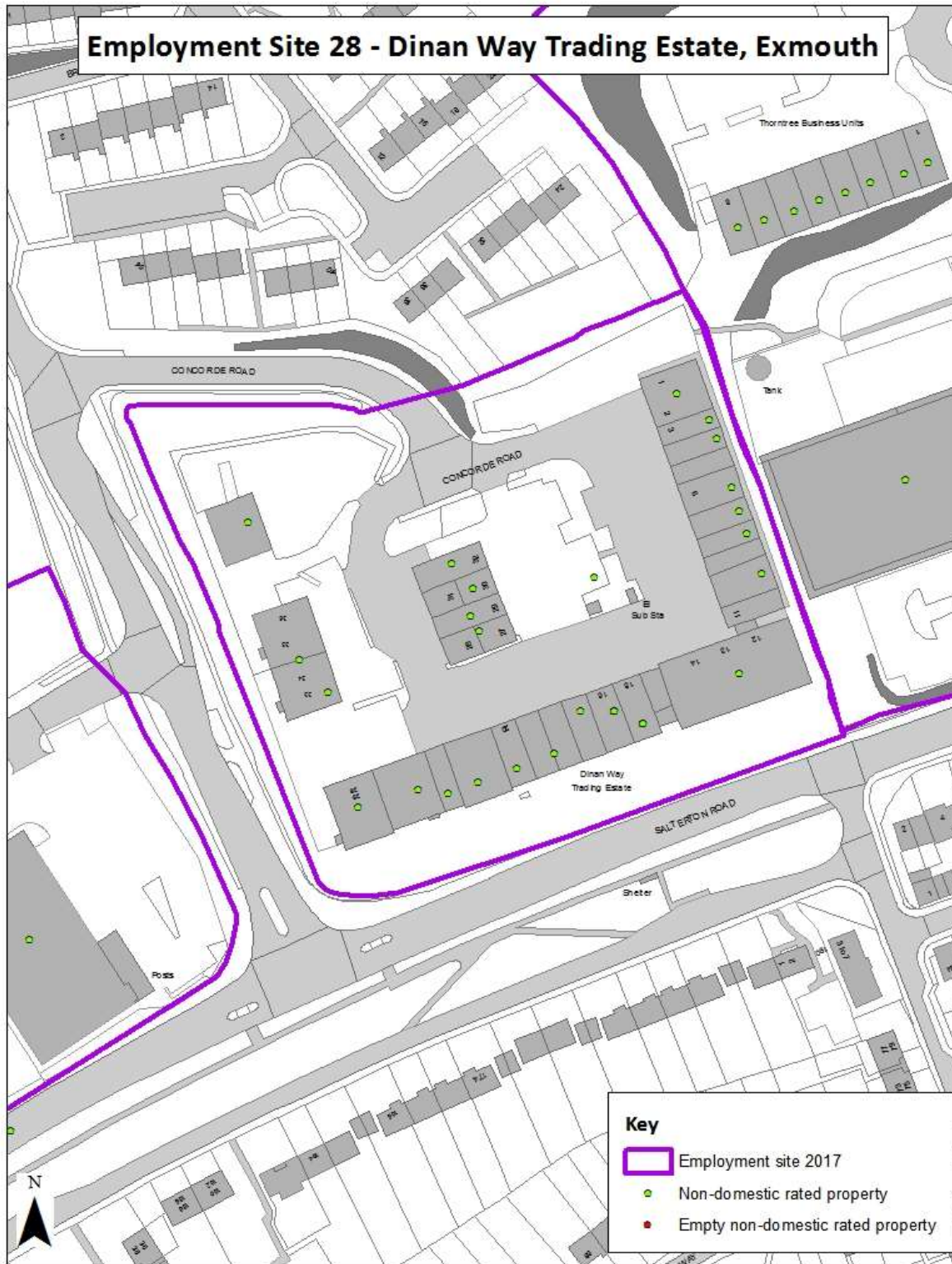
The site contains a number of late 20th century units and is home to a range of industrial and engineering uses and a number of trade counter operations.

Non-Domestic Rated Property

There are 24 units rated for non-domestic use with none classed as empty at 31.3.2017.

Site Constraints

There is a residential area to the North of the site and limited expansion potential due to surrounding land uses.



23 – 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 plan below.

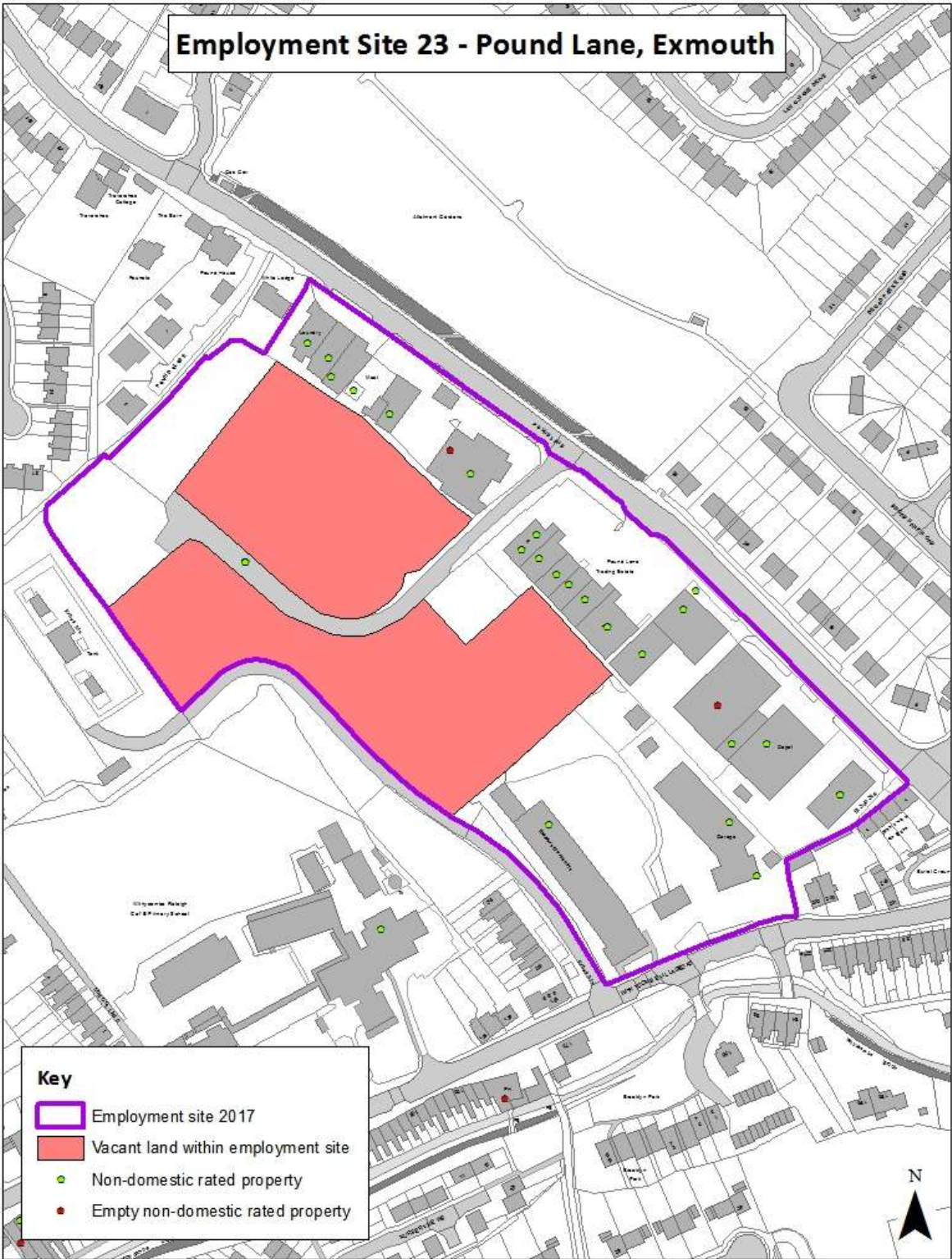
The Pound Lane site (or parts at least) was formerly a waste disposal landfill site (parts may remain in this use). This will impact upon scope for redevelopment and may account for the presence of vacant plot areas at the site. The site map shows land that may offer scope for infill redevelopment but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

Non-Domestic Rated Properties

There are 46 non-domestic rated units, of which 2 were classed as empty at 31.3.2017. 20. 16 units (35%) were categorised as 'land used for storage and premises'.

Site Constraints

The site is constrained by surrounding residential and education use and there is a Flood zone to the south of the site. Previous use as a landfill site has created a contamination issue with remediation having an impact on viability. Further, potential expansion land (to the rear of the site) identified is poorly accessed and lacks road frontage.



34 – 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 / between Langerwehe Way and Victoria Way. The site is occupied by a range of business but particularly car repair workshops. The site covers an area of 0.44 hectares and is shown on the plan below.

Summary of Planning Activity

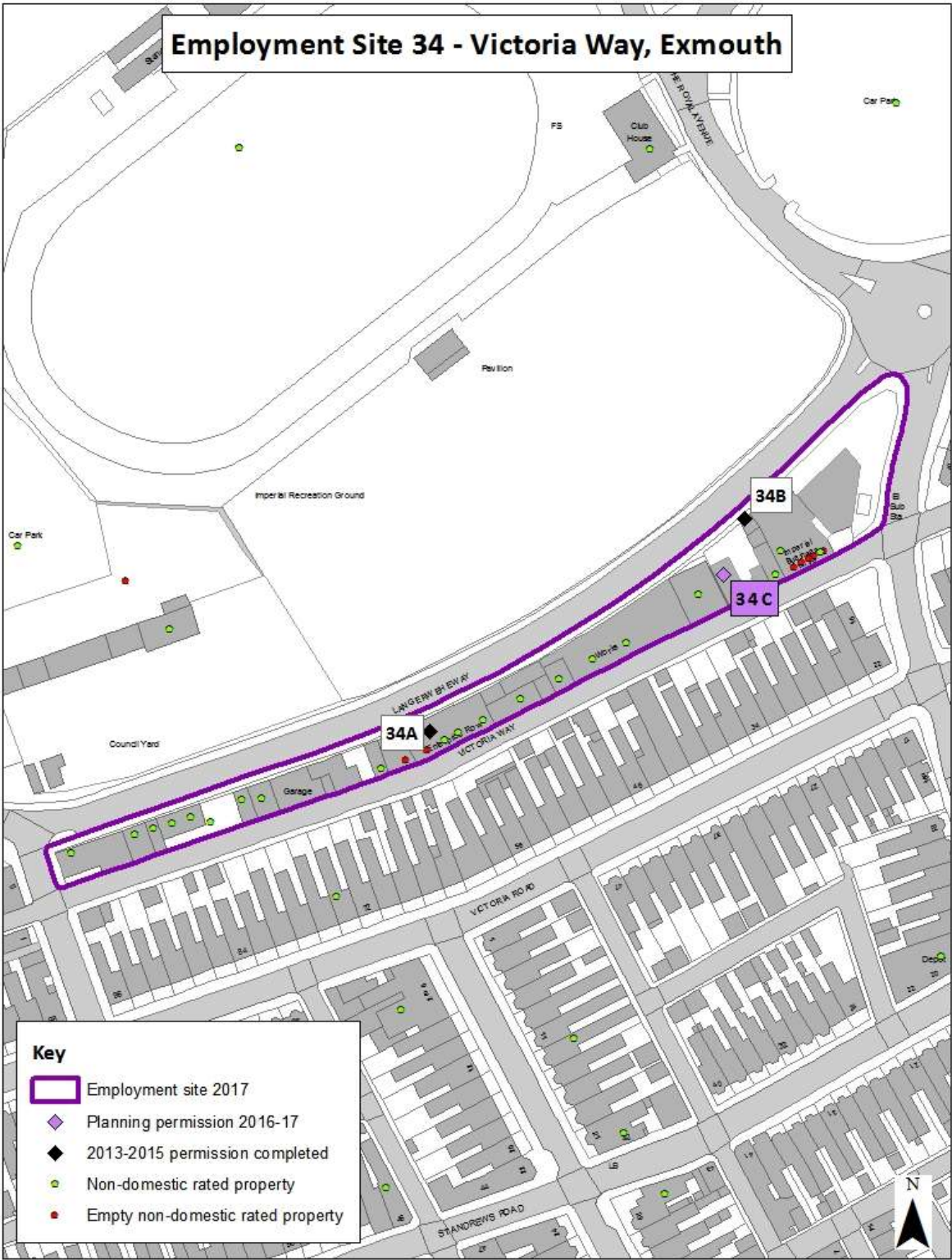
There was one planning approval during 2016-17 (Devon Metalcrafts) and 2 completions during 2014-15 which involved the replacement of existing buildings.

Non-Domestic Rated Property

There are 29 non-domestic rated units of which 7 were classed as empty at 31.3.2017. Unit sizes at the Victoria Way site are typically very small.

Site Constraints

The site is within a Flood zone; there is residential use to the South of the site.



35 – Pankhurst Industrial Estate, Exmouth

Ownership

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

Description

The 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, shown on the plan below.

Non-Domestic Rated Property

There are 18 non-domestic rated units, of which 6 were classed as empty at 31.3.2017

Site Constraints

There are current residential uses to the north, east and west of the site whilst proposed housing to the south of the site may limit expansion.



40 – South of Redgate, Exmouth

Ownership

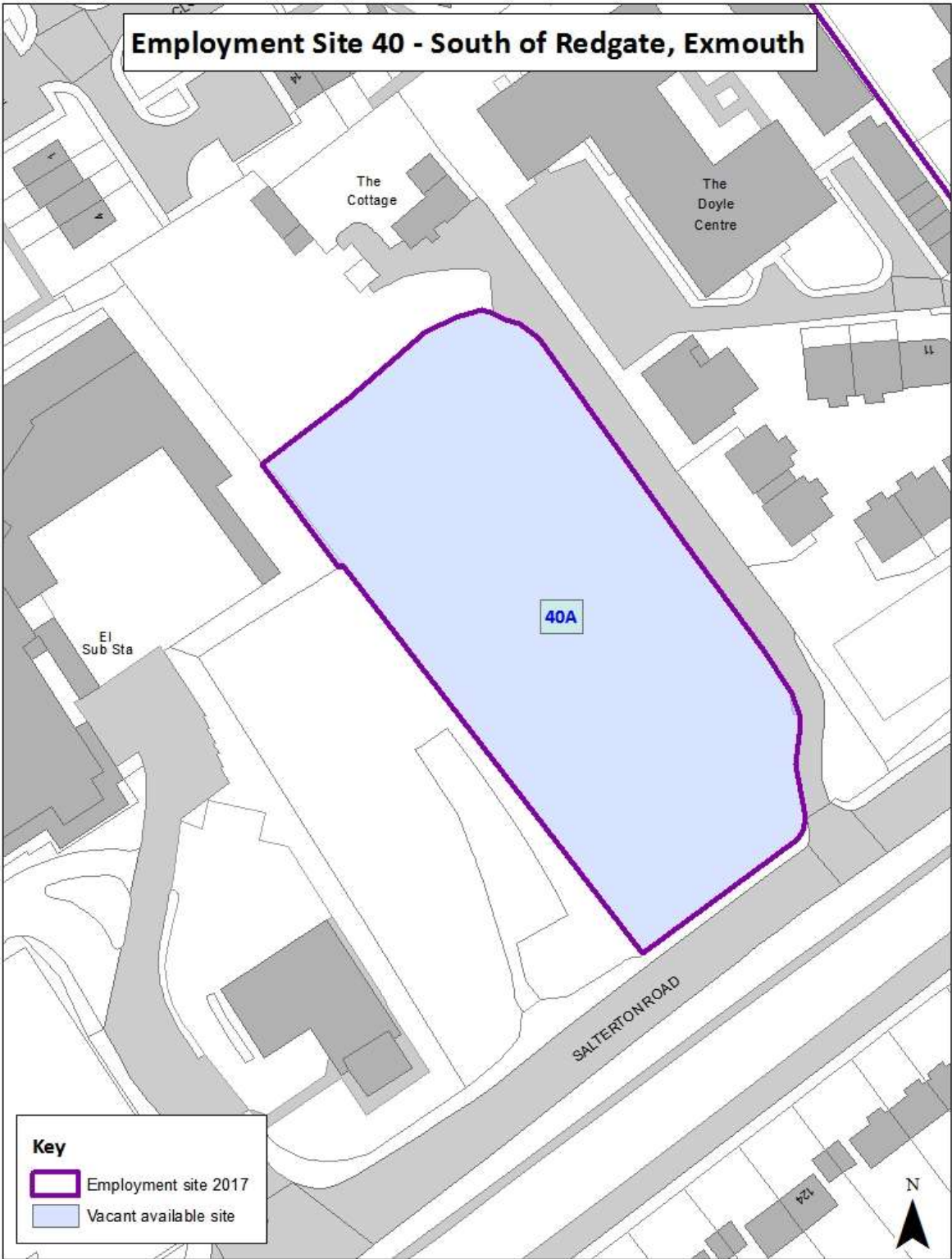
Ownership of the land south of Redgate is not known.

Description

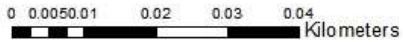
Redgate is an old house on the eastern side of Exmouth and the former garden area to the front is allocated for employment uses. The site is located off Salterton Road (the B3178). A permission granted in 2009 has not been implemented. The site, shown on the map below, is currently unused and covers an area of 0.5 hectares.

Site Constraints

The site has established uses to the north, west and east and therefore has limited expansion potential.



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29 – Salterton Workshops, Budleigh Salterton

Ownership

The site is understood to be in multiple ownership.

Description

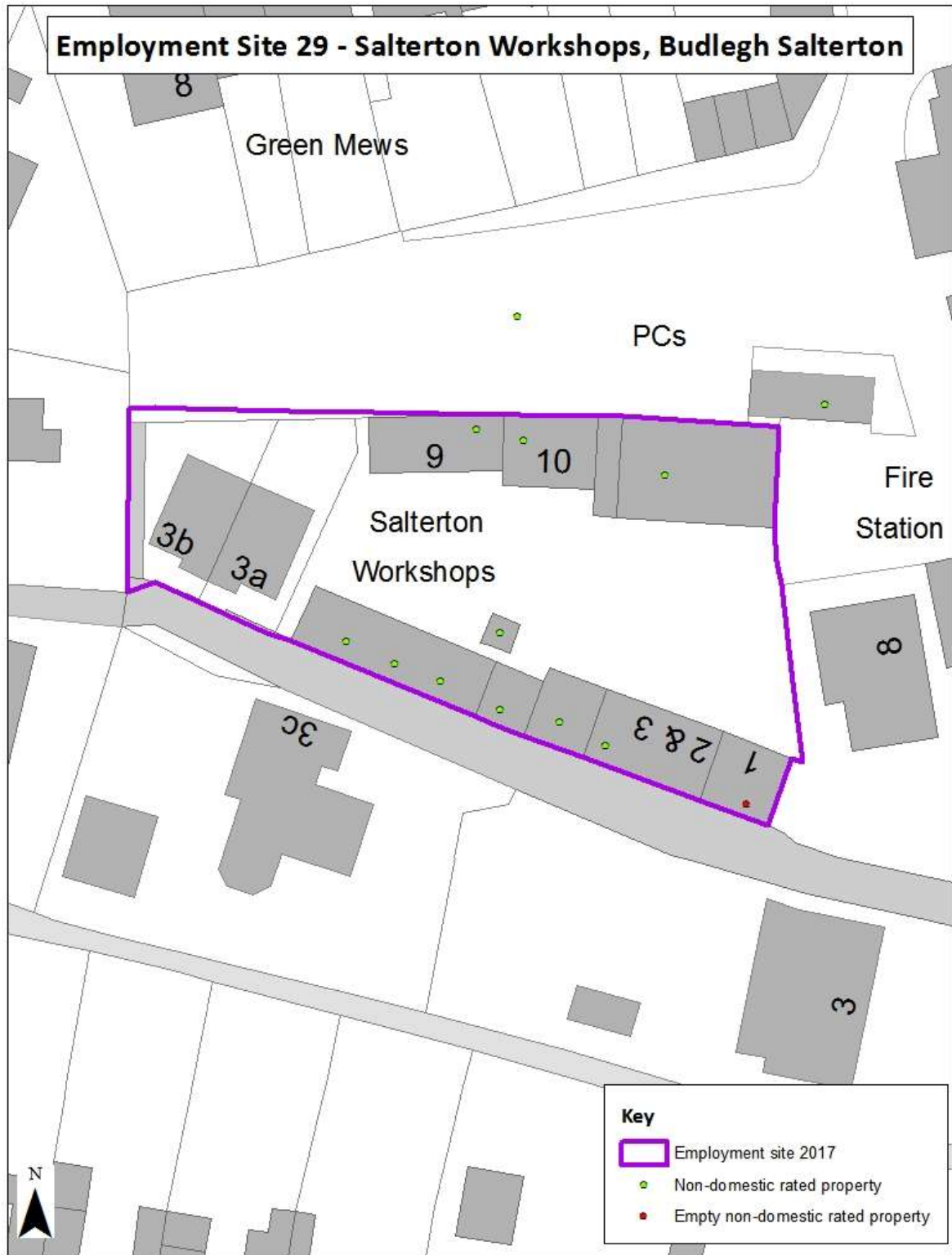
Salterton Workshops form a very small industrial estate near to the town centre of Budleigh Salterton. The site extends to just 0.14 hectares and is shown on the plan below.

Non-Domestic Rated Property

There are 11 non-domestic rated units, of which one was classed as empty at 31.3.2017.

Site constraints

There is limited expansion due to surrounding land uses. The southern edge of the site is in a Flood zone and there is a conservation area to the south of the site.



53 – Goodmores Farm, Exmouth (Mixed Use Allocation)

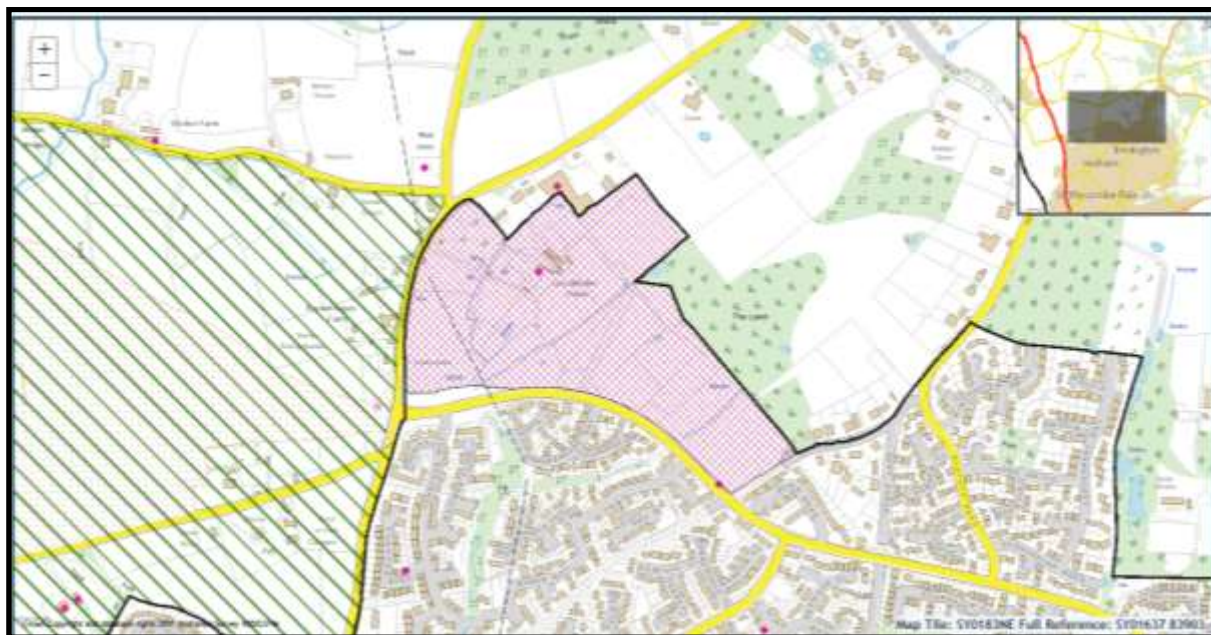
Ownership

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

Description

This 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.



Map of Goodmores Farm

1 - Alexandria Road Industrial Estate, Sidmouth

Ownership

The site is in multiple ownership.

Description

Alexandria Road industrial area is an ageing 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.

Planning Activity

Plot 1C, the replacement of an existing building was completed in 2013-14.

Available Land

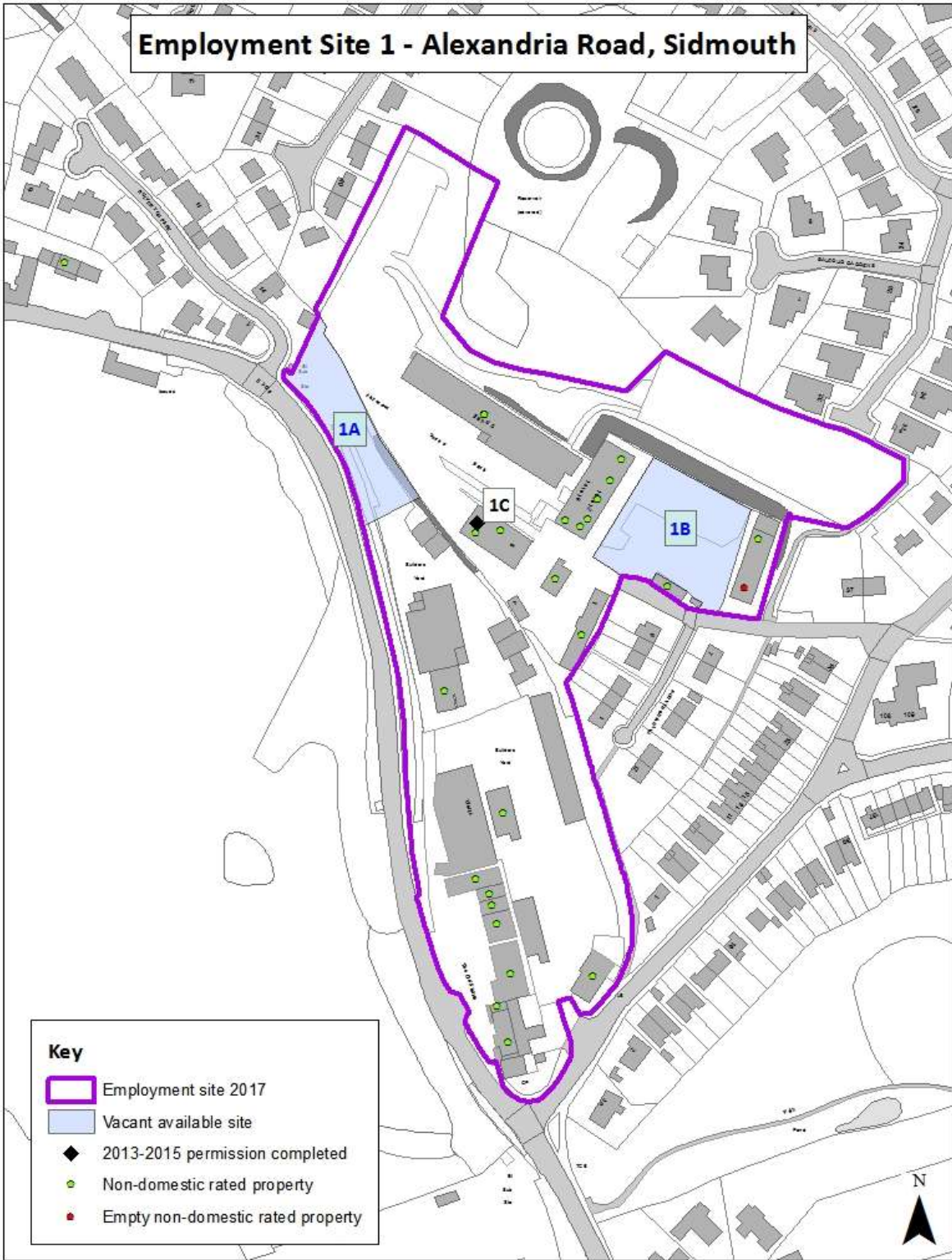
There are two identified vacant plots at Alexandria industrial area that may offer scope for further employment development, though access to 1A is very constrained.

Non-Domestic Rated Properties

There are 3 non-domestic rated units, of which 2 were classed as empty at 31.3.2017. The majority of units are used for storage or as workshops.

Site Constraints

Constraints include topography as the estate is on different levels. There is limited expansion potential, with neighbouring residential use. Access is poor, as is the quality of the accommodation for the majority of the site.



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19 – Manstone Lane, Sidmouth

Ownership

The Manstone Lane site 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 through residential roads. The site is shown on the plan below.

The 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.

Non-Domestic Rated Property

There are 10 units rated for non-domestic use, of which one was classed as empty at 31.3.2017. The units on site are small scale apart from the Council depot.

Site Constraints

The site is surrounded by residential use with education use to the west of the site. The Council depot part of the site is allocated for residential development in the Local Plan (Strategy 26).



41 – Sidford Employment Site, Sidmouth

Ownership

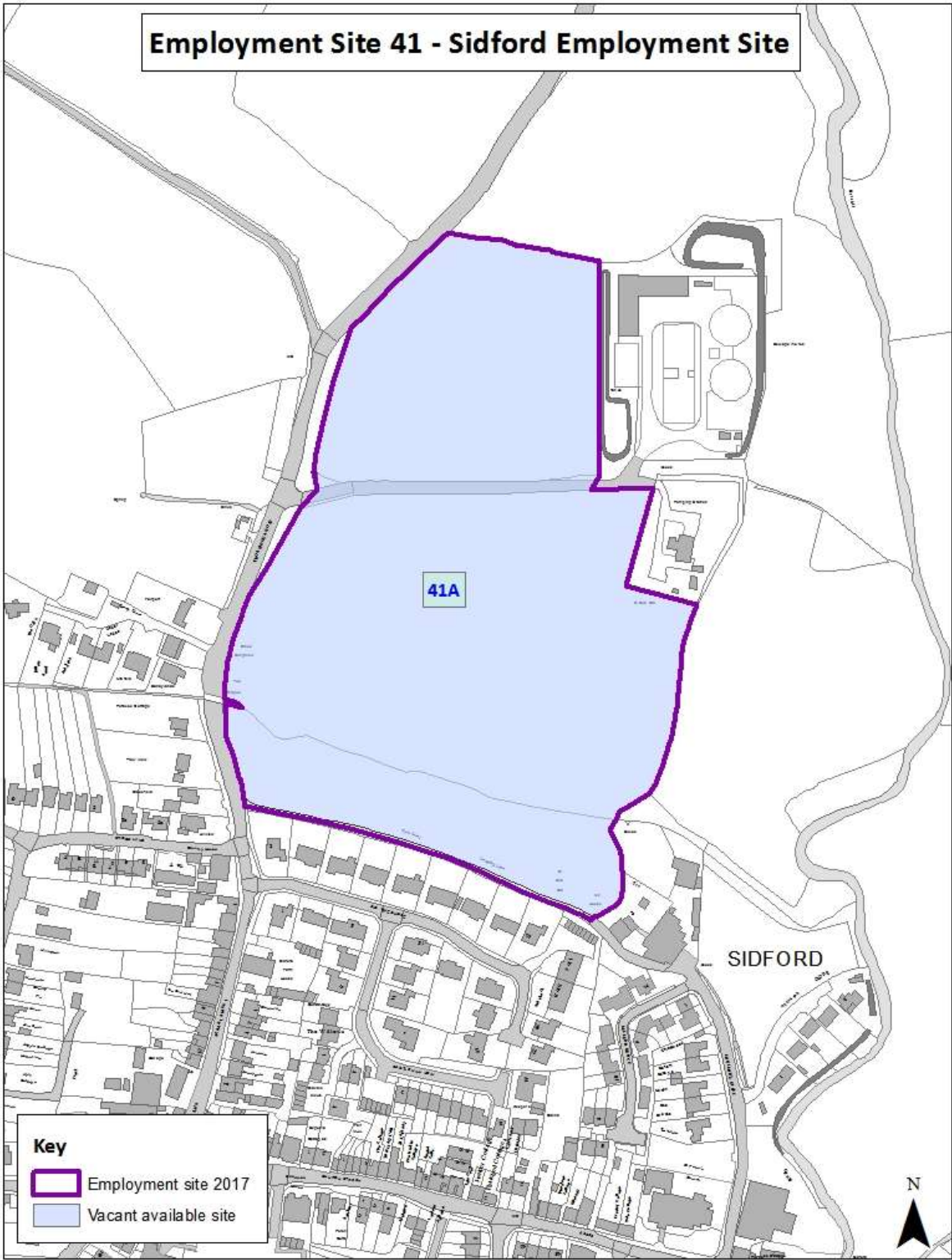
It is understood Fords of Sidmouth have secured land options for the purchase of this site.

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 site covers an area of approximately 5.97 hectares and is shown on the plan below.

Site Constraints

The site is within an AONB. The southern part of the site is in a flood zone and there are residential uses to the south of the site.



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0 0.0150.03 0.06 0.09 0.12 Kilometers

30 – 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 area 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.

Non-Domestic Rated Property

There are 14 units rated for non-domestic use, none of which were classed as empty at 31.3.2017.

Site Constraints

Access to the site is through country lanes and there is a flood zone to the south of the site.



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60 – Dotton Farm, near Newton Poppleford

Ownership

Ownership of the site is not known.

Description

The site, south of Newton Poppleford, which comprises a range of converted farm buildings and a new building, covers an area of approximately 0.86 hectares.

Summary of Planning Activity

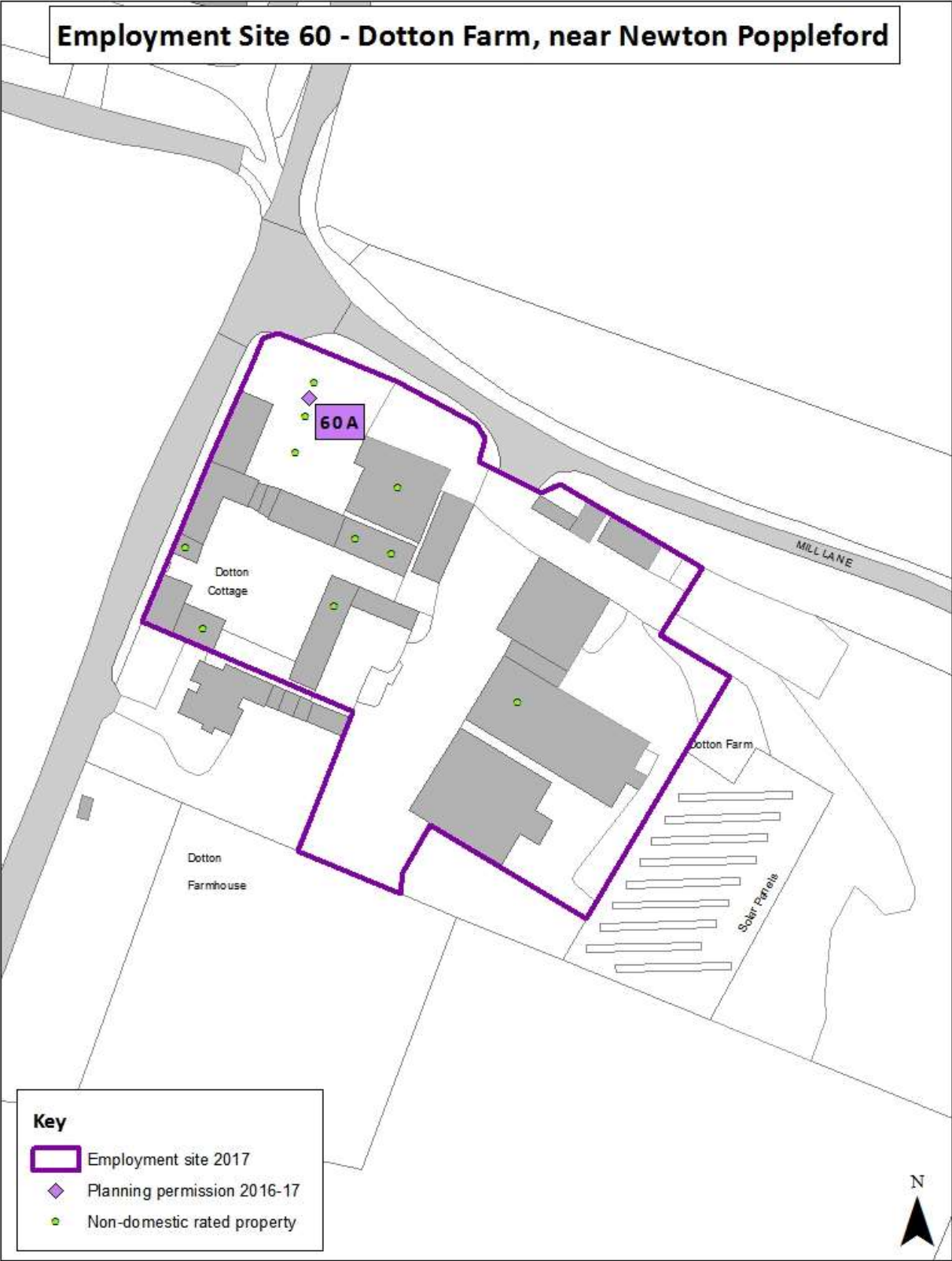
Plot 60A, a new unit for B2 use was approved and completed during 2016-17.

Non-Domestic Rated Properties

There are 10 units rated for non-domestic use, none of which were empty at 31.3.2017.

Constraints

Site access is via a lengthy country lane.



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10 – Harbour Road Industrial Estate, Seaton

Ownership

The site is in multiple ownership.

Description

This is an industrial site on the eastern edge of Seaton of 3.38 hectares and is shown on the plan below.

The bulk of the site, the area extending northwards and abutting the Exe estuary, was previously 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. Unit sizes are mainly small.

Summary of Planning Activity

Plot 10B, a new unit, was approved during 2015-16 and completed during 2016-17.

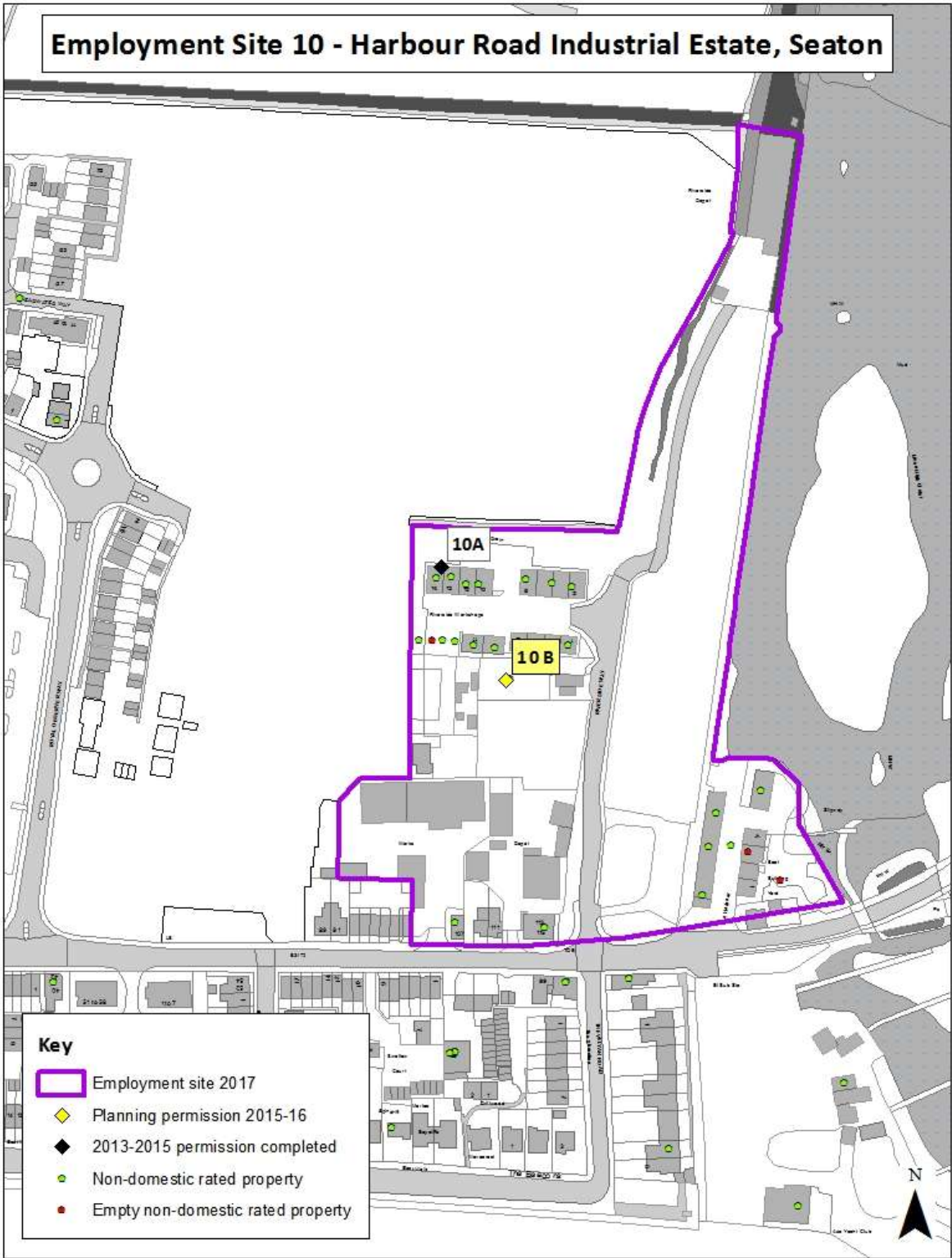
Plot 10A change of use was completed during 2014-15.

Non-Domestic Rated Property

There are 27 units rated for non-domestic use, of which 2 were classed as empty at 31.3.2017.

Site Constraints

The site is entirely within a flood zone. There is a residential area to the south of the site and Permission for residential development to the west of the site as part of Seaton regeneration area.



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13 – Harepath Industrial Estate, Seaton

Ownership

Harepath Industrial Estate is in multiple ownership.

Description

The 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. The site is shown on the plan below.

Summary of Planning Activity

Plots 13B and 13D are completed changes of use, and 13C completed new units.

Available Plots

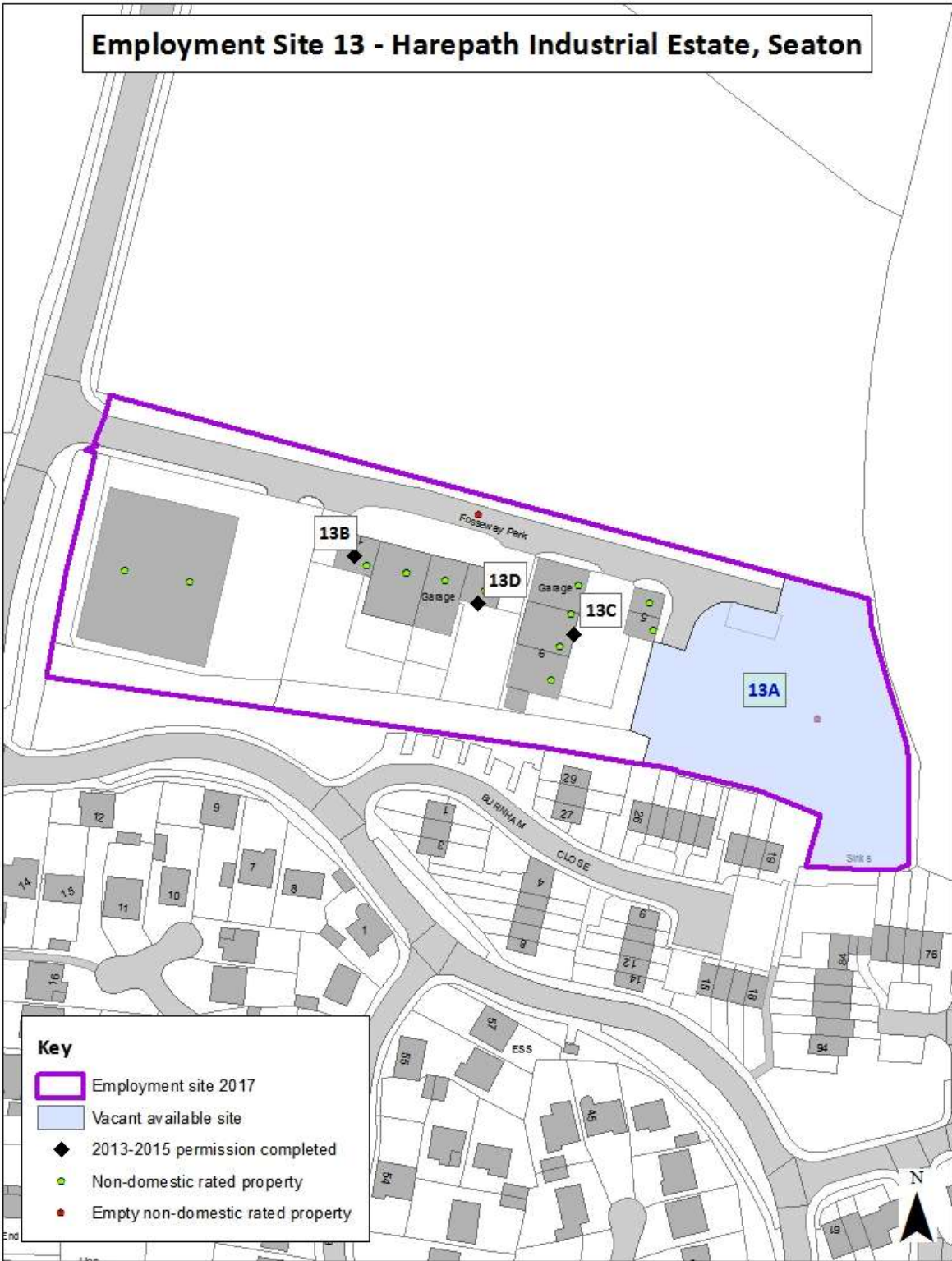
Plot 13A: Permission was granted in 2014-15 for the construction of 7 new units, which have not yet been built. The land is being partly used for storage.

Non-Domestic Rated Property

There are 16 units rated for non-domestic use of which 2 were classed as empty at 31.3.2017.

Site Constraints

There is residential use to the south.



36 – 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 plan below.

Planning Activity

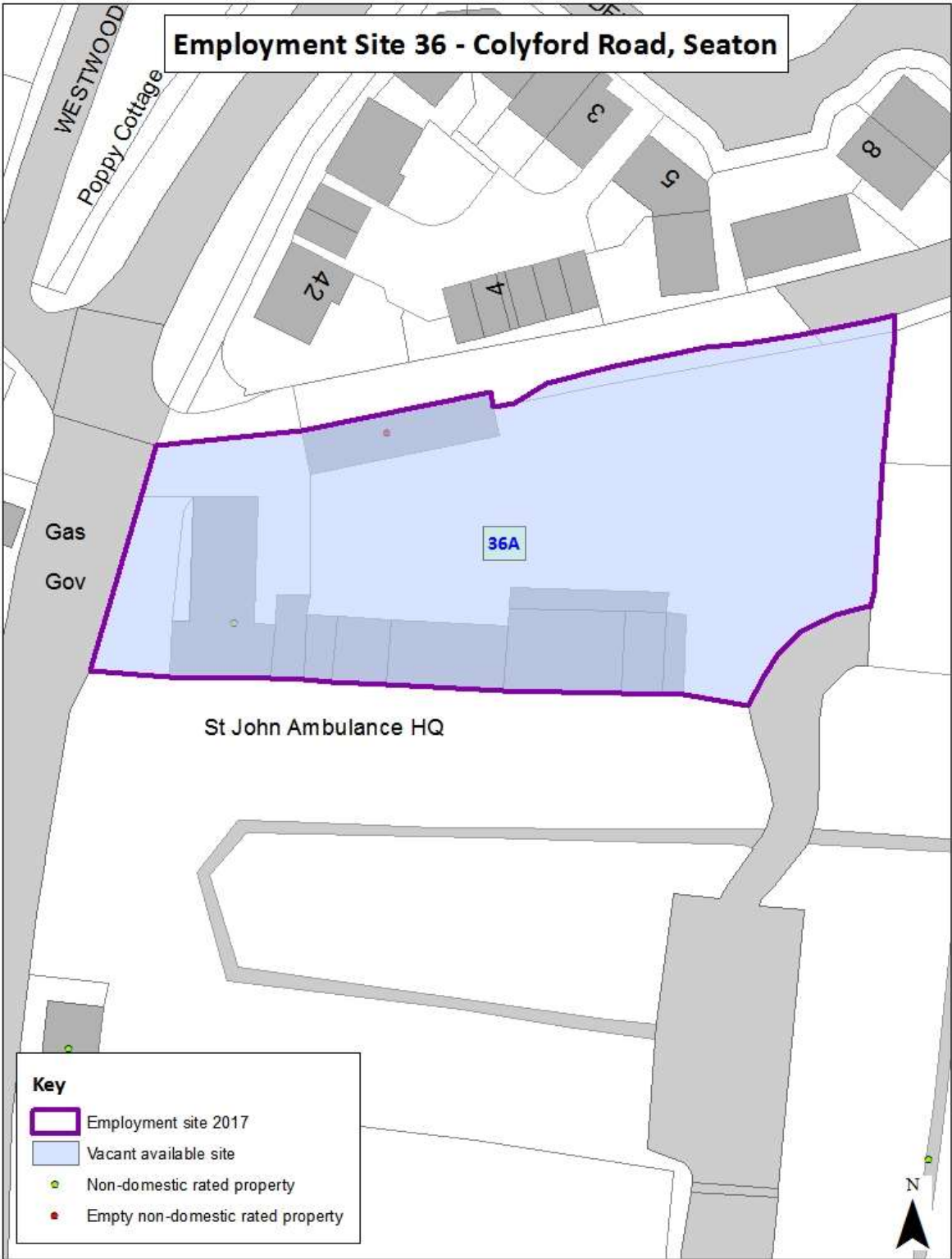
Planning permission granted in 2014 for new units appears not to have been completed.

Non-Domestic Rated Property

There are 2 units rated for non-domestic use, St John's Hall and a workshop. The latter was classed as empty at 31.3.2017.

Site Constraints

Development to the east and south is restricted by a caravan park, and to the north and west by residential use. The site has planning permission for new employment units.



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56 – North of Town / Harepath Road, Seaton (Mixed Use Allocation)

Ownership

Land ownership to the North of Town sit 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.



Map showing Harepath Road Site

Eastern Area

2 - 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 a generally a good quality site with good internal road servicing. However it does have some poorer quality units and untidy areas.

The site has access points from 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.

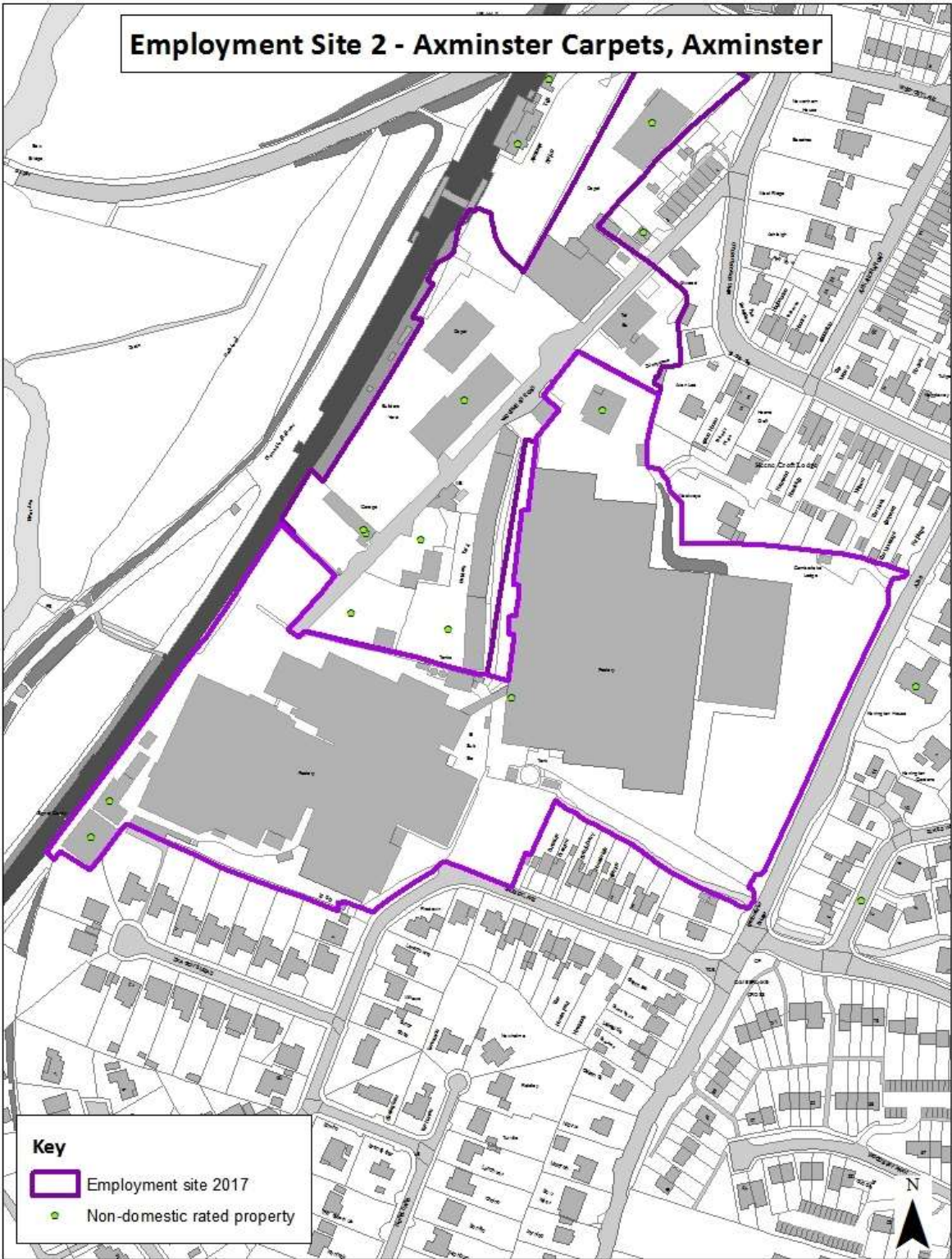
Although the site is the manufacturing home to Axminster Carpets there are a small number of additional business at the site. At 30,463 M² Axminster Carpets occupy a significant area of factory floorspace. Other business/premises at the site are very much more modest.

Non-Domestic Rated Property

There are four units rated for non-domestic use, none of which were classed as empty at 31.3.2017.

Site Constraints

There is limited expansion potential, with neighbouring residential use. A large proportion of the site is on a floodplain. Further, access to the site is constrained by the narrow entrance.



33 – Former Sawmills, Woodmead Road, Axminster

Ownership

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

Description

The 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.

Planning Activity

Permission was given for a change of use at Plot 33A to a restaurant during 2016-17.

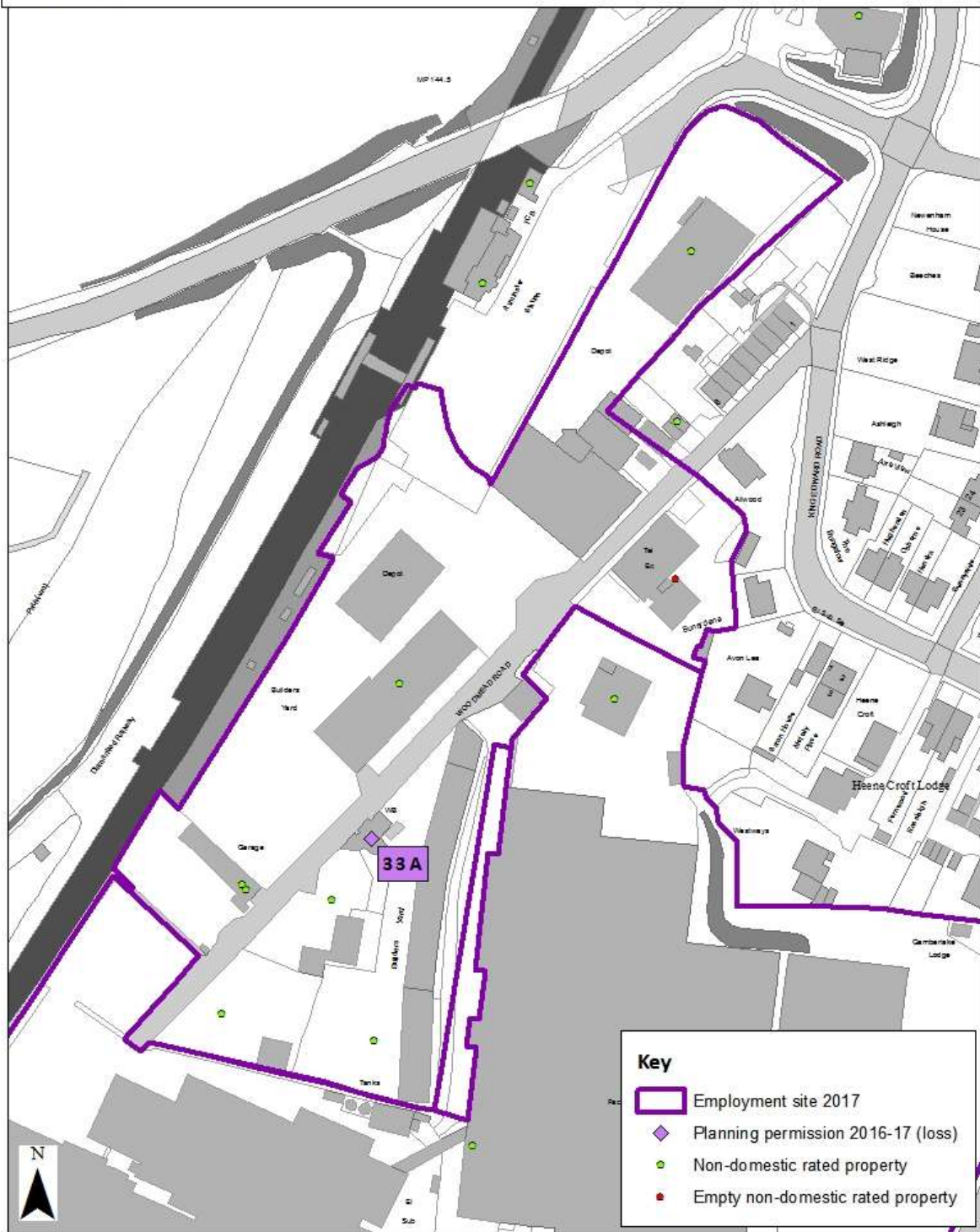
Non-Domestic Rated Property

There are 8 units rated for non-domestic use of which one was classed as empty at 31.3.2017.

Site Constraints

Land to the south and west of the site is in a flood zone. Development is also constrained by a railway line to the west and residential use to the east.

Employment Site 33 - Former Sawmills, Woodmead Road, Axminster



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00.00 0.015 0.03 0.045 0.06 Kilometers

15 – Millwey Rise Business Park, Axminster

Ownership

Millwey Rise Business Park is in multiple ownership.

Description

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

Planning Activity

Permissions at plots 15 B-D have all been completed.

Available Land

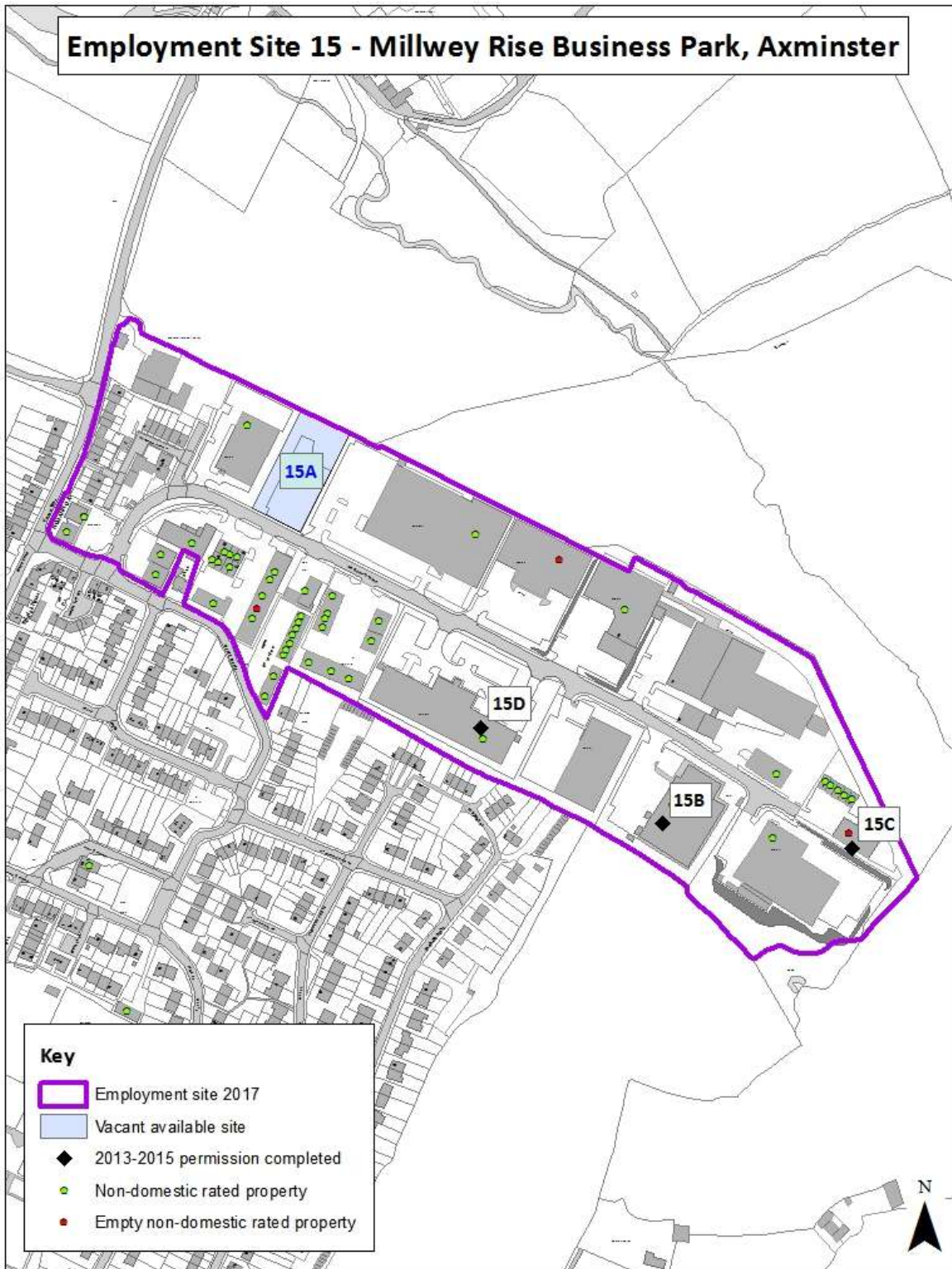
Permission at plot 15A, granted in 2013, has not been implemented.

Non-Domestic Rated Property

There are 62 units rated for non-domestic use, 4 of which were classed as empty at 31.3.2017.

Site Constraints

There is residential use to the south of the site.



21 – 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 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 plan 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.

Vacant Land

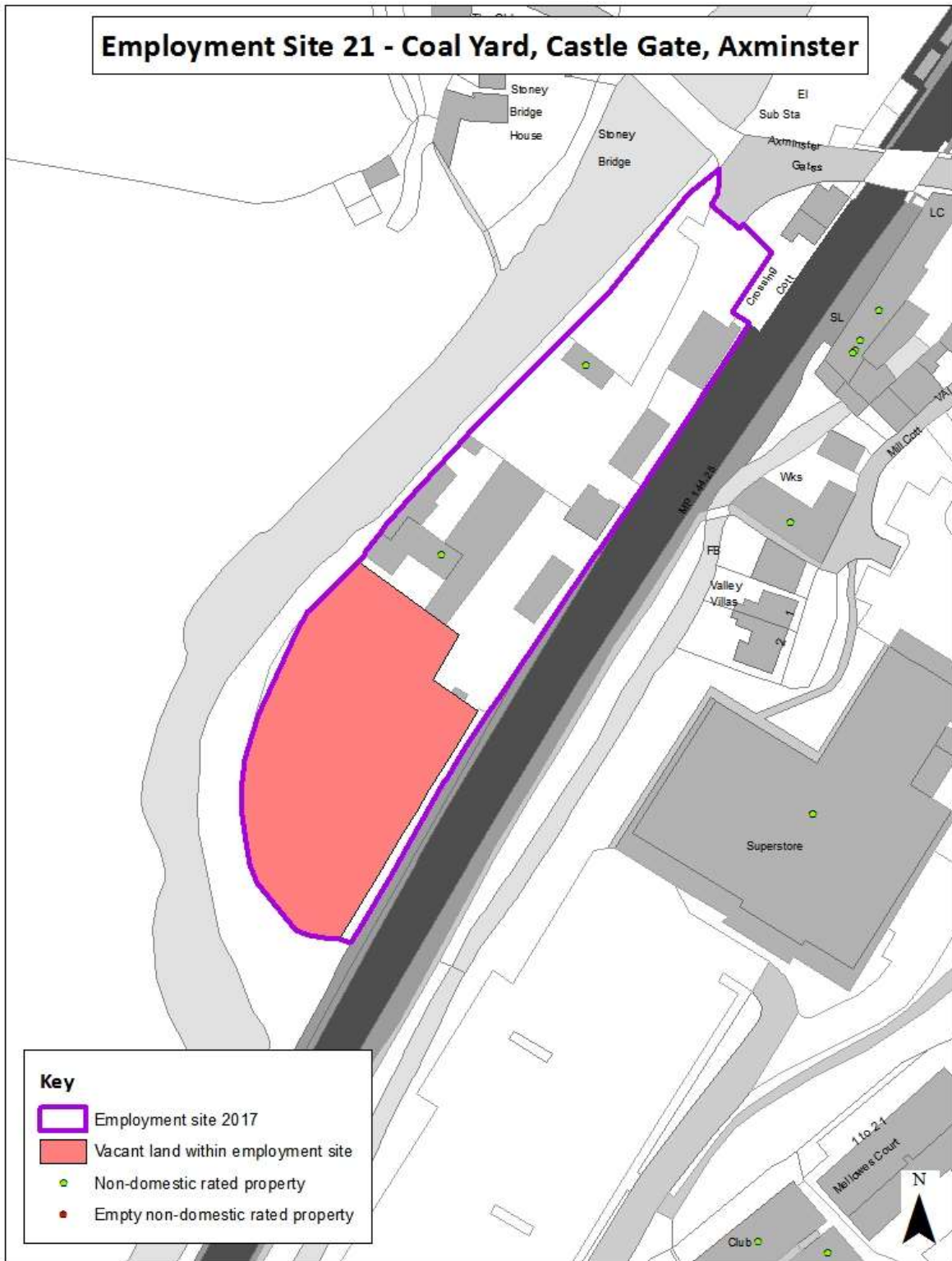
The southern part of the site, as shown on the map, appears to be underused and may offer some scope for development or reuse. However there are flooding concerns at this site that could impact on potential for development.

Non-Domestic Rated Property

There are 3 units rated for non-domestic use, of which one was classed as empty at 31.3.2017.

Site Constraints

The site is entirely within a flood zone and the river to the west of the site is a Special Conservation Area. The eastern boundary is bordered by a railway line



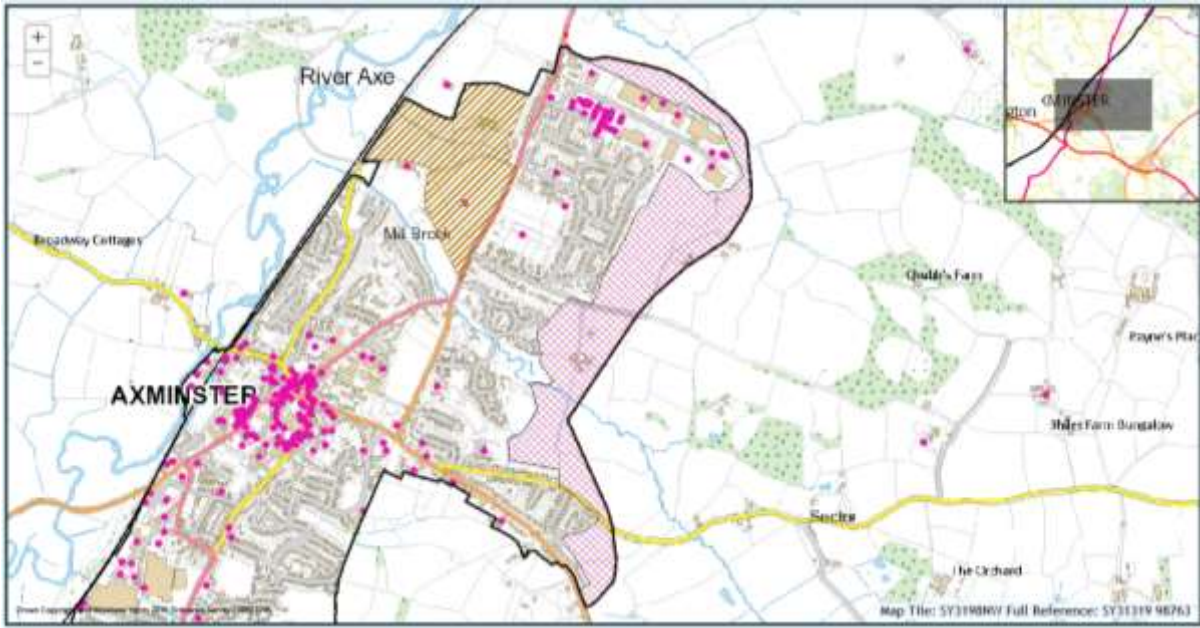
57 – Land North and East of Town, Axminster (Mixed Use Allocation)

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.



Map showing site to the North and East of Axminster

57 – Hunthay Farm, West of Axminster

Ownership

Ownership of the site is not known.

Description

The site occupies an area of approximately 2 hectares, formerly of agricultural use. A large area of the site is used for by container self storage.

Planning Activity

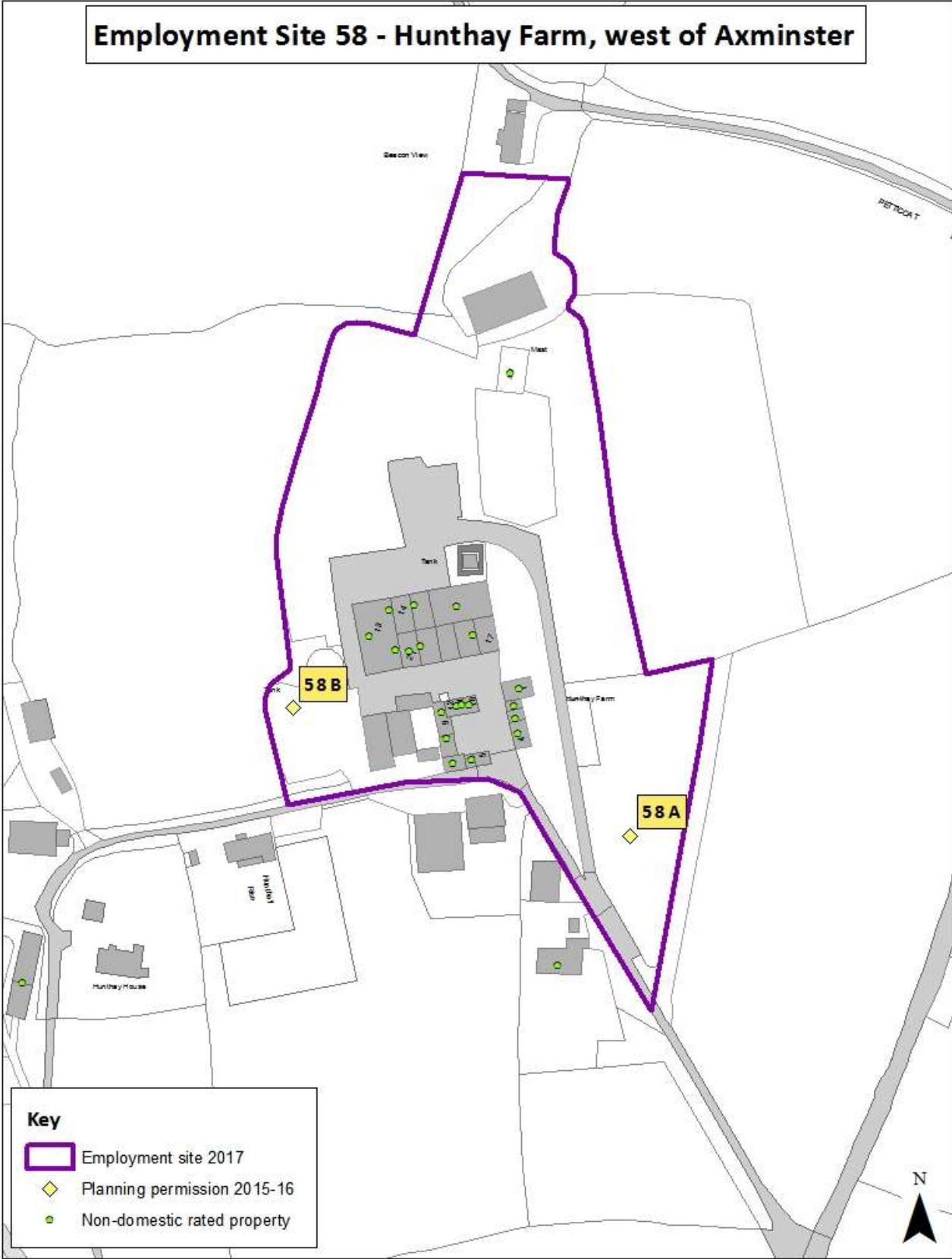
Approvals were granted in 20015-16 for the construction of offices with parking (58A) and for 27 additional containers (plot 58B)

Non-Domestic Rated Property

There are 20 units rated for non-domestic use, of which none were classed as empty at 31.3.2017.

Site Constraints

Access is via a country lane.



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24 – Colyton Business Park, Colyton

Ownership

Ownership of Colyton Business Park is not known.

Description

Colyton Business Park is small scale at 0.58 hectares and is sited around 200 metres to the north western built up edge of Colyton. The site comprises of a number of small business units and is shown on the plan below.

Planning Activity

Plot 24A, a new workshop and offices, was completed in 2015-16.

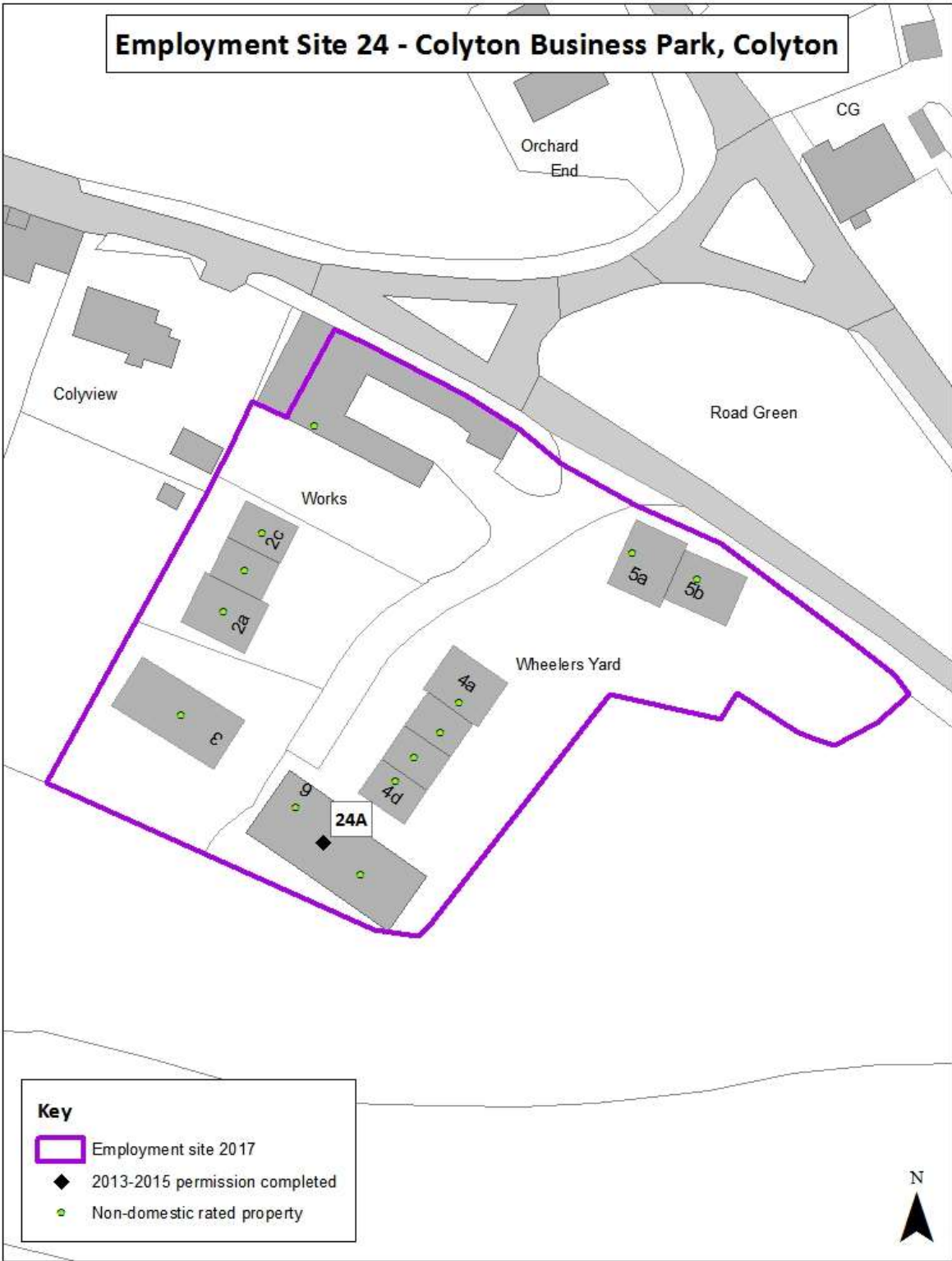
Non-Domestic Rated Property

There are 14 units rated for non-domestic use, none of which were classed as empty at 31.3.2017.

Site Constraints

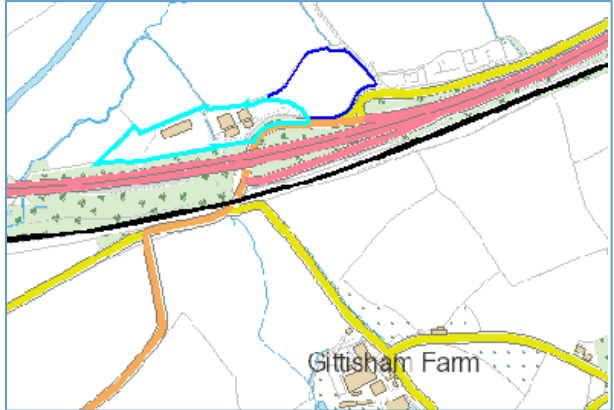
The site is entirely within a flood zone and adjoins a Conservation Area to the South.

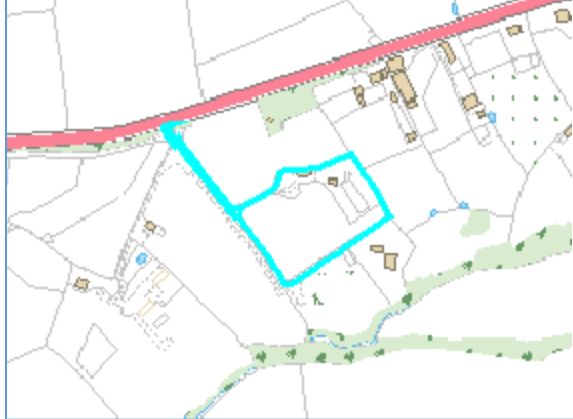
An Area of Outstanding Natural Beauty is to the North of the site. The site is accessed via narrow roads.

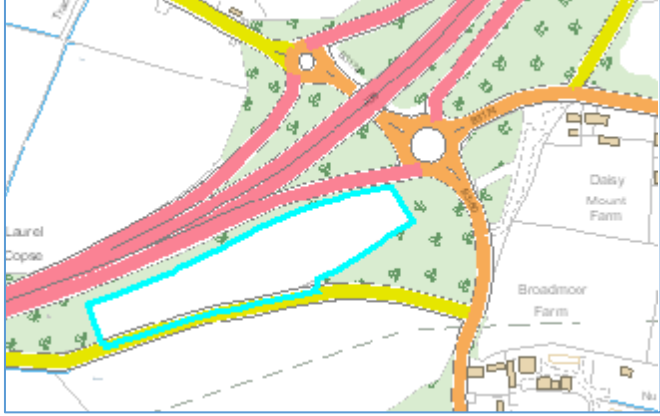


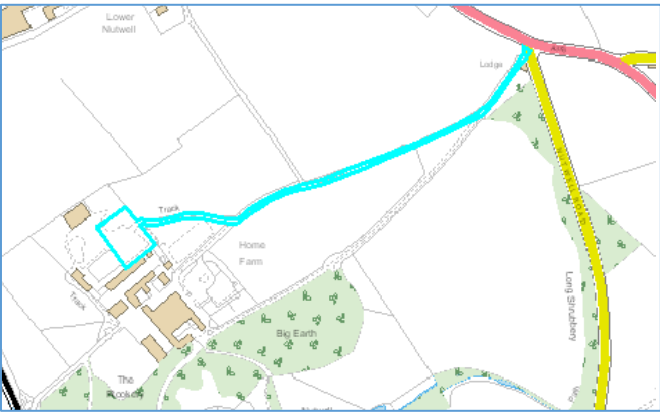
Small Sites/Plots with Planning Permission or Developed from 2013

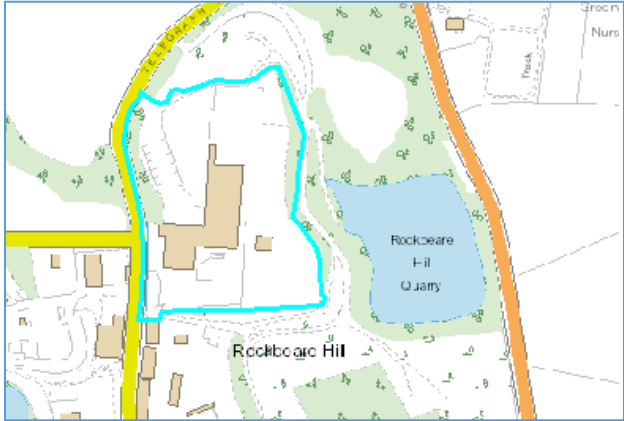
In addition to the sites and plots shown on preceding plans there are also a number of small scale sites that have planning permission for employment development or which have been developed since 1 April 2013. Details are included on the sites schedule, see Appendix 2. The larger sites with planning permission granted during 2015-16 and 2016-17 are also shown on the plans below.

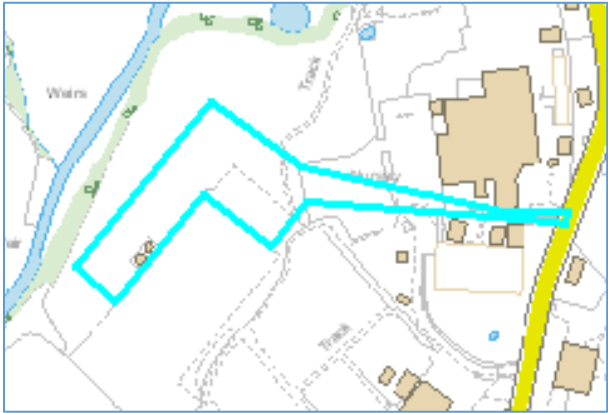
<p>Site: Blamphane Sawmills,</p>	
<p>Town/Village: Gittisham, near Honiton</p>	
<p>Application Number/s 15/2370/FUL and 15/1172/MFUL</p>	
<p>Permission for: Construction of workshops, stores and office/shop with associated landscaping and parking (with dark blue outline); extension to workshop (within light blue line area)</p>	

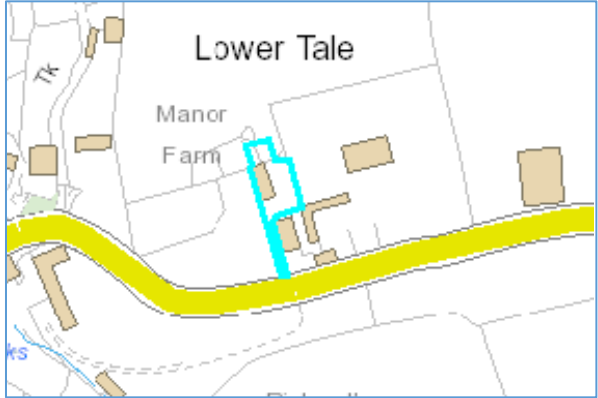
<p>Site: Higher Barn, Sidmouth Road</p>	
<p>Town/Village: Aylesbeare</p>	
<p>Application Number/s 16/0163/FUL</p>	
<p>Permission for: Construction of building for storage, packaging and distribution of Willow products.</p>	

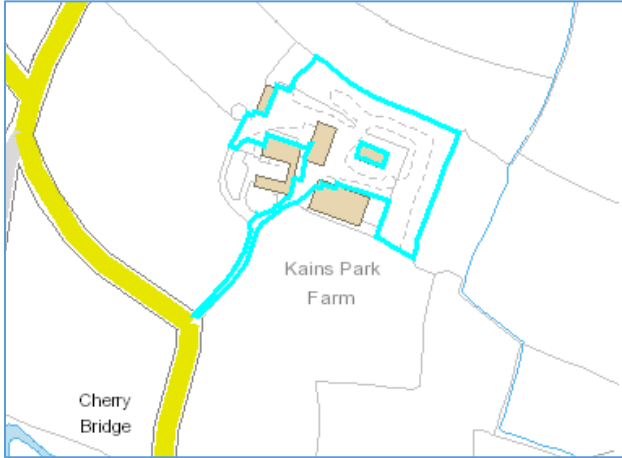
<p>Site: Land off Brickyard Lane</p>	
<p>Town/Village: West Hill</p>	
<p>Application Number/s 16/1024/MFUL and 16/2292/VAR</p>	
<p>Permission for: Agricultural storage buildings, agricultural machinery workshops, offices, welfare and parts outlet. Total floorspace 5582 m2. Completed April 2017.</p>	

<p>Site: Home Farm</p>	
<p>Town/Village: Nutwell Road, Lypstone</p>	
<p>Application Number/s 16/0629/FUL and 15/1888/FUL</p>	
<p>Permission for: Construction of new industrial unit.</p>	

<p>Site: Rockbeare Hill Quarry</p>	
<p>Town/Village: Rockbeare</p>	
<p>Application Number/s 16/1464/MFUL</p>	
<p>Permission for: Replacement of existing manufacturing building giving an additional 1610m2 of B2 use.</p>	

<p>Site: Otter Nurseries</p>	
<p>Town/Village: Gosford Road, Ottery St Mary</p>	
<p>Application Number/s 16/0980/MFUL</p>	
<p>Permission for: Construction of 2 storage buildings with a total B8 use of 3667m2.</p>	

<p>Site: Manor Farm</p>	 <p>The map shows the area of Lower Tale. A cyan outline highlights a specific building at Manor Farm. A yellow highlighted road runs horizontally across the middle of the map. Other buildings are shown in brown. The text 'Lower Tale' and 'Manor Farm' are visible on the map.</p>
<p>Town/Village: Payhembury</p>	
<p>Application Number/s 15/2774/FUL</p>	
<p>Permission for: Demolition of barn and construction of office building.</p>	

<p>Site: Kains Park Farm</p>	 <p>The map shows Kains Park Farm. A cyan outline highlights a complex of buildings. A yellow highlighted road runs vertically on the left side of the map. The text 'Kains Park Farm' and 'Cherry Bridge' are visible on the map.</p>
<p>Town/Village: Awliscombe</p>	
<p>Application Number/s 16/2551/FUL</p>	
<p>Permission for: Includes expansion of existing site with permission for 25 storage containers for self store use.</p>	

Appendix 2 - Schedule of Land Availability at 31.3.2017

	Permissions 1.4.2015 - 31.3.2016
	Permissions 1.4.2016 - 31.3.2017

Site Details and References						Local Plan Policy if Allocated	Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		Notes
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs		2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	
Sidmouth	Alexandria Rd Industrial Estate	001	1A	Site of former station and factory		Strategy 26									0.17	0.17	Site allocated in the Local Plan for employment use and no recent planning permissions	
Sidmouth	Alexandria Road	001	1B	Former Gas Work site		Strategy 26									0.25	0.25	Site allocated in the Local Plan for employment use and no recent planning permissions, currently used for parking	
Sidmouth	Alexandria Road	001	1C		12/1978/FUL		0.01									0.01	completed 2013-14	
Honiton	Ottery Moor Lane	003	3A	Goonvean Fibres	14/2300/MFUL			0.11								0.11	completed 2014-15	

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Clyst St George	Dart Business Park	005	5A	Units 1-3 and 5	16/0987/VAR										0.00		0.00	Removal of conditions to allow use of any part of the building for the permitted uses (show rooms, store, offices, and industrial units). No net change in B use
Dunkwes well	Flightway	006	6A	Unit 1	14/0384/FUL			0.01									0.01	completed 2015-16
Dunkwes well		006	6B	Supacat Ltd	14/0914/MFUL							0.12					0.12	No BCO record or work apparent on site for this extension granted in 2014
Dunkwes well	New Way Estate	006	6C	Unit 3B	12/0833/FUL		0.14										0.14	completed 2013-14
Dunkwes well		006	6D	Cj Keitch Engineering	12/1418/FUL			0.04									0.04	completed 2014-15
Dunkwes well	Dunkes well Industrial Site	006	6E		13/1175/COU			0.01									0.01	completed 2014-15
Dunkwes well	Dunkes well Industrial Site	006	6F	Units B1 - B6	15/2910/FUL								0.04				0.04	No evidence of extension work completed -additional 354m2 of workshop and office space

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		Notes
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	
Dunkwell	Dunkwell Industrial Site	006	6G	Unit 21, Flightway, Dunkerswell Business Park	16/1099/FUL										0.15		0.15	Extension to existing industrial unit. Application shows no net increase in floorspace but measured extension is 432 m2 of B2 use. 1520 m2 site area, Building notice April 2017.
Ottery St Mary	Finnimore Industrial Estate	008	8A	Northern vacant Plot		Strategy 24										0.71	0.71	Site allocated in the Local Plan for employment use and no recent planning permissions
Ottery St Mary	Finnimore Industrial Estate	008	8B	Western plot - Land south of Hansford Way		Strategy 24										1.20	1.20	Site allocated in the Local Plan for employment use and no recent planning permissions
Ottery St Mary	Finnimore Industrial Estate	008	8C	Eastern vacant plot		Strategy 24										0.35	0.35	Site allocated in the Local Plan for employment use and no recent planning permissions
Seaton	Harbour Road Industrial Site	010	10A	Harbour Road	14/2829/COU			0.01									0.01	completed 2014-15 (COU no net increase)

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Seaton	Harbour Road industrial Site	010	10B	Riverside Way	16/0017/F UL					0.04							0.04	New unit completed 2016-17, signed off by BCO.
Honiton	Heathpark	011	11A	Devonshire Road		Strategy 23										1.28	1.28	Site allocated in the Local Plan for employment use and no recent planning permissions
Honiton	Heathpark	011	11B	Devonshire Road		Strategy 23										0.96	0.96	Site allocated in the Local Plan for employment use and no recent planning permissions
Honiton	Heathpark	011	11C	Unit F, Devonshire Road	15/0364/F UL 27/11/2015							0.53					0.53	Construction of single storey industrial building for use classes B1 and B8; 381 m2 of B1. Work started 7.6.2016, no record of completion
Honiton	Heathpark	011	11D	Land adjacent to railway line Devonshire Road		Strategy 23										0.28	0.28	Site allocated in the Local Plan for employment use and no recent planning permissions

East Devon District Council - Planning Policy Section - Employment Land Review – Year Ending 31 March 2017

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)				(hectares)		Notes	
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17		Totals
Honiton	Heathpark	011	11E		12/0080/FUL			0.03									0.03	completed 2014-15
Honiton	Heathpark Industrial Estate	011	11F	Otter Valley Products, Footprint place, Duchy Rd	13/1920/COU		0.00										0.00	completed 2013-14 (COU, no net increase)
Honiton	Heathpark Industrial Estate	011	11G	Unit 7 Alliance court,	15/1788				0.01					0.01			0.01	Covered area extension to unit completed 2015-16
Honiton	Heathpark Industrial Estate	011	11H	Land at the west end of Devonshire Road (unit A)	16/1099/FUL										0.18		0.18	Construction of single storey industrial building (Unit A) for use classes B1, B2 and B8; alterations to car park layout, internal access and omission of Unit E as approved under application 07/3056/FUL. Work started 7.6.2016, no record of completion but buildings visible on site.
Greendale	Greendale Industrial Estate	012	12A	Unit 55	13/0157/FUL and 13/2340/VAR		0.27										0.27	completed 2013-14
Greendale	Greendale	012	12B	Unit 38D	14/2733/RES			0.15									0.15	completed 2014-15

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
	Industrial Estate																	
Greendale	Greendale Industrial Estate	012	12C	Unit 58	14/0265/RES				0.46								0.46	Open compound for vehicle parking and storage - in use from 18.04.2016 (rated). Reserved matters from 2014 but area not recorded so included in completed sites. Measured site area approx. 4600 m ² , 0.46 ha. Rated from 18.4.2016
Greendale	Greendale Industrial Estate	012	12D	F W S Carter And Sons, Unit 56	13/1941/RES			0.386									0.39	completed 2015-16
Greendale	Greendale Industrial Estate	012	12E	Unit 31 (DHL)	15/0287/FUL			0.631									0.63	completed 2015-16
Greendale	Greendale Industrial Estate	012	12F	Unit 38C	15/0288/MFUL			0.157									0.16	completed 2015-16
Greendale	Greendale Industrial Estate	012	12 G	Unit 21, FWS Carter and Sons	16/1874/FUL				0.100					0.10			0.10	Extension to warehouse building to form office at ground floor level and store above. B1(c), B2, B8 additional 716 m ² . Split of use is

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)				(hectares)		Notes	
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17		Totals
																		approximate. No BCO record of completion but site visit shows unit built April 2017
Greendale	Greendale Industrial Estate	012	12 H	Compound 60	16/1212/FUL					0.390					0.39		0.39	Construction of office and welfare building and compound depot for commercial vehicles, storage of bin containers, fuelling bay, wash bay, outside storage, storage containers and palisade fencing. New building results in net loss of 32 m2 so not recorded. Site area 0.39 ha. Site visit showed work complete and operational during 2016-17.
Greendale	Greendale Industrial Estate	012	12 J	Unit 52,	16/1881/FUL										0.57		0.57	Extension to industrial unit for B2 and B8 use. Additional 386.3 of B2 use, appears not built as at 18.4.2017.
Seaton	Harepath Industrial Estate	013	13A	Land Off Harepath Road at end of	14/0047/FUL								0.30			0.30	0.30	Land partly used - rated from 4.1.2013 for storage, but no evidence of new

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
				Fosseway Park														workshops on site or by BCO.
Seaton	Harepath Industrial Estate	013	13B		14/2732/FUL			0.00									0.00	COU completed 2014 - 15 (no net increase in floorspace)
Seaton	Harepath Industrial Estate	013	13C	Land adjacent to Harepath Road	05/0965/FUL		0.137										0.14	completed 2013-14
Seaton	Harepath Industrial Estate	013	13D		12/0435/COU		0.00										0.00	COU completed 2013 - 14, no net increase in site area
Clyst St Mary	Hill Barton Business Park	014	14A	Land between Hill Barton Industrial Estate and A3052	12/2753/MRES / 15/1952 Var			0.700					0.70				0.70	New unit completed 2015-16
Clyst St Mary	Hill Barton Business Park	014	14B	Unit 4, Jack's Way	14/3039 following 12/2597/MOUT and 09/0282/MOUT				1.000				1.00				1.00	New unit developed 2016-17, rated from 6.6.2016. Site area approximately 1 ha; built area 6242 m2.

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Clyst St Mary	Hill Barton Business Park	014	14C	Land off Blackmore Road	16/1265/MFUL pursuant to 09/0282/MOUT						1.07				1.07		1.07	Warehouse and office building, car parking, landscaping and new roadway approved and part developed 2016/17. B1 - 300 m2, B8 - 2488 m2; Application site area 10,721 m2 (1.07 ha), corresponds with plan net site area. Under construction 31.3.2017
Clyst St Mary	Hill Barton Business Park	014	14D	Mushroom Road	14/0951/FUL			0.09									0.09	completed 2015-16
Clyst St Mary	Hill Barton Business Park	014	14E	Unit 2 Jacks Way	13/2069/MRES		1.40										1.40	completed 2013-14
Clyst St Mary	Hill Barton Business Park	014	14F	Unit 2 Jacks Way	14/2650/FUL			0.40									0.40	completed 2015-16 (extension - storage compound)

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)				(hectares)			
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Clyst St Mary	Hill Barton Business Park	014	14G	Unit 6 Stuarts Commercial Services	16/1582/CM										1.70		1.70	Proposed waste transfer building and office building (County Matter ref DCC/3857/2016). Additional B1(a) 255 m2, recycling use 3626 m2; site area 1.679. Inspections by BCO 20.10.2016, and 17.2.17, Not completed or change in rating at 18.4.2016.
Axminster	Milwey Rise Industrial Estate	015	15A	Land at Whitty Court, Weycroft Avenue	13/1664/FUL	Strategy 20						0.16				0.30	0.30	Not built at April 2017, approved more than 3 years ago 2-13 with 3 year recommendation. No evidence of start on site, BCO record or site visit.
Axminster	Milwey Rise Industrial Estate	015	15B	ITT Industries, Unit 16, Weycroft Avenue	13/0854/MFUL	Strategy 20			0.50								0.50	completed 2015-16
Axminster	Milwey Rise Industrial Estate	015	15C	Land at end of Weycroft Avenue	12/0199/FUL			0.28									0.28	completed 2014-15

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)				(hectares)			
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Axminster	Millwey Rise Industrial Estate	015	15D		11/0966/FUL			0.00									0.00	completed 2014-15
Exmouth	Liverton Phase 2	017	17A	Bradfords Building Supplies Ltd	12/0785/MRES		1.28										1.28	completed 2013-14
Exmouth	Liverton Phase 2	017	17B	Vacant residual land	09/2533/MOUT	Strategy 22										4.08	4.08	Remainder of permission 6.4ha less land taken by plot 17C
Exmouth	Liverton Phase 2	017	17C	Land north of Liverton Business Park	09/2533/MOUT 15/1227/MRES				0.20				0.20	0			0.20	Construction of 6 units Completed 2016-17. B uses proportioned for monitoring purposes.
Woodbury Salterton	Mill Park Industrial Estate	020	20A		14/2753/FUL			0.00									0.00	completed 2014-15
Woodbury Salterton	Mill Park Industrial Estate	020	20B	10, Hogsbrook Units,	15/0481				0.03				0.02	6			0.03	Change of use to micro brewery completed 2015-16

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Greendale	Greendale Industrial Estate	012	20C	11 - 23 Hogsbrook units	16/1786/F UL					1.00					1.00		1.00	Retention of conversion of buildings to 13 industrial units (Use Class B1 (c), B2 and B8). Retrospective approval - loss of agricultural space of 4060 m2, addition of B1 - 1105, B2 - 615 and B8 - 2340. Total B use 4060. Building work started 1.6.2015. Units rated for business use from 1.7.2015. Not recorded previously so recorded complete 2016-17. Measured net site area approx. 1 ha.
Colyton	Colyton Business park	024	24A	Unit 6, Colyton Business Park Wheelers Yard	14/1998/F UL				0.06								0.06	completed 2015-16

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Clyst St Mary	Inter-Modal Interchange	025	25A	Land at Hayes Farm, Clyst Honiton; Western Part of Site - Lidl distribution centre Phase I	16/0693/MRES, pursuant to 10/2184/MOUT	Strategy 9, 15					21.00				21.00		21.00	LIDL intermodal freight facility. Approval of reserved matters (access, appearance, landscaping, layout and scale) for a distribution warehouse (use class B8) with ancillary offices, access, gatehouse, sprinkler tanks, planroom, haulier cabins, HGV and car parking provision, earthworks, landscaping and associated infrastructure works (pursuant to application 10/2184/MOUT; B8 65,757m2). Works completed 49,119 m2; Completed useable site area is approximately 21 ha. Under construction 31.3.2017. Opening due late 2017.
Clyst St Mary	Inter-Modal Interchange	025	25B	Eastern Part of Site		Strategy 9, 15										18.54	18.54	East part of site has application for 110,000 m2 B8 use pending consideration. Not approved at 1.4.2017.

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Clyst St Mary	Skypark Business Park	026	26A	SW Ambulance NHS Foundation Trust	13/0602/MFUL	Strategy 9		1.00									1.00	completed 2014-15
Clyst St Mary	Skypark Business Park	026	26B	DPD UK, Spitfire Avenue	14/0197/MFUL	Strategy 9			1.77								1.77	completed 2015-16
Clyst St Mary	Skypark Business Park	026	26C	Skypark Energy Centre	15/1215/MRES	Strategy 9					0.75			0.750			0.75	2 blocks under construction at 31.3.2017. Net site area of offices under construction measures approximately 7500 m2. Gross site area 43,000 m2. Approval for up to 85,664 m2 B1 use and B2 of 52,503 m2; total 138,167 m2.
Clyst St Mary	Skypark Business Park	026	26D		16/1462/MRES in pursuance of 06/3300/MOUT	Strategy 9									0.770		0.77	Office block, landscaping, car parking and associated access and infrastructure (Reserved Matters application in pursuance of outline planning permission ref: 06/3300/MOUT). Net site area measured approx. 7700 m2

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Clyst St Mary	Skypark Business Park	026	26E	Vacant Available Residual Land Areas		Strategy 9										23.400	23.40	Remaining land areas at Skypark with no outstanding planning permissions. Original plot 35.56 ha less gross areas taken by permissions, as drawn on site plan.
Junction 29	Exeter Science Park	027	27A	Eagle House, 1 Babbage Way	12/1420/MRES	Strategy 9	0.37										0.37	completed 2013-14
Junction 29	Exeter Science Park	027	27B	Science Park Centre, 6 Babbage Way	12/1427/MRES	Strategy 9			0.65								0.65	completed 2015-16
Junction 29	Exeter Science Park	027	27C	Land for Phase 2 of Science Park Centre	as above	Strategy 9			0.00								0.00	Taken up by Science Park centre permissions 27B and 27G
Junction 29	Exeter Science Park	027	27D	Plot south of Science Park Centre	09/1107/MOUT	Strategy 9					0.35					0.35	0.35	Site allocated in the Local Plan for employment use and no recent planning permissions
Junction 29	Exeter Science Park	027	27E	Plot East of Eagle House	09/1107/MOUT	Strategy 9					0.45					0.45	0.45	Site allocated in the Local Plan for employment use and no recent planning permissions

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Junction 29	Exeter Science Park	027	27F	Science Park Centre - Grow on Building 1, north of Eagle House	16/0746/MRES	Strategy 9									0.30		0.30	Grow On building 1. Building notice received from external agent for Grow On buildings 1 and 2. Approval of Reserved matters in respect of the siting, design and external appearance of a Research and Development (Class B1b) building with associated landscaping, access and parking. Site area measured from map.
Junction 29	Exeter Science Park	027	27G	Phase 1 cluster of 2 'Grow On' buildings, west of Science Park Centre	16/0747/MRES	Strategy 9									0.63		0.63	Part of phase 1 cluster within science park for 2 'Grow-On' buildings in line with Eagle House, and associated parking. Approval of Reserved matters in respect of the siting, design and external appearance of a Research and Development (Class B1b) building, as plot 27F above. Site area measured from map.

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Junction 29	Exeter Science Park	027	27H	Redhayes Southern and Eastern Car Park	15/0758/MFUL	Strategy 9								1.15			1.15	Construction of car park (136 spaces) to serve Redhayes and Ridgetop Clusters and associated works. No sign of work completed. Original Plot H (0.73 ha) taken up and extra land.
Junction 29	Exeter Science Park	027	27i	Met Office Site, Ridgetop Cluster	14/2063/MRES	Strategy 9				2.14	23.11.2016						2.14	Met office 'supercomputer' centre completed. IT hall 10,000 sq ft and research space 20,000 sq ft.
Junction 29	Exeter Science Park	027	27J	Plot north and east of Met Office site	09/1107/MOUT	Strategy 9						2.03				2.03	2.03	Approval of Tithebarn cluster and car park (27N) 15/1461 takes up part of this site. Part still available measured as drawn on site plan
Junction 29	Exeter Science Park	027	27K	Plot at/adjoin Sunnymead	09/1107/MOUT	Strategy 9						2.63				2.63	2.63	Site allocated in the Local Plan for employment use and no recent planning permissions
Junction 29	Exeter Science Park	027	27L	Plot north of Sunnymead	09/1107/MOUT	Strategy 9						2.86				2.86	5.72	Approval of Tithebarn cluster and car park (27N) 15/1461 takes up part of this site. Site preparation works apparent April 2017. Part still available

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
																		measured from site plan
Junction 29	Exeter Science Park	027	27M	Tithebarn Cluster Car Park and Road	15/1461/MFUL	Strategy 9								1.24			1.24	Construction of carpark 89 (or 224 on application) spaces and access road including infrastructure. Part of plots 27 J and L. No sign of work completed. Measured area 4.3 ha
Exmouth	Victoria Way	034	34A		12/1136/FUL			0.00									0.00	completed 2014-15 (no net gain in site area)
Exmouth	Victoria Way	034	34B		09/0204/FUL			0.00									0.00	completed 2014-15 (no net gain in site area)
Exmouth	Victoria Way	034	34C	Devon Metalcrafts Ltd	16/0324/FUL									0.01			0.01	Two storey light industrial unit (use class B1). Existing B8 66m2, additional 121m2, total 187 m2. Application states site 0.32 ha., but measured is approximately 100 m2 (.01 ha). No record of completion.

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Seaton	Colyford Road	036	36A		14/0046/F UL								0.25			0.25	0.25	No sign of new units being built - not recorded by BCO or evident at site visit 2017 so area not recorded as new site.
Exmouth	Land South of Redgate	040	040 A	Land South of Redgate		Strategy 22										0.05	0.05	2009 approval of extension to A1 store (Tesco's) not implemented
Sidmouth	Sidford Employment Site	041	041 A	Sidford Employment Site		Strategy 26										5.93	5.93	Site allocated in the Local Plan for employment use and no recent planning permissions
Honiton	Land West of Hayne Lane	042	42A	Land West of Hayne Lane		Strategy 23										15.00	15.00	Site allocated in the Local Plan for employment use and no recent planning permissions
Exeter Airport Business Park	Phase 1	043	43A	Carling Technologies Fair Oak Close, Unit 4	14/0551/F UL				0.05								0.05	completed 2015-16
Exeter Airport Business Park	Phase 1	043	43B	Goodrich Uk Ltd Fair Oak Close	06/0843/F UL		0.50										0.50	completed 2013-14

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Exeter Airport Business Park	Phase 1	043	43C	Unit 6 Silverdown Office Park	15/1092/COU				0.02								0.02	completed 2015-16
Exeter Airport Business Park	Phase 2	044	44A	Vacant Available Residual Land Area - Extension		Strategy 18										7.54	7.54	Site allocated in the Local Plan for employment use and no recent planning permissions
Exmouth	Liverton Phase 3	045	45A	Land East of Liverton Phase 1		Strategy 22										2.73	2.73	Site allocated in the Local Plan for employment use and no recent planning permissions
Woodbury	Woodbury Business Park	046	46A	Storage and distribution units	11/1266/FUL		0.03										0.03	completed 2013-4
Clyst St Mary	Winslade Park	051	051	Winslade Park		Strategy 26B										0.70	0.70	Outline application 2016-17, 2014 application refused in 2017. Policy introduced March 2015 for 0.7 hectares of employment land as part of mixed use allocation.

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Cranbrook	Cranbrook	052	W144 (A, B and C)	Specific sites/plots not identified		Strategy 9, 12										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	14/0330	Strategy 22						3.00				3.00	6.00	Outline application pending consideration - mixed use including 350 dwellings and employment land
Pinhoe	Old Park Farm and Pinn Court Farm	054	W210 and W113	Old Park Farm	10/0641/MOUT and 12/0130/MRES	Strategy 9, 14						0.58					0.58	appeal allowed 3.6.2015 - outline for mixed use, up to 450 homes, community and retail but no B use; no RM details received for B use
Tithebarn Green	Tithebarn Green/Mosshayne	055	55A	Land south of Science Park Road	12/1291/MOUT	Strategy 9, 13						1.03				1.03	2.06	No new planning applications
Tithebarn Green	Tithebarn Green/Mosshayne	055	55B	Land north of Science Park Road	12/1291/MOUT	Strategy 9, 13						3.56				3.56	7.12	Ground work evident, with advertising for Exeter Gateway Office Park (Eagle One).

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)				(hectares)			
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Seaton	North of Town - Harepath Road	056	118 B	North of Town - Harepath Road		Strategy 25										2.48	2.48	3 applications for mixed use development refused including 15/2188 refused 12.12.2016
Axminster	Land north and east of town	057	E105	Land north and east of town		Strategy 20										6.50	6.50	Not included on site maps as too small
Axminster	Hunthay Farm	058	58A		15/1912/FUL								0.28				0.28	Construction of offices for B1 and parking. Valuation office shows 21 units rated from 1.3.2014, but not for the new development. Development of 4 office units 360 m2, 0.28 ha. Not rated at March 2017
Axminster	Hunthay Farm	058	58B		15/1910								0.18				0.18	Approval for land for siting additional 27 containers B1 and B8, 0.18 ha, 380 m2. Not rated at March 2017
Clyst St Mary	Axehayes Farm	059	59A	Axehayes Farm	14/0409/FUL and 15/1978/VAR				0.13								0.13	Workshops completed 2015-16

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Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17		Totals
Clyst St Mary	Axehayes Farm	059	59B	Axehayes Farm	17/0151/F UL										0.250		0.25	7 business units in a courtyard format with associated access road and parking. B1 office use, total of 822 m2. Site area 2739 m2. Approval 24.3.17 - not built at April 2017.
Sidmouth	Dotton Farm	060	60A	Dotton Business Units	16/0539/F UL				0.05						0.048		0.05	Construction of industrial building (use class B2). 150 m2 B2, application states site area 108 m2, but is measured at approximately 480 m2 from plans. Unit built and operational, viewed on site 18.4.2017.
Broadhembury	Colliton Barton	061	61A	Colliton Barton	15/2546/F UL				0.04					0.04			0.04	Change of use from agricultural building to mixed use of B1 and B8 uses. Rated for non-domestic use 2015-16.
Broadhembury	Colliton Barton	061	61B	Warehouse Colliton Barton	16/1767/F UL										0.00			Change of use of former agricultural building to use class B8 (storage and distribution of food) and construction of extension to provide ancillary offices

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)				(hectares)			
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
																		(retrospective, following relapse of permission - no additional area (remains 455 m2 gross), change of use 350 m2 and extension 104 m2.
Exmouth	Rolle Street	Small Site		18A Rolle Street	13/1800/COU		0.008										0.01	COU to office completed 2013-14
Feniton	Westleigh Willows Farm	Small Site		Westleigh Willows Farm	10/2054/FUL		0.027										0.03	Industrial unit completed 2013-14
Whimble	Country House Estate	Small Site		Unit E	10/0130/FUL		0.009										0.01	COU to offices completed 2013-14
Broadclyst	Wards Cross	Small Sites		Wards Cross	14/1511/COU ;14/1588/COU			0.33									0.33	COU from agricultural to B use completed 2014-15
Clyst St Mary	Environment Agency Compound	Small Sites		Compound	14/2775/FUL				0.03								0.03	Compound completed 2015-16
Exmouth	Claremont Grove	Small Sites		9 Claremont Grove	14/1699/COU												0.00	not rated for business use at April 2017

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		Notes
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	
Hawkchurch	Land West Of Gate Cottage	Small Sites		Land West Of Gate Cottage (Chadacres) Hawkchurch	14/2045/CPL					0.02							0.02	Lawful development certificate for change of use of part of barn to B1c use of 150 m2; rated for B use from 25.11.2016
Axminster	Rock Mill Membury	Small Sites		Rock Mill Membury	15/1508/FUL									0.001			0.00	COU to office; not rated for business use at April 2017
Honiton	Blamphayne Sawmill	Small Sites		Blamphayne Sawmill	15/2370/FUL					0.02				0.02			0.04	Extension not apparent on site but rating amended 18.5.2016
Honiton	Blamphayne Sawmill	Small Sites		Blamphayne Sawmill	15/1172/MFUL									1.21			1.21	Construction of workshops, stores and office/shop. New building not apparent and no record of start on site
Feniton	Westleigh Willows Farm	Small Sites		Unit D1	15/2160/FUL									0.01			0.01	Extension to vehicle repair workshop. No change to NDR rating or record of completion
Aylesbeare	Sidmouth Road	Small Sites		Higher Barn	16/0163/FUL									0.560			0.56	New building for storage and packaging of willow products. No record of start on site
Broadhembury	Bottom Barn	Small Sites		Bottom Barn	15/0745/FUL				0.11					0.110			0.11	Replacement of agricultural building with workshop and office, completed 2015

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)				(hectares)			
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Awliscombe	Cottarson farm	Small Sites		Cottarson farm	15/2741/FUL									0.018			0.02	No record of building used as a workshop, no NDR rating or advertising
Musbury	Axminster Road	Small Sites		The Old Reading Room	15/2645/COU			0.01						0.06			0.01	COU to artist's studio completed 2015-16
Honiton town	Chapel Street	Small Sites		Robson House, Chapel Street	16/0225/COU			0.02						0.015			0.02	COU from HMO to office completed 2015-16
West Hill	Brickyard Lane	Small Sites		Land off Brickyard Lane	16/1024/MFUL 16/2292/VAR, variation and revision of 15/0643									1.74			1.74	Variation and revision of 15/0643 to include 2 agricultural storage buildings total 3201 m2, 2 agricultural machinery workshops for 10 units total 1266 m2 and offices, welfare and parts outlet of 1115 m2. Total floorspace 5582 m2. Signed off by BCO 3.4.2017.
Lympstone	Nutwell Road	Small sites		Home Farm	16/0629/FUL revision of 15/1888/FUL									0.30			0.30	Construction of new industrial unit. (Amendments to approval 15/1888/FUL to construct additional bay and car parking). Additional 710 m2: B1 (a) 350 m2, B1(c), B2, B8: 360 m2.No BCO

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
																		record of start on site. Not rated at April 2017. Same site area as 15/1888/FUL so no new site area recorded.
Rockbeare	Rockbeare Hill Quarry	Small Sites		Rockbeare Hill Quarry	16/1464/MFUL										0.161		0.16	Replacement of existing manufacturing building with new factory building for precast concrete manufacturing (Use Class B2-General Industry). This is part of a large site for mineral extraction (Aggregate Industries). Additional B2 use of 1610 m2. Application site area is 3.65 ha but area for extension only is recorded. Not rated as of 18.4.2017. Building notice received but no record of start on site.

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Branscombe	Bulstone Springs Farm	Small Sites		Bulstone Springs Farm	16/0649/COU										0		0.00	Change of use of part agricultural building to poultry processing and dispatch facility (B2). Already B1, part change to B2, no change in floor area.
Ottery St Mary	Gosford Road	Small Sites		Otter Nurseries	16/0980/MFUL										1.28		1.28	Construction of 2 storage buildings. Total site area 20.20 ha, B8 is 3667 m2. Net site area measured on map is 1.28 ha. Not rated yet; no BCO record
Payhembury	Manor Farm	Small Sites		Manor Farm	15/2774/FUL										0.08		0.08	Demolition of existing barn and construction of office building (B1 use class). B1 (a) 170 m2; Measured on map as 08 ha. No record of completion or rating.
Yarcombe	Stopgate Farm	Small Sites		Stopgate Farm Yarcombe Honiton EX14 9NB	16/2544/FUL				0.01						0.01		0.01	Change of use of the southern end 2 bays of the agricultural workshop to steel fabrication workshop (retrospective). Change to B2 use of 120 m2
Exmouth	Exeter Road	Small Sites		R/Of 129 & 131 Exeter Road	16/2733/COU				0.01						0.009		0.01	Change of use from Residential garages to B8 (storage).

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)				(hectares)			
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Awliscombe	Kains Park	Small Sites		Kains Park Farm	16/2551/F UL										0.08		0.08	Expansion of existing storage and distribution site including revisions to permission 07/1903/COU to allow storage of caravans, boats, trailers, machinery and vehicles ; caravan wash bay; 25 storage containers for self-store use. Current use not considered employment land use, but permission for storage containers included - site area of approximately 800 m2. Containers amount to approximately 300 m2
Cranbrook	Long Orchard	Small Sites		7 Long Orchard	16/1701/F UL										0.020		0.02	Temporary change of use of existing dwelling (Use Class C3) to start-up business facility (Use Class B1) for a period of 3 years. Site area 218 m2, 128 m2 of B1 use. Not rated for business use as at April 2017.

Site Details and References							Completed permission (hectares)				Planning Permission Granted (hectares)					(hectares)		
Town or Location	Employment Site Name	Site No.	Plot No.	Site or Plot or Building Name	Key Planning Application Refs	Local Plan Policy if Allocated	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Under construction	Lapsed, or outline pre-2014	Outstanding from 2014-15	2015 - 2016	2016 - 2017	Allocation at 31.3.17	Totals	Notes
Weston	Hamlet Cottages	Small Sites		Land At Rear Of 1 Hamlet Cottages Weston	16/0831/FUL													Relocation of existing workshop/office/storage building and compound including formation of new vehicular access and extension to existing access drive. Net additional floorspace 34 m2 - site too small to record.
Exmouth	Victoria Road	Small Sites		The Grapevine 2 Victoria Road	16/1098/COU													Change of use of garage/store to micro-brewery (class B2). 36 m2 - too small to record
Colyton	King Street	Small Sites		St John Hall	16/2729/COU													Change of use from ambulance garage to Class B8 use - site measures approx. 34 m2, too small to record
Totals							4.19	1.85	5.90	5.43	22.82	13.65	4.20	9.65	29.81	127.31	192.09	

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	

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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	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	
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.

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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	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
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.

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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 builder's 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).

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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
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).

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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	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.
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	

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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	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.
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.

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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	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.
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

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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	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
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 driver's 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.

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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.
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.

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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	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	
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	

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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	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	
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	

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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	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	
2015-16	Goonvean Fibres Ottery Moor Lane	14/2300/MFUL	1071	0.11	3.8.2015			1071		1071	
2015-16	Unit 1 Flightway Dunkeswell Business Park	14/0384/FUL	140	0.01	Assumed 2015-6		140			140	
2015-16	Unit 7 Alliance court, Heathpark Industrial Estate	15/1788	102	0.01	20.01.2016		102			102	
2015-16	F W S Carter And Sons Unit 56	13/1941/RES	3860	0.39	1.4.2015	500		3610		4032	
2015-16	Unit 31 Greendale Business Park (DHL)	15/0287/FUL	6315	0.63	retrospective, rated from 16.1.2017			570		570	
2015-16	Unit 38C Greendale Business Park Woodbury Salterton	15/0288/MFUL	1568	0.16	rated from 5.5.2015			1568		1568	
2015-16	Land between Hill Barton Industrial Estate and A3052 Clyst St Mary	12/2753/MRES / 15/1952 Var	7000	0.70	23.6.2015	415	1400	2000		3815	
2015-16	Hill Barton Business Park Mushroom Road Hill Barton Business Park Clyst St Mary	14/0951/FUL	920	0.09	27.11.2015			180		180	

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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
2015-16	Unit 2 Jacks Way Hill Barton Business Park (extension - storage compound))	14/2650/FUL	4000	0.40	2015-16			4000		4000	
2015-16	ITT Industries, Unit 16, Wecroft Avenue, Millwey Rise	13/0854/MFUL	5000	0.50	9.7.2014, record 2015-16	2600				2600	
2015-16	10, Hogsbrook Units, Woodbury Salterton	15/0481	264	0.03	NDR 1.7.2015				264	264	
2015-16	Unit 6, Colyton Business Park Wheelers Yard Colyton	14/1998/FUL	576	0.06	NDR 1.7.2015	57		200		257	
2015-16	DPD UK, Spitfire Avenue, Skypark, Clyst Honiton, Exeter EX5 2FR	14/0197/MFUL	17700	1.77	NDR 21.10.2015			5632.9		5633	
2015-16	Science Park Centre, 6 Babbage Way	12/1427/MRES	6500	0.65	2015 - 16	2,125				2,125	
2015-16	Fair Oak Close, 4, Airport Business Park EX5 2UL	14/0551/FUL	499	0.05	2015-16			356		356	
2015-16	Unit 6 Silverdown Office Park	15/1092/COU	192.4	0.02		192.4				192.4	
2015-16	Axehayes Farm Clyst St Mary	14/0409/FUL and 15/1978/VAR	1300	0.13	completed 2015 - 16	367.5				367.5	
2015-16	Colliton Barton	15/2546/FUL				113		283		396	

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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
2015-16	Environment Agency Clyst Honiton Exeter EX5 2LL	14/2775/FUL	250	0.03	24.7.15			175		175	
2015-16	Bottom barn, Broadhembury, Honiton EX14 3LN	15/0745/FUL	1100	0.11	21.1.2016	58	400			458	
2015-16	The Old Reading Room, Axminster Road, Musbury EX13 8AZ	15/2645/COU	62	0.01	completed 2010	62.4				62.4	
2015-16	Robson House, Chapel Street, Honiton EX14 1EU	16/0225/COU	150	0.02	1.3.2016	150				150	
Totals	2015-16		58570	5.86		6,640	2,042	19,646	264	28,592	
2016-17	Riverside Way Harbour Road	16/0017/FUL	400	0.040	15.12.2016			400		400	
2016-17	Unit 58 Greendale Business Park Woodbury Salterton Exeter EX5 1EW	14/0265/RES	4600	0.46	18.04.2016						
2016-17	Unit 21, Greendale Business Park. FWS Carter and Sons	16/1874/FUL	1000	0.10	2016-17	300		416		716	
2016-17	Compound 60, Greendale business Park	16/1212/FUL	3900	0.39	2016-17						

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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
2016-17	Unit 4, Jack's Way, Hill Barton Business Park	14/3039, following 12/2597/MOUT and 09/0282/MOUT	10000	1.00	6.6.2016	476	5753			6242	
2016-17	Land north of Liverton Business Park	09/2533/MOUT 15/1227 / MRES	2000.0	0.20	2016 -17	200	200	500		900	
2016-17	11 - 23 Hogsbrook units	16/1786/FUL	10000	1.00	2016-17	1105	615	2340		4060	
2016-17	Met Office computer centre		21400	2.14	23.11.2016	2,782				2,787	
2016-17	Dotton Business Units , Dotton Farm, Sidmouth	16/0539/FUL					150			150	
2016-17	Land West Of Gate Cottage (Chadacres) Hawkchurch	14/2045/CPL	150	0.02		150				150	
2016-17	Blamphane Sawmill, Gittisham	15/2370/FUL	180	0.02			180			180	
2016-17	Stopgate Farm , Yarcombe, Honiton	16/2544/FUL					120			120	
2016-17	Garages To Rear Of 129 & 131 Exeter Road	16/2733/COU						90		90	
Totals	2016-17		53630	5.36		5,018	7,018	3,746		15,782	

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.									

2015-2016									
Unit 26 Woodbury Business Park	15/2056/COU	712				712	712		Change of use to D2 (assembly and leisure)
The Workshop, Toadpit Lane, West Hill	16/0133/PDP	480			0	480	480	0	Change of use to C3 (dwelling)
Total		1192			0	1192	1192	0	
2016-2017									
Old Weighbridge House, Woodmead Road Axminster	16/2881/COU	200					190		Change of use to A3 (restaurant)
Total		200			0		190	0	

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 non-domestic rated floor space had been empty since closure of the buildings in 2003.

Appendix 5 – Non Domestic Rated Properties

Appendix 5 provides more information on non-domestic rated units within the main employment sites, at 31.3.2017. Some categories have been combined, for example for 'workshop' locations which accounts for a higher figure than that referred to in section 8. Only the main categories, with the largest number of units have been detailed below.

<u>Workshop locations</u>			<u>Warehouse locations</u>		
	<u>Total</u>	<u>empty</u>		<u>Total</u>	<u>Empty</u>
Heathpark	34	2	Dunkerswell	55	5
Dunkerswell	31	3	Heathpark	43	9
Harbour Rd, Seaton	12		Exeter Airport	36	6
Liverton, Exmouth	10		Hill Barton	12	1
Millwey, Axminster	10		Greendale	9	1
Exeter Airport	9	2	Ottery Moor Lane	9	5
Dart, Ebford	9	1	Finnimore, Ottery	8	1
Victoria, Exmouth	8		Dinan Way, Exmouth	5	
Harepath, Seaton	8		Collaton Raleigh	5	
Budleigh Salterton	7	1	Aylesbeare	4	1
Colyton Park	7		Pound Lane, exmouth	3	
Dinan Way	6		Broadclyst	2	
Mill Park	6		Liverton, Exmouth	1	
Manstone Lane	5		Dart, Ebford	1	1
East Devon Park	5		Odhams, Ebford	1	
Pound Lane	4	1	Farringdon	1	
Pankhurst Estate	4		Mill Park	1	
Odhams, Ebford	3	1	Woodbury	1	
Old Sawmills	3		Manstone, Sidmouth	1	
Waldrons Farm	2		Wilmington	1	1
Alexandria Rd	2		Millwey Axminster	1	
Station Road	2		Harepath Seaton	1	
Finnimore, Ottery	2		Totals	201	31
Talewater	3				
Honiton	2	1	Retail Warehouse		
Salterton Road	1		Heathpark	5	
Withycombe	1		Liverton	4	1
Hill Barton	1		Ottery Moor Lane	1	
Greendale	1		Totals	10	1
Hungry Fox	1				
Harbour Rd	1				
	1	1			
Totals	201	13			

Land And Storage Locations

	Total	Empty
Greendale	20	3
Pound Lane, Exmouth	16	
Dart, ebford	6	1
Hill Barton	5	
Finnimore, Ottery	5	4
Heathpark, Honiton	5	
Exeter Airport	4	
Harbour Road, Seaton	4	
Dunkeswell	3	1
Wilmington	3	1
Pankhurst, Exmouth	2	
Woodbury	2	
Ottery Moor Lane	2	
Castle Gate, Axminster	1	1
Harepath Road, Seaton	1	1
Harbour Rd, Seaton	1	1
Totals	80	13

Factory Locations

Dunkeswell	8	
Heathpark	7	
Millwey Axminster	4	
Finnimore, Ottery	3	
Exeter Airport	3	
Pound Lane	3	
Colaton Raleigh	2	
Manstone, Sidmouth	1	
Liverton, Exmouth	1	
Pankhurst, Exmouth	1	1
Dinan Way, Exmouth	1	
Totals	34	1

Storage Premises Locations

	Total	Empty
Dunkeswell	23	2
Heathpark	11	
Exeter Airport	8	
Mill Park	7	1
Dinan Way, Exmouth	5	
Station Road Sidmouth	4	
Woodbury	3	
Alexandria Rd, Sidmouth	2	
Manstone, Sidmouth	2	
Harbour Rd, Seaton	2	
Millwey Axminster	2	
Colyton	2	
Hill Barton	2	1
Talaton	2	
Pound Lane, Exmouth	2	
Mill St, Ottery	1	
Wilmington	1	
Dart, Ebford	1	
Greendale	1	
Farringdon	1	
Pankhurst, Exmouth	1	
Budleigh Salterton	1	
Totals	84	4

<u>Office Locations</u>			<u>Vehicle Repair Locations</u>		
	<u>Total</u>	<u>Empty</u>		<u>Total</u>	<u>Empty</u>
Exeter Airport	13	4	Dunkeswell	4	
Dunkeswell	6	4	Victoria Way, Exmouth	4	
Woodbury	5		Heathpark	3	
Wilmington	4	2	Woodmead, Axminster	2	
Pankhurst, Exmouth	4	4	Wilmington	2	
Pound Lane, Exmouth	3	1	Mill Park	2	2
Odhams, Ebford	2		Farringdon	2	1
Hill Barton	2	1	Pankhurst, Exmouth	1	
Greendale	2		Station Rd Sidmouth	1	
Dinan Way, Exmouth	2	2	Finnimore, Ottery	1	
Harbour Rd, Seaton	1		Exeter Rd, Ottery	1	
Millwey, Axminster	1		Harepath, Seaton	1	
Ottery Moor Lane	1	1	Harbour Rd, Seaton	1	
Heathpark	1		Millwey, Axminster	1	
Aylesbeare	1	1	Ottery Moor Lane	1	1
Liverton, Exmouth	1		Dart, Ebford	1	
Totals	49	20	Hill Barton	1	
			Talewater, Talaton	1	
			Salterton Rd Exmouth	1	
			Pankhurst, Exmouth	1	
			Withycombe Village	1	
			Pound Lane, Exmouth	1	
			Dinan Way, Exmouth	1	
			Totals	35	4
<u>Showroom Locations</u>					
Dinan Way Exmouth	4				
Heathpark	2				
Salterton Rd Exmouth	1				
Liverton, Exmouth	1				
Withycombe	1				
Dart, Ebford	1				
Dunkeswell	1				
Station Yard, Axminster	1				
Harbour Rd, Seaton	1				
Finnimore, Ottery	1				
Totals	14				

Appendix 6 – Summary of Available Plots with Local Plan Allocation

Town or Location	Employment Site Name	Site No	Plot No	Site or Plot or Building Name	Outline Planning reference	site area (ha)	Local Plan Policy
Sidmouth	Alexandria Road	001	1A	Site of former station and factory		0.17	Strategy 26
Sidmouth	Alexandria Road	001	1B	Former Gas Work site		0.25	Strategy 26
Ottery St Mary	Finnimore Industrial Estate	008	8A	Northern vacant Plot		0.71	Strategy 24
Ottery St Mary	Finnimore Industrial Estate	008	8B	Western vacant plot - Land south of Hansford Way		1.20	Strategy 24
Ottery St Mary	Finnimore Industrial Estate	008	8C	Eastern vacant plot		0.35	Strategy 24
Honiton	Heathpark	011	11A	Land at Heathpark, Devonshire Road		1.28	Strategy 23
Honiton	Heathpark	011	11B	Land at Heathpark, Devonshire Road		0.96	Strategy 23
Honiton	Heathpark	011	11D	Land adjacent to railway line Devonshire Road		0.28	Strategy 23
Exmouth	Liverton Phase 2	017	17B	Vacant residual land area with outline planning permission	09/2533/MOUT	4.08	Strategy 22
Clyst St Mary	Inter-Modal Interchange	025	25B	Eastern Part of Site		18.54	Strategy 9, 15
Clyst St Mary	Skypark Business Park	026	26E	Vacant Available Residual Land Areas at Skypark Business Park		23.40	Strategy 9
Exeter Science Park	Exeter Science Park	027	27D	Plot south of Science Park Centre	09/1107/MOUT	0.35	Strategy 9
Exeter Science Park	Exeter Science Park	027	27E	Plot East of Eagle House	09/1107/MOUT	0.45	Strategy 9
Exeter Science Park	Exeter Science Park	027	27J	Plot north and east of Met Office site	09/1107/MOUT	2.03	Strategy 9
Exeter Science Park	Exeter Science Park	027	27K	Plot at/adjoining Sunnymead	09/1107/MOUT	2.63	Strategy 9
Exeter Science Park	Exeter Science Park	027	27L	Plot north of Sunnymead	09/1107/MOUT	2.86	Strategy 9
Exmouth	Land South of Redgate	040	040 A	Land South of Redgate		0.05	Strategy 22

Sidmouth	Sidford Employment Site	041	041 A	Sidford Employment Site		5.93	Strategy 26
Honiton	Land West of Hayne Lane	042	42A	Land West of Hayne Lane		15.00	Strategy 23
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		7.54	Strategy 18
Exmouth	Liverton Phase 3	045	45A	Land East of Liverton Phase 1		2.73	Strategy 22
Tithebarn Green	Tithebarn Green/ Mosshayne	055	55A	Land south of Science Park Road - Local Plan Ref W213	12/1291/ MOUT	1.03	Strategy 9, 13
Tithebarn Green	Tithebarn Green/ Mosshayne	055	55B	Land north of Science Park Road - Local Plan Ref W213	12/1291/ MOUT	3.56	Strategy 9, 13
Clyst St Mary	Winslade Park	051	051	Winslade Park		0.70	Strategy 26B
Cranbrook	Cranbrook	052	W1 44 (A, B and C)	Specific sites/plots not identified		18.40	Strategy 9, 12
Exmouth	Goodmores Farm	053	W1 47	Goodmores Farm	14/0330/ MOUT	3.00	Strategy 22
Pinhoe	Old Park Farm and Pinn Court Farm	054	W2 10 and W1 13	Old Park Farm	10/0641/ MOUT and 12/0130/ MRES	0.58	Strategy 9, 14
Seaton	North of Town - Harepath Road	056	118 B	North of Town - Harepath Road		2.48	Strategy 25
Axminster	Land north and east of town	057	E10 5	Land north and east of town		6.50	Strategy 20