Planning policy

East Devon - Employment Land Review

For the year ending 31 March 2020



September 2020

East Devon – an outstanding place

Contact details

James Coles,
Monitoring Officer - Planning Policy,
East Devon District Council,
Blackdown House,
Border Road,
Heathpark Industrial Estate,
HONITON,
Devon EX14 1EJ

Phone: 01395 571745
Email: jcoles@eastdevon.gov.uk

https://eastdevon.gov.uk/planning/planning-policy/monitoring
planningpolicy@eastdevon.gov.uk

Front cover photo: Millwey Rise Workshops, Axminster

To request this information in an alternative format or language please phone 01395 516551 or email csc@eastdevon.gov.uk

Contents

1 Introduction....1
2 Data used and definitions of employment....2
3 Planning context for this Review....4
4 Employment sites in East Devon....6
5 Employment land development in past years in East Devon....10
6 Employment land availability in East Devon at 31 March 2020....12
7 Business premises at employment sites....14
8 Employment and income levels in East Devon....15

Appendix 1 – Schedule of Employment Sites and Plots....20

Appendix 1A - Western Area - West End Sites....21

27 – Exeter Science Park, J29 of the M5....22

55 – Tithebarn Green / Mosshayne, Junction 29 of the M5 (Mixed Use Allocation)....24

25 – Intermodal Interchange, near Clyst Honiton....25

26 – Skypark, near Clyst Honiton....28

43 – Exeter Airport Business Park (Phase 1)....32

44 – Exeter Airport Business Park (Phase 2)....32

48 – Lodge Trading Estate, near Broadclyst....34

49 – Hungry Fox Estate, near Cranbrook....36

50 – McBains, East of Exeter Airport....38

52 – Cranbrook (Mixed Use Allocation)....40

54 – Old Park Farm / Pinn Court Farm, Pinhoe (Mixed Use Allocation)....41

Appendix 1B - Western Area: A3052 Corridor 42

14 – Hill Barton Business Park, near Farringdon 43

59 – Axehayes Farm, near Clyst St Mary 46

12 – Greendale Business Park, near Woodbury Salterton 48

20 – Mill Park Industrial Estate and Hogsbrook Units, Woodbury Salterton 51

37 – Oilmill Industrial Estate, near Clyst St Mary 54

39 – Waldrons Farm Industrial Estate, near Farringdon 56

22 – Aylesbeare Common Business Park, near Aylesbeare 58

51 – Winslade Park, Clyst St Mary (Mixed Use Allocation) 60

Appendix 1C - Western Area: Exe Estuary 62

4 - Odhams Wharf, near Ebford 63

5 - Darts Business Park, near Ebford 65

46 – Woodbury Business Park, near Woodbury Village 67

47 – Addlepool Business Centre, near Clyst St George 69

Appendix 1D - Central Area 71

11 – Heathpark Industrial Estate, Honiton 72

42 – West of Hayne Lane Employment Site, Honiton 75

3 – Ottery Moor Lane, Honiton 77

7 – East Devon Business Park, near Wilmington 79

8 – Finnimore Industrial Estate, Ottery St Mary 81

6 – Dunkeswell Industrial Site 83

62 – Dunkeswell Airfield 86

31 – Collets Mill, Talewater, Talaton 88

32 – Talewater Works, Talaton....90

61 – Colliton Barton, Broadhembury 92

Appendix 1E - Southern Area – Coastal Towns 94

16 – Liverton Business Park (Phase 1), Exmouth....97

17 – Liverton Business Park (Phase 2), Exmouth....99

45 – Liverton Business Park (Phase 3), Exmouth....101

18 – Dinan Way, Exmouth....103

28 – Dinan Way Trading Estate, Exmouth 105

23 – Pound Lane, Exmouth....107

34 – Victoria Way, Exmouth 109

35 – Pankhurst Industrial Estate, Exmouth 111

40 – South of Redgate, Exmouth 113

29 – Salterton Workshops, Budleigh Salterton....115

53 – Goodmores Farm, Exmouth (Mixed Use Allocation)....117

1 - Alexandria Road Industrial Estate, Sidmouth....118

19 – Manstone Lane, Sidmouth....120

41 – Sidford Employment Site, Sidmouth....122

30 – The Old Sawmills, Colaton Raleigh....124

60 – Dotton Farm, near Newton Poppleford....126

10 – Harbour Road Industrial Estate, Seaton....128

13 – Harepath Industrial Estate, Seaton....130

36 – Colyford Road, Seaton 132

56 – North of Town / Harepath Road, Seaton (Mixed Use Allocation) 134

Appendix 1F – Eastern Area 135

2 - Axminster Carpets, Axminster 136

33 – Former Sawmills, Woodmead Road, Axminster 138

15 – Millwey Rise Business Park, Axminster 140

21 – Coal Yard, Castle Gate, Axminster 143

57 – Land North and East of Town, Axminster (Mixed Use Allocation) 145

58 – Hunthay Farm, West of Axminster 146

24 – Colyton Business Park, Colyton 148

Appendix 2 – Schedule of Sites and Plots: Developed and Available 150

Appendix 3 – Schedule of employment land 'lost' to other uses 305

Appendix 4 – Non-Domestic Rated Properties 309

1 Introduction

1.1 This report provides an assessment of employment land availability at 31 March 2020 in the East Devon district. The work identifies the major employment sites and business parks in the district and within these employment areas it records and identifies:

- plots of land and building floorspace that has been developed in previous years; and
- vacant or undeveloped plots of land that could be suitable for future business development.

1.2 Reference is made to planning permissions that have been implemented and any extant planning permissions on the land as at 31 March 2020.

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 In addition to reporting on land availability this report provides a 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. The report also contains information on wage levels, unemployment rates and employee/job numbers in East Devon.

1.5 This report can be read alongside previous monitoring reports. It should be noted that in this report there have been some minor adjustments made to the boundaries of the some of the employment sites.

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;
- Uniform planning and building control databases;
- Planning application records;
- ArcMap Geographic Information System (GIS);
- Statistics published by the Government Office for National Statistics.

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 more information, see: https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

The Planning Portal advises (noting that this is not a binding or definitive record) that B use classes are:

- *B1 Business – Uses which can be carried out in a residential area without detriment to its amenity. This class is formed of three parts:*
    - *B1(a) Offices - Other than a use within Class A2 (see above);*
    - *B1(b) Research and development of products or processes;*
    - *B1(c) Industrial processes;*
        - n.b. B1 classes became part of the newly established Class E on September 1st 2020, which will be reflected in the next Employment Land Review (2020/21);
- *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.*

2.3 There is, however, also a category called Sui Generis; the Portal advises:

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

Certain uses are specifically excluded from classification by legislation, and therefore become 'sui generis'. These are:

- *Theatres;*
- *Amusement arcades / centres or funfairs;*
- *Launderettes;*
- *Fuel stations;*
- *Hiring, selling and/or displaying motor vehicles;*
- *Taxi businesses;*

- *Scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles;*
- *'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended));*
- *Hostels (providing no significant element of care);*
- *Waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste;*
- *Retail warehouse clubs;*
- *Nightclubs;*
- *Casinos;*
- *Betting offices / shops;*
- *Pay day loan shops.*

Other uses become 'sui generis' where they fall outside the defined limits of any other use class.

2.4 Although this report is primarily concerned with B 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. An example of Sui Generis use recorded in this schedule are 'trade counters' which frequently serve businesses, selling goods to trades people in such sectors as the building industry. Trade counters are frequently found on business parks and would frequently be considered to be compatible with business park use.

2.5 In terms of development occurring, and permissions granted, this work has primarily drawn on categorisations of employment as set out in planning application, though in some cases a judgment 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. Vacant plots are identified on the basis of being specifically allocated for B uses or expectation that such uses would be the most appropriate use of the land.

2.6 It should be noted that many sites/buildings that provide jobs do not fall into a B use class classification. In fact most people do not work in jobs that are based in buildings or on land that in planning terms falls into a B use class categorisation. Whilst acknowledging their importance this report does not report on jobs and sectors that are or could be looked upon as 'non-B use class' – 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 M^2) or greater in size; and/or
- Buildings that are 50 M^2 floor space or greater in size.

3 Planning context for this Review

National Planning Policy Framework (NPPF)

3.1 Government planning policy exists in the form of the NPPF, see: https://www.gov.uk/government/publications/national-planning-policy-framework--2

3.2 The latest NPPF was published in February 2019 (updated June 2019) which superseded the version updated in July 2018. It identifies that the purpose of the planning system is to contribute to the achievement of sustainable development with three interdependent overarching objectives: economic, social and environmental.

3.3 The Framework identifies at paragraph 80 that:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."

3.4 At paragraph 82 the NPPF advises:
"Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations."

Employment policy in the East Devon Local Plan

3.5 The East Devon Local Plan (see: http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031) covers the period of 2013 to 2031 and was adopted on 28 January 2016. It sets out policy for future development in East Devon, including for employment uses. It should be noted that although the Local Plan was adopted within the context of the old NPPF it is considered to be compatible with Government policy of the new NPPF.

3.6 The East Devon Local Plan sets out four key objectives (in the table that follows paragraph 4.1, subject matter number 1) in respect of 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.

3.7 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.

3.8 Proposals for growth will provide flexibility in terms of potential sites that can come forward, including large strategic investment opportunities as well as smaller business provision and new jobs at major mixed use residential development sites.

3.9 In the monitoring section of the Local Plan, Chapter 20, the point made in the Economic section is particularly relevant; it advises that key indicators for monitoring are:

- Amount of land (defined by completed SqM gross floor space) developed for employment by type;
- Average income levels; and
- Amount of employment land lost to residential development.

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. For the purposes of this report the term employment site is typically used to refer to a larger area of land, typically self-contained, that contains a range of separate businesses and or plots of land. So, for example, Heathpark in Honiton is referred to as an employment site and within it there are a large number of businesses and also there are various plots of land that are currently undeveloped and which offer scope for future development.

4.2 The location of the main sites, either existing or allocated in the Local Plan, are shown on the map in this section of this report. Appendix 1 includes maps that show each identified site in detail, along with a commentary about that site. The reference numbers on the maps in Appendix 1 refer to plots of land that have been developed in previous years, or that were under construction at 31 March 2020 or which are available for development in the future (see the schedule in Appendix 2 for more details). Sites 51 to 54, 56 and 57 are mixed use allocations, within which specific plots for employment use are not identified.

4.3 In this assessment work 'available' is used in respect of the physical ability and likely suitability (in planning application consideration terms) of a plot of land to accommodate future development. This work, in respect of land availability, does not take into account the aspirations or expectations of the landowner or such issues as whether a vacant plot of land is being marketed or promoted for development or prospective site users have been identified.

4.4 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 or could be in the future). Sites are typically only shown or commented on where they are known and comply with one or more of the following:

a) They cover an area of at least 0.1 hectares (1,000 m^2 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 or occupants.

4.5 Sites occupied by a single business or organisation are typically not specifically reported on in this assessment.

4.6 The plans in Appendix 1 specifically 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/or 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 any proposal for development, specifically planning applications, will be

assessed against planning policy. Identification of sites in this report does not give or infer any weight or status in respect of determination of planning applications.

Location map of employment sites in East Devon

No	Employment Site	No	Employment Site	No	Employment Site
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 1), Exmouth	36	Colyford Road, Seaton	57	Land north and east of town, Axminster
17	Liverton Business Park (Phase 2), 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	62	Dunkeswell Airfield

It should be noted that in earlier employment monitoring work there were sites numbered 9 and 38; however, these sites now have a non-employment use and have been dropped from records but the numbers 9 and 38 have not been re-used to avoid confusion.


N
CULLOMPTON
OTTERY ST MARY
HONITON
CHARD
COLYTON
SEATON
LYME REGIS
SIDMOUTH
TOPSHAM
EXMOUTH
Legend
Extent of employment site
East Devon District Council boundary
0 1.25 2.5 5 7.5 10
Kilometers
© Crown copyright and database rights 2018 Ordnance Survey 100023746
eastdevon.gov.uk

5 Employment land development in past years in East Devon

5.1 Past employment completion records, on a year by year basis, are recorded in Appendix 2 for the years 2013/14 (the start of the Local Plan) through to 2019/20. Actual site records for the years before 2013/14 are not shown but data has been drawn from previous monitoring reports. It should be noted that Appendix 2 also shows details of vacant sites and plots of land that are suitable for development and the site references included in Appendix 2 cross reference to the maps in Appendix 1.

5.2 Tabled below is information from 2007/08 through to 2019/20 for net additional floorspace built for B1, B2, B8 and recorded Sui Generis uses.

Completion Year	Net additional floorspace built in m^2				
	B1 uses	B2 uses	B8 uses	Sui Generis uses	Total
2007-08	1,947	1,200	42	353	3,542
2008-09	3,630	50	3,300	1,295	8,275
2009-10	485	6,502	778	0	7,765
2010-11	1,038	2,348	7,442	-229	10,599
2011-12	2,326	1,574	4,648	6,163	14,711
2012-13	1,088	4,602	-1,733	170	4,127
2013-14	2,179	2,443	1,810	1,858	8,290
2014-15	1,531	685	1,496	2,019	5,731
2015-16	6,640	2,042	19,646	264	28,592
2016-17	3,021	8,218	3,678	0	14,917
2017-18	12,550	3,489	73,355	0	89,394
2018-19	11,547	123	6,524	142	18,336
2019-20	750	5,806	110,392	26	116,974
Totals	**48,732**	**39,082**	**231,378**	**12,061**	**331,253**
Annual Average	**3,749**	**3,006**	**17,798**	**928**	**25,481**

5.3 The above table shows that over the 13 years from 2007/08 to 2019/20 a total of 331,253m^2 of floorspace was developed for employment generating uses, this averages out at 25,481m^2 per year.

5.4 The net additional floorspace figures give a picture of year-on-year development levels and variations, albeit they are for building floorspace and will not, therefore, capture information on outdoor spaces that generate employment jobs.

5.5 A small number of schemes can have limited or nil building floorspace but large plot areas with the plot itself being integral to the operation of a business; vehicle depots and outdoor storage facilities can fall into this bracket. It should be noted that where a new use in one Use Class replaces a use in an alternative Use Class (for example, a change of use of a building from say a B1 use to B2 use) a loss of floorspace for the 'lost use' is recorded and this informs calculations.

Other floorspace 'lost' to Non-Employment Uses

5.6 Appendix 3 provides information on land and buildings 'lost' to non-employment uses. The loss of employment land occurs when a site or plot of land or building that was formerly in employment use, a B Use Class use, is developed or redeveloped for a non B Use Class use.

5.7 Records in this monitoring report suggest that comparatively limited land has been lost to non-employment uses in recent years. Refinement of monitoring systems are likely to be needed, however, as the expectation is that not all data is being accurately captured.

6 Employment land availability in East Devon at 31 March 2020

6.1 The maps in Appendix 1 and data in Appendix 2 to this report, shows vacant plots available to accommodate development as at 31 March 2020. Summary data of land availability is shown in the table below. It should be noted that, in the table, sites are recorded in one row only (the first applicable row in descending order) so, for example, some sites might have planning permission as well as being an allocation, in this case they would feature in the planning permission data and this avoids the potential for double-counting.

Source of Supply	Hectares
Under Construction at 31 March 2020	2.6
With Planning Permission at 31 March 2020 but development not started	42.86
Land Allocation or otherwise identified as available at 31 March 2020	64.16
Total	**109.62**

6.2 In total, at 31 March 2020, the table shows that there was a recorded level of 109.62 hectares of 'available' land, with over half of this being in the form of Local Plan allocations that did not have an extant planning permission.

6.3 It is relevant to make a specific note in respect of the Intermodal Interchange, near 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.

6.4 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 with 20.3 hectares remaining;
b) Science Park provision of 8.12 hectares of land remaining;
c) Tithebarn and Mosshayne, south of Science Park with 4.59 hectares;
d) Exeter Airport Business Park extension (a/k/a Phase 2) with 7.54 hectares; and
e) Policy provision at Cranbrook for 18.4 hectares of employment land.

6.5 These sites provide a total in excess of 58.95 hectares of land and are mainly within the designated Enterprise Zone area which covers – Exeter Science Park, Skypark, Cranbrook Town Centre and the extension to Exeter Airport Business Park. A large part of the land at the Intermodal site has been taken up by the Lidl Distribution Centre and online retailer Amazon.

6.6 Outside of the West End, across the rest of East Devon, levels of provision are lower with examples of substantial available land areas at:

a) Land west of Hayne Lane at Honiton with 15 hectares of land;
b) Policy provision north and east of Axminster for 6.5 hectares of employment land; and
c) Liverton, Exmouth (4.55 hectares).

6.7 Provision in other towns is more modest in scale.

6.8 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.

6.9 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 land at Hayne Lane in Honiton, which does not have site infrastructure in place and this will occupy a sizeable amount of land.

7 Business premises at employment sites

7.1 The degree to which properties are in occupation and the types of activities undertaken give an overview of the general nature and success or appeal of differing employment sites across the District. Assessment has been undertaken of the Employment Sites 1 to 62 listed in Appendix 1.

7.2 Those numbered 51 to 62 are recent additions 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.

7.3 Assessment also draws on Non-Domestic Rate (NDR) records and shows the properties that are occupied and in use and those that are vacant.

7.4 Appendix 4 gives a breakdown of Non-Domestic Rated property uses. To simplify matters, this reports has utilised just 8 categories: Factory, Office, Retail, Showroom, Storage (including Land where counted), Vehicle Repair, Workshop (excluding Vehicle Repair) and Unknown/Other. There seems to be a large increase in the number of properties in the final category due to lack of data in the 'Description' field on the Council's GIS system. Where a property could be included in more than one category, a judgment call has been made on which usage applies the most.

7.5 After Unknown/Other, the most common usage are Workshop (17.60%), followed by Warehouse (17.34%) and Storage (13.99%). A total of 10.04% of properties were classed as empty.

8 Employment and income levels in East Devon

8.1 The East Devon Local Plan advises that income levels in East Devon will be monitored though for a more complete record employment information is also included in this section of this report. Data reported in this section of this report is primarily drawn from Nomis, mostly from the page accessed through this link.
https://www.nomisweb.co.uk/reports/lmp/la/1946157358/report.aspx

8.2 On the Nomis website it is advised that:

> *"Nomis is a service provided by the Office for National Statistics, ONS, to give you free access to the most detailed and up-to-date UK labour market statistics from official sources."*

8.3 In summary, it is reported that East Devon is characterised by comparatively low wages but also by comparatively low unemployment rates. There has been an increase in recent years in the number of jobs in East Devon though there is a pattern of net out-migration of East Devon residents to jobs outside of the District. The 2011 census – see: https://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462159 – showed 12,500 people travelling into the District for jobs, but a higher number, 18,405 East Devon residents, travelled out of the District for jobs (most of these, 11,430, were to Exeter).

Wage levels of East Devon residents

8.4 The Nomis web site (at August 2020) shows earnings by place of residence based on the 365 local authority areas in Great Britain. The local authority areas being lower tier District, City or Borough councils in two tier areas and unitary authorities in single tier areas. The Nomis web site advises:

> *"**Earnings by Residence***
>
> *"The figures show the median earnings in pounds for employees living in the area who are on adults' rates of pay and whose pay was not affected by absence.*
>
> *"Figures for earnings come from the Annual Survey of Hours and Earnings (ASHE). The ASHE is based on a 1 per cent sample of employees, information on whose earnings and hours is obtained from employers. The survey does not cover self-employed. Information relates to a pay period in April.*
>
> *"The earnings information collected relates to gross pay before tax, national insurance or other deductions, and excludes payments in kind. It is restricted to earnings relating to the survey pay period and so excludes payments of*

arrears from another period made during the survey period; any payments due as a result of a pay settlement but not yet paid at the time of the survey will also be excluded."

8.5 The median level is the point in any range at which half the values are higher than that point and half the values are lower. The data does not, therefore, directly inform on the extremes of distribution; it would not, for example, identify if there were specific concentrations of people on very high or very low wages, nor for that matter does it tell you about the equality of spread of earnings. However, it does present a qualified overview of earning levels. The table below, for the (old) Devon authorities, shows the weekly pay and the comparative ranking, measured against 364 other authorities in Great Britain – the ranking is based on 1st being the lowest wages and 365th the highest).

Local Authority	Gross Weekly Pay (full time workers)	National Rank
North Devon	£483.00	13th
Torridge	£491.30	17th
Torbay	£505.10	42nd
West Devon	£505.30	43rd
Plymouth	£505.40	44th
Teignbridge	£520.60	72nd
South Hams	£541.70	107th
Mid Devon	£545.10	115th
East Devon	**£550.00**	**129th**
Exeter	£570.60	171st

Source: Nomis (2019) – see: *https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/asher_compared/report.aspx*

8.6 The above table shows all Devon authorities in the bottom half of wage levels but East Devon now has the 129th lowest pay figure (a change from the 50th lowest in the previous monitoring period) with the median gross weekly pay for a full-time worker up from £486.30 to £550). But even Exeter, which is often portrayed as a comparatively wealthy city, falls in the lower 50% for pay. The South West median wage level was £551.40 and the UK median figure, taken as a whole, was £584.90. Looking on a national basis the highest recorded wages level are dominated by London and South-East local authorities. The lower wage level authority areas are far more geographically spread and include both urban and rural areas.

Unemployment levels in East Devon

8.7 Unemployment rates in East Devon (despite comparative low wage levels) are low and this is true for all rural Devon authorities and Exeter. Plymouth and Torbay have noticeably higher

unemployment rates. Unemployment rates are derived from dividing people that are unemployed by those that are economically active (the economically active comprises of the sum of those with jobs plus the unemployed). Nomis advise that unemployment:

> *"Refers to people without a job who were available to start work in the two weeks following their interview and who had either looked for work in the four weeks prior to interview or were waiting to start a job they had already obtained."*

8.8 The table below sets out unemployment rates by (old) Devon local authority areas and ranks these, lowest to highest, against records for 364 local authorities in Great Britain (the Isles of Scilly and City of London are excluded from the count).

Local Authority	Numbers Unemployed	Percentage Unemployed	National Rank
South Hams	1,000	2.4%	Joint 42nd
North Devon	1,200	2.5%	Joint 55th
West Devon	600	2.6%	Joint 64th
East Devon	1,700	2.6%	Joint 64th
Mid Devon	1,200	2.8%	Joint 92nd
Torridge	1,100	2.9%	Joint 108th
Teignbridge	2,000	3.0%	Joint 126th
Exeter	2,500	3.2%	Joint 151st
Torbay	2,800	4.6%	Joint 296th
Plymouth	6,400	4.8%	Joint 305th

Source: Nomis (Apr 2019 to Mar 2020) – see: *https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/ea_compared/report.aspx*

8.9 The table shows that East Devon, at 2.6%, has the joint third lowest unemployment rate of all Devon authorities (down from the lowest in 2018-2019). The South West, overall, has a rate of 3.2% and Great Britain 3.9%. It is notable that the lowest unemployment rates in Great Britain are predominantly found in rural areas and the highest rates in urban areas and cities.

8.10 It should be noted, however, that the unemployment rate is not a the definitive measure of unemployment; some people (in the 16 to 64 age range) are in a position of not being in work but they do not qualify as unemployed in official Government statistics. The Nomis web site (see: https://www.nomisweb.co.uk/reports/lmp/la/1946157358/report.aspx) reports on there being 13,500 economically inactive East Devon residents – these are people that are neither in employment or counted as unemployed and, of this total, the Nomis website records 10,100 persons under the category of 'does not want a job' (Apr 2019 to Mar 2020).

Jobs Based in East Devon

8.11 This section of the report provides background information on job numbers and employment statistics relevant to East Devon.

8.12 The Business Register and Employment Survey (BRES) is produced by the Office for National Statistics (ONS) which is an executive office of the UK Statistics Authority, a non-ministerial department which reports directly to the UK Parliament. The ONS advises:

> *"The Business Register and Employment Survey (BRES) is the official source of employee and employment estimates by detailed geography and industry."*

8.13 Drawing from information from the ONS website it is advised that BRES is a survey of approximately 80,000 business across the whole of Great Britain. It is, therefore, a sample of businesses and on their web site ORS advises: *"… BRES is able to produce good quality estimates for detailed breakdowns by industry and geography".*

8.14 Summarised in this report is information on the number of jobs that are located in East Devon. The employment data in BRES is a measure of the number of employees (people who work for organisations) added to the number of working owners (for example, sole proprietors and partners). Employee jobs are allocated to the area in which the businesses completing the survey questionnaire say the employee works. Therefore, geographic estimates are on a workplace basis and do not reflect where the person lives.

8.15 As with any statistical information, including noting that results are survey based, there can be anomalies and statistical errors present in the data. It is also relevant to note that there will be other assessments, undertaken by other organisations, which assess and estimate the numbers of jobs located within defined geographical areas. BRES data is, however, free to access and it is official ONS data and is widely used. The data sets a can be found via this web site: https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/bres_time_series/report.aspx

Year	East Devon (employee jobs)	South West (employee jobs)	Great Britain (employee jobs)
2015	45,000	2,366,000	28,565,000
2016	45,000	2,398,000	29,045,000
2017	44,000	2,415,000	29,368,000
2018	48,000	2,447,000	29,583,000

Source: BRES, see: https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/bres_time_series/report.aspx *Note: figures exclude farm agriculture employee numbers.*

8.16 What can be clearly seen is that the reported job numbers located in East Devon vary from year to year and over short time periods can show very marked changes. For example, a decrease of 1,000 jobs (down 2.22%) from 2016 to 2017, and an increase of 4,000 jobs (up 9.09%) from 2017 to 2018. The data shows that over the four years from 2015 to 2018 job numbers were at their highest in the most recent survey year, 2018.

8.17 ONS data shows that the number of jobs in East Devon is some way lower than the resident population in employment (65,900 – Apr 2019 to Mar 2020). There is a net out-commuting movement of residents out of East Devon to jobs outside of the District with most of the commuting being to jobs in Exeter.

Appendix 1 – Schedule of Employment Sites and Plots

Appendix 1 contains plans of the main employment sites 1-62 with details of ownership where known, a description of the site, a summary of planning activity during current Local Plan period, details of vacant land, 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.

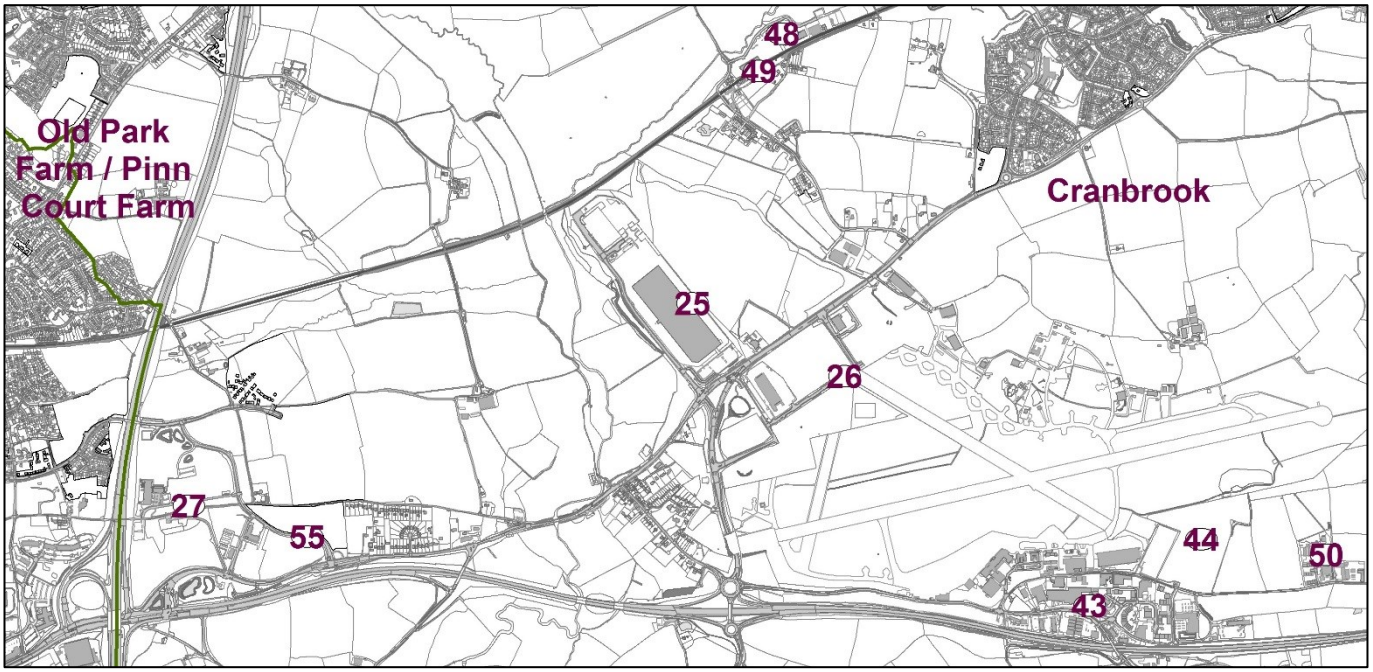
Employment sites
The main employment sites are outlined in purple.

Vacant available plots
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.

Appendix 1A - Western Area: West End Sites

The East Devon Local Plan specifically identifies an area of the District which is termed the West End. This part of East Devon falls close to the city of Exeter and is identified for strategic scale growth and development.

Strategy 9 of the Local Plan establishes that certain specified strategic sites fall at, indeed they define, the West End. This section of the appendix is specifically concerned with these West End sites, however on account of proximity to the large strategic sites three smaller areas that are not strictly speaking in Local Plan terms at the West End are also included in this element of the assessment (Lodge Trading Estate, Hungry Fox and McBains).



Included in this section are: Site 25 – Intermodal Interchange; Site 26 – Skypark; Site 27 – Exeter Science Park; Sites 43 & 44 – Exeter Airport Business Park; Site 48 – Lodge Trading Estate; Site 49 – Hungry Fox Estate; Site 50 McBains; Site 55 – Tithebarn Green / Mosshayne; and the employment areas at Cranbrook and Old Park Farm / Pinn Court Farm where specific plots are yet to be determined.

27 – Exeter Science Park, 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
See also Appendix 2 – Plots 27A to 27M.

Completions
During the last 6 years, Plots 27A and 27B/C 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.

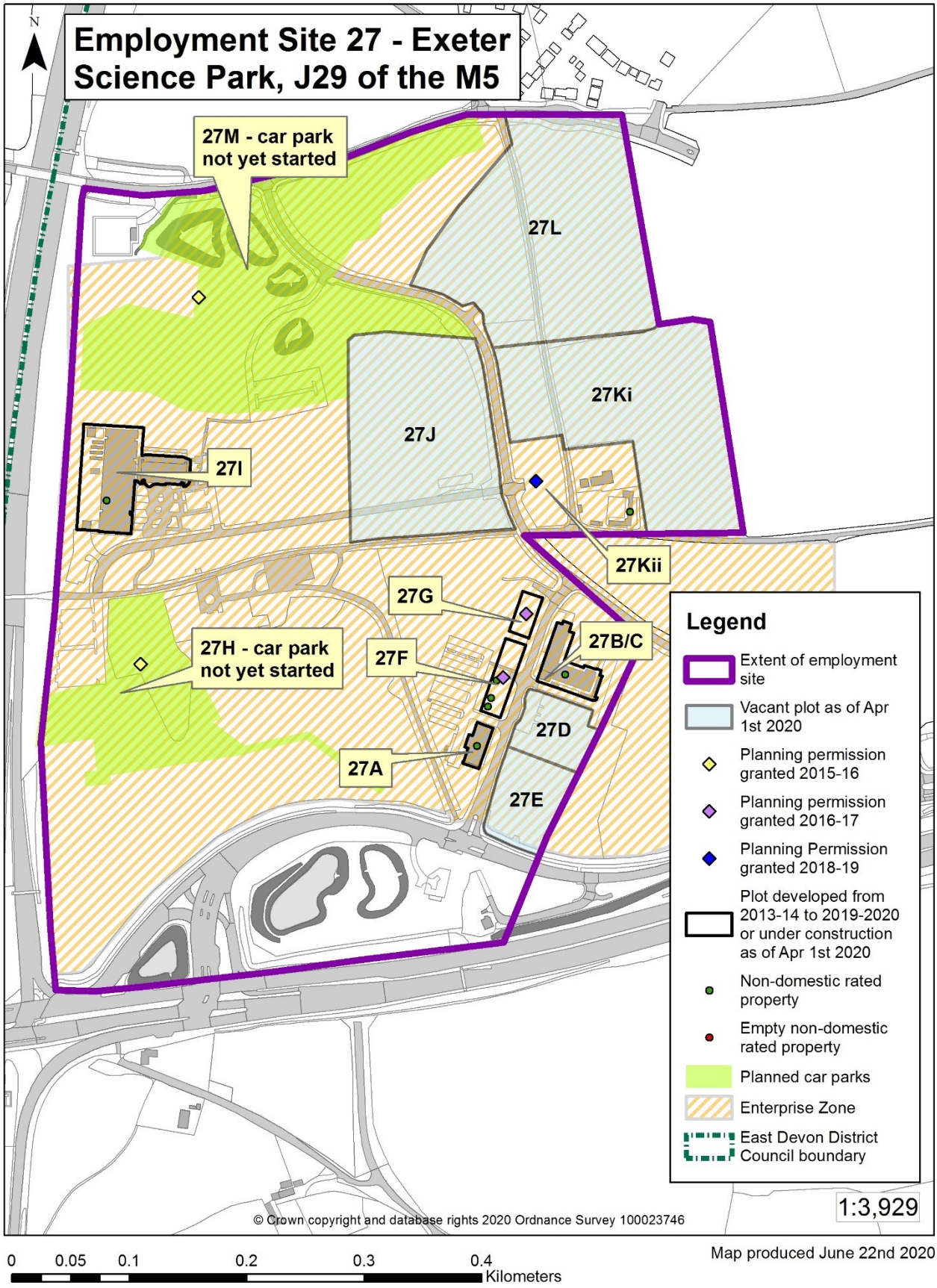
During 2018-19, 'Grow on Buildings' for research and development at plots 27F and 27G were also completed.

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 (not yet started) and 27M (not yet started) respectively; plot 27Kii was granted Reserved Matters permission in July 2018 for a new three-storey engineering research and development building.

Vacant Land
Plots D, E, J, Ki and L are vacant with no recent planning permissions.

Vacant land is 8.12 hectares in total.

Non-Domestic Rated Properties
Buildings at plots 27A, 27B/C, 27F, 27G and 27I are rated for non-domestic use. There were 48 units, mainly offices, rated as 'non domestic' within the employment site at 31.3.2020 (including 6 that were empty).


Employment Site 27 - Exeter Science Park, J29 of the M5
N
27M - car park not yet started
27L
27Ki
27J
27I
27Kii
27G
27B/C
27H - car park not yet started
27F
27D
27A
27E
Legend
Extent of employment site
Vacant plot as of Apr 1st 2020
Planning permission granted 2015-16
Planning permission granted 2016-17
Planning Permission granted 2018-19
Plot developed from 2013-14 to 2019-2020 or under construction as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
Planned car parks
Enterprise Zone
East Devon District Council boundary
1:3,929
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0 0.05 0.1 0.2 0.3 0.4
Kilometers
Map produced June 22nd 2020

55 – Tithebarn Green / Mosshayne, Junction 29 of the M5 (Mixed Use Allocation)

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

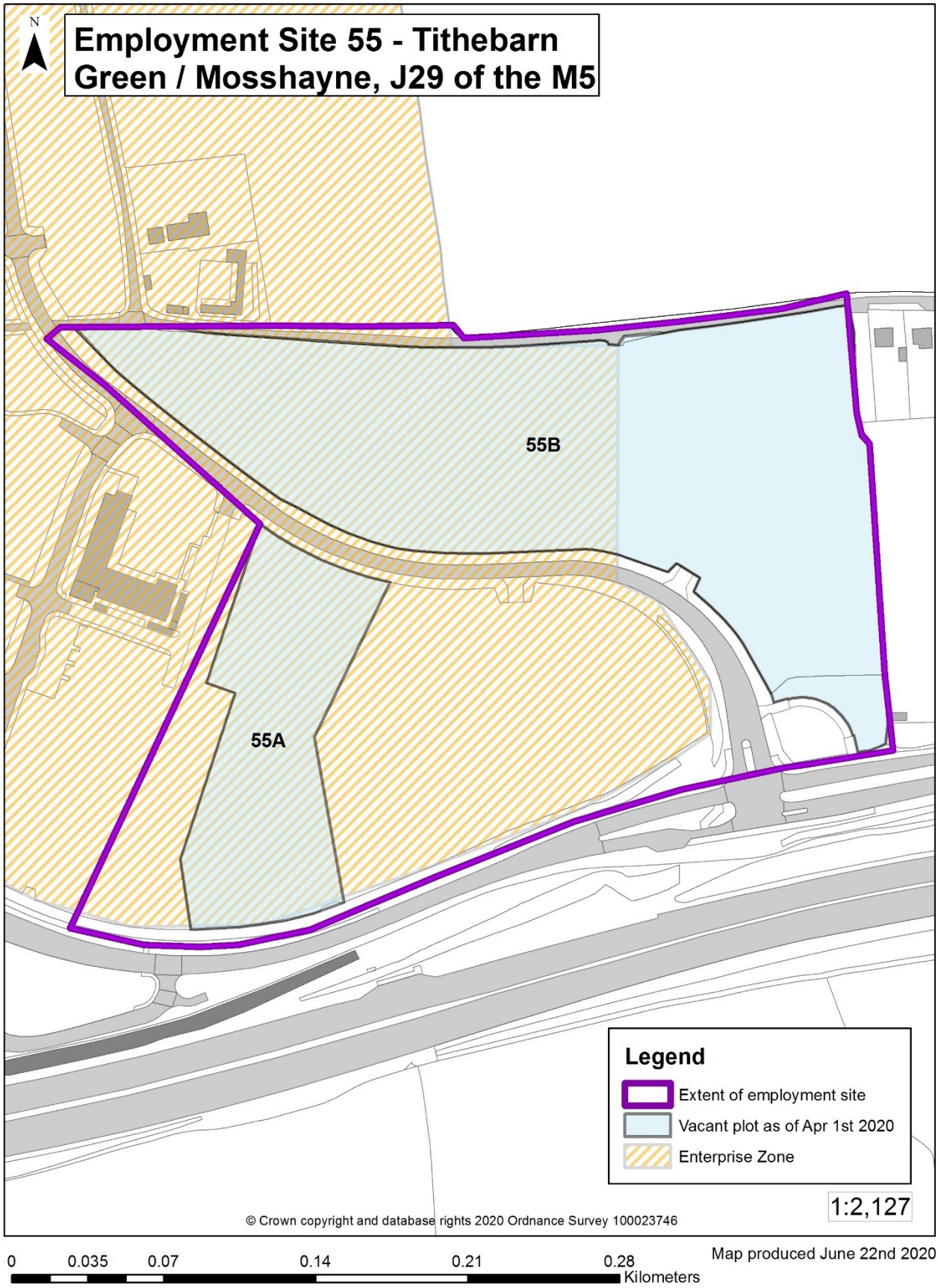
Description
The employment land at Tithebarn Green / Mosshayne lies to the south east of Exeter Science Park. Outline permission exists for two plot areas extending to 4.59 hectares in total, which are shown on the plans below.

The site is part of an Enterprise Zone.

Summary of Planning Activity
See also Appendix 2 – Plots 55A and 55B.

Vacant Land
Plots 55A and 55B were granted permissions for mixed used developments prior to 2014; both sites are currently vacant.

Site Constraints
There are residential proposals to the east of the site.


N
Employment Site 55 - Tithebarn Green / Mosshayne, J29 of the M5
55B
55A
Legend
Extent of employment site
Vacant plot as of Apr 1st 2020
Enterprise Zone
1:2,127
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0
0.035
0.07
0.14
0.21
0.28
Kilometers
Map produced June 22nd 2020

25 – Intermodal Interchange, 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 three 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 plans 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.

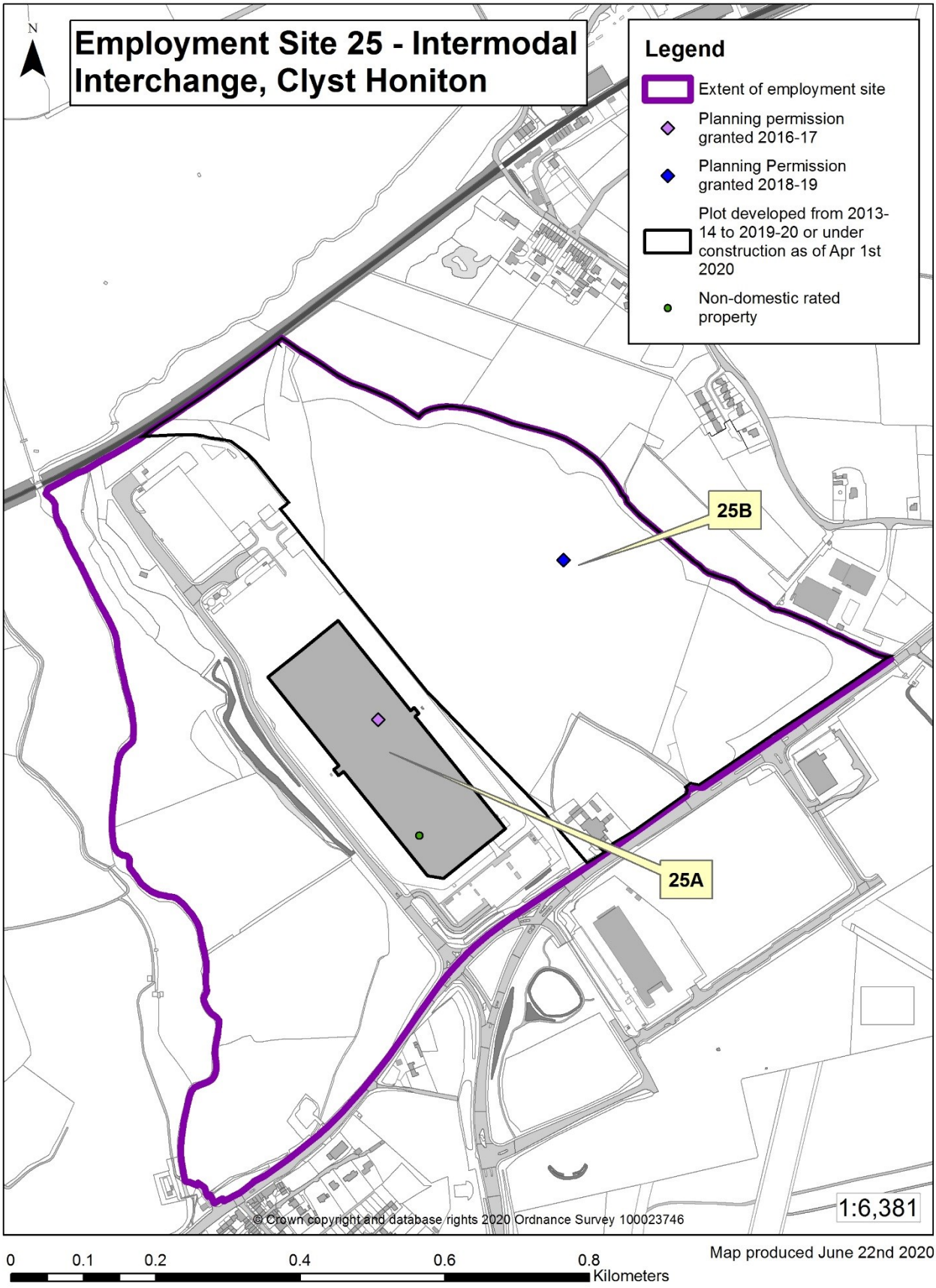
Summary of Planning Activity
See also Appendix 2 – Plots 25A and 25B.

Completions
Plot 25A – the Lidl Intermodal Freight facility is now in use.

Approvals
Plot 25B – permission was granted (reserved matters) for 110,000 m^2 of warehousing for online retailer Amazon, which includes space for a distribution facility, in November 2018.

There is no remaining available land at this site.

Non-Domestic Rated Properties
The Lidl facility was the only non-domestic rated building on site at 31.3.2020, but the Amazon distribution area was belatedly added to the GIS system in August 2020 with an effective date of 28.10.19 (it is not featured in the illustration below but is included in the figures for this year's report).


Employment Site 25 - Intermodal Interchange, Clyst Honiton
N
Legend
Extent of employment site
Planning permission granted 2016-17
Planning Permission granted 2018-19
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
25B
25A
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:6,381
0 0.1 0.2 0.4 0.6 0.8
Kilometers
Map produced June 22nd 2020

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 three 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 plans 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 26I.

Completions
Permissions granted for plots 26A (SW Ambulance NHS Foundation Trust), 26B (DPD Ltd), 26Ci (Skypark Energy Centre) and – in 2018/19 – 26D (Arc Homes South West) are completed.

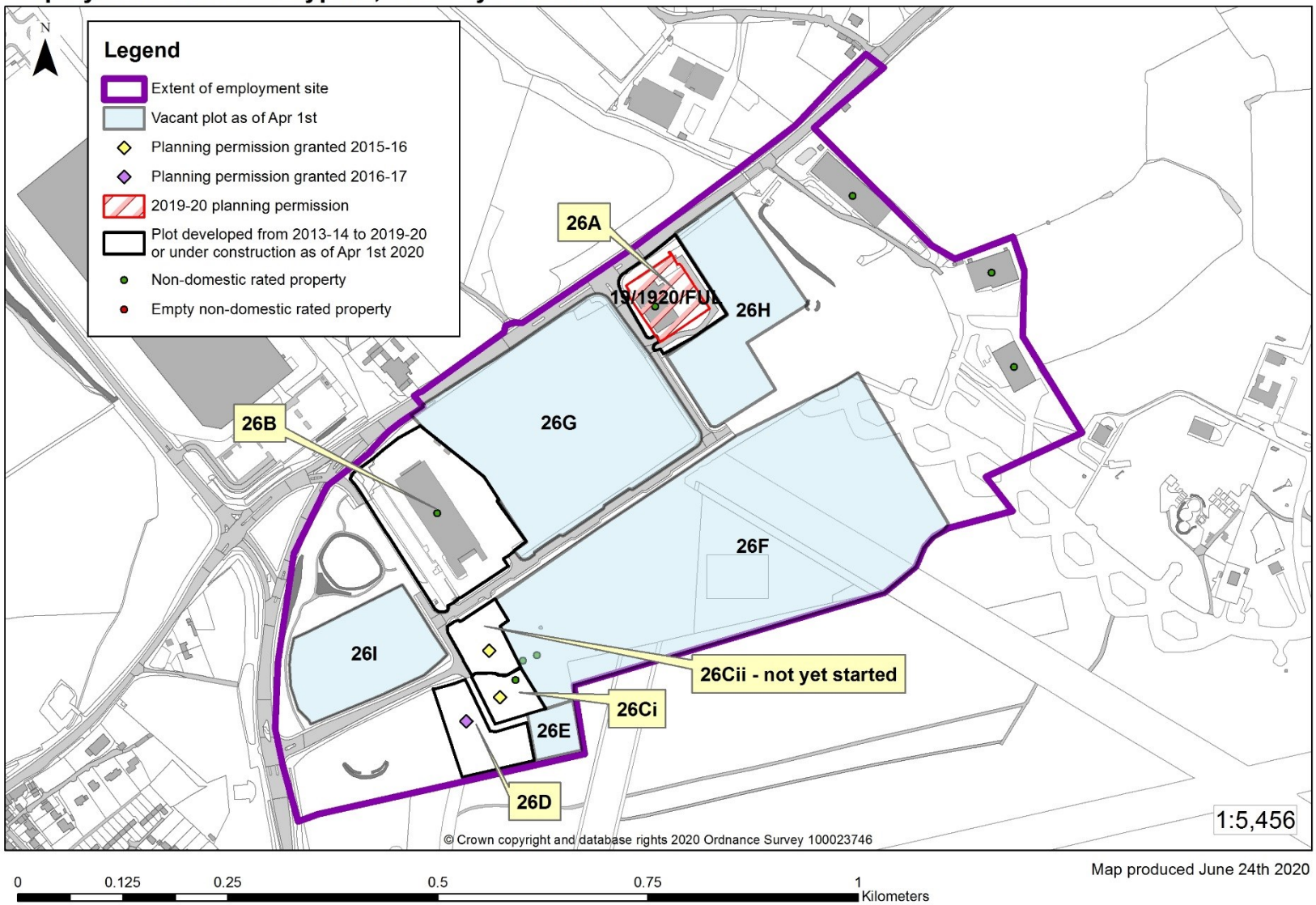
Approvals
Plot 26Cii – In 2015-16 approval was given for two office blocks (this is the second of those permissions); yet to be started at 31.3.2019.

Vacant Land
The remaining available land amounts to 20.3 hectares.

Non-Domestic Rated Properties
There are nine buildings rated for non-domestic use, one of which was classed as empty at 31.3.2020. Two of the buildings are understood to be long standing airport related premises.

New for 2019/20
A permission (19/1920/FUL) was granted on 18.10.2019 concerning plot 26A (SW Ambulance NHS Foundation Trust) for the demolition/conversion of a two storey training building and erection of single storey extension to provide toilet and shower facilities, creation of offices on first floor mezzanine, and installation of external staircase. See also Appendix 2.

Employment Site 26 - Skypark, near Clyst Honiton



43 – Exeter Airport Business Park (Phase 1)

Ownership
Exeter Airport Business Park is in multiple ownership.

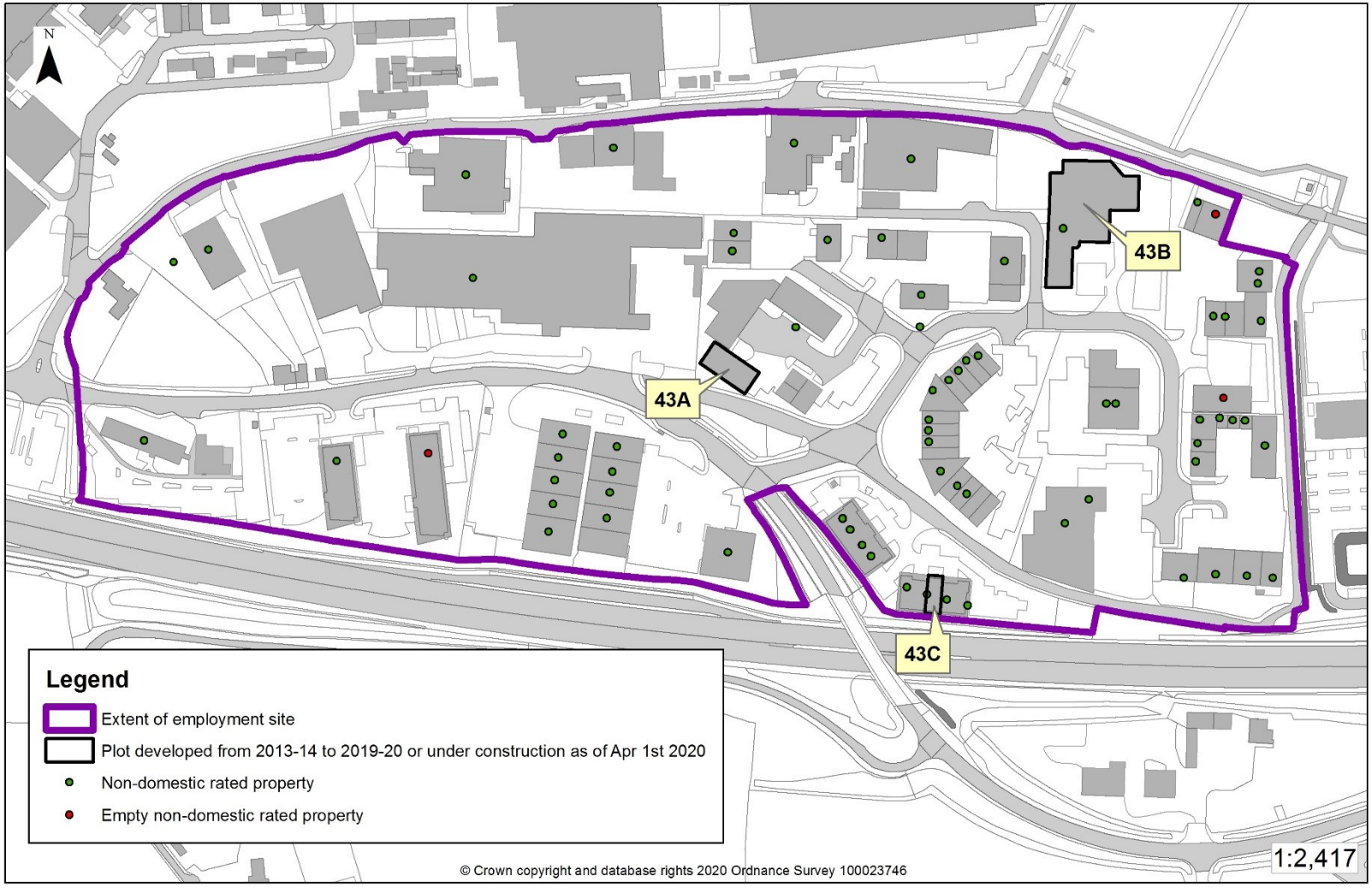
Description
The business park lies to the south of and immediately adjacent to Exeter Airport terminal and other key airport buildings. The site is located on the B3184 and comprises of a mixture of late 20th and 21st century offices and buildings. The site covers an area of 13.1 hectares and is shown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

Summary of Planning Activity
See also Appendix 2 – Plots 43A to 43C.

Completions
Plots 43A (storage for Carling Technologies), 43B (production area extension for Goodrich UK Ltd) and 43C (COU from medical D1 to office B1) have been completed.

Non-Domestic Rated Properties
There were a total of 78 buildings rated for non-domestic use, of which five were classed as empty at 31.3.2020.

Employment Site 43 - Exeter Airport Business Park (Phase 1)



Map produced June 22nd 2020

44 – Exeter Airport Business Park (Phase 2)

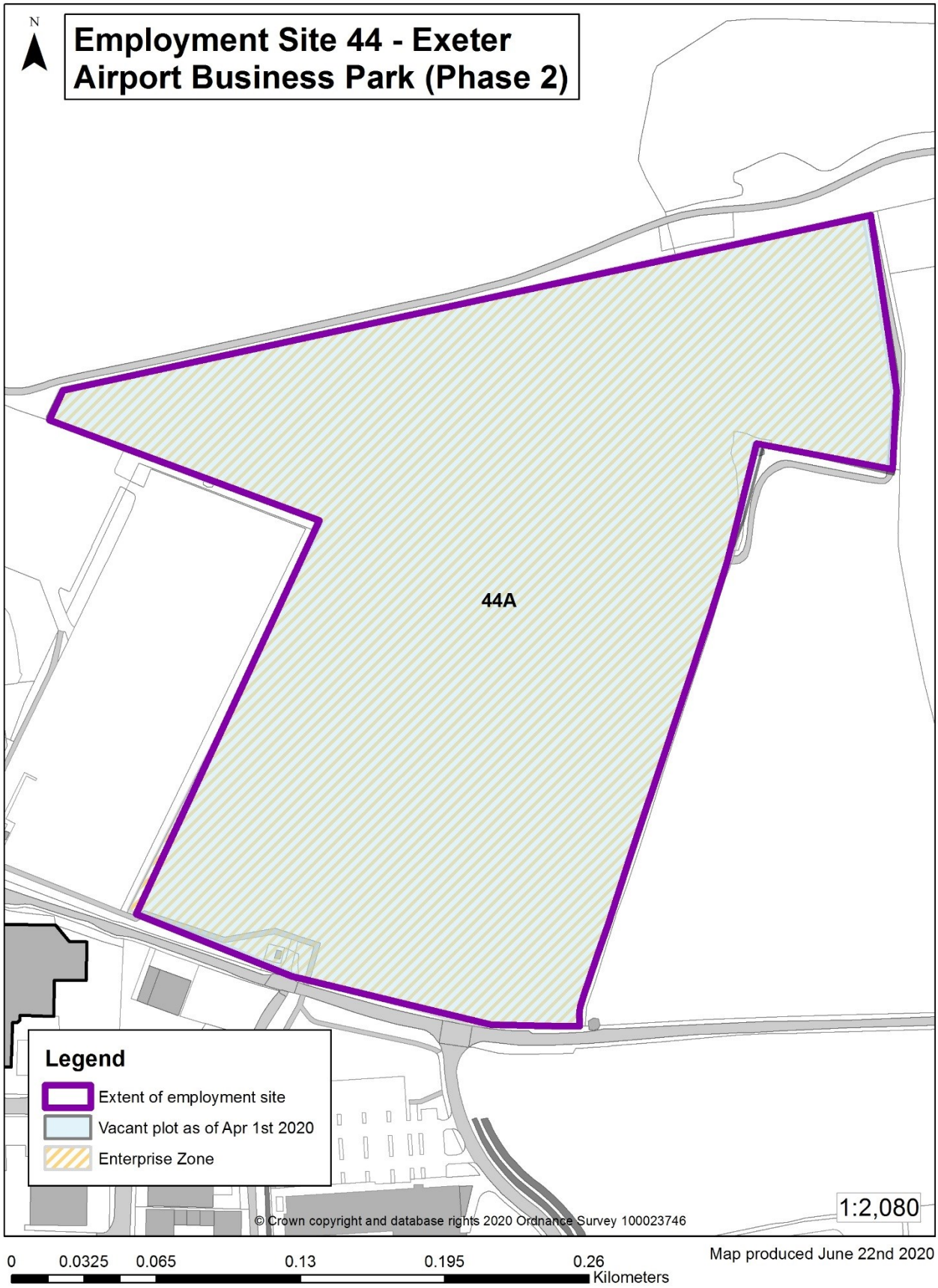
Ownership
The site is in private ownership.

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 plans below.

Summary of Planning Activity
See also Appendix 2 – Plot 44A.

Vacant Land
Plot 44A is allocated in the Local Plan (with no extant permission).

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


N
Employment Site 44 - Exeter Airport Business Park (Phase 2)
44A
Legend
Extent of employment site
Vacant plot as of Apr 1st 2020
Enterprise Zone
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:2,080
0
0.0325
0.065
0.13
0.195
0.26
Kilometers
Map produced June 22nd 2020

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 London Waterloo railway line. The site has been a mixed-use light industrial park for some 40 years and is accessed via Station Road. The latter road has a 7.5 tonne vehicle restriction and site access is on the outside of a bend in the road.

The boundary of the site has been expanded for the 2018/19 review to include a permission (see Approvals) for the former site of a Co-op supermarket / Peacocks clothing outlet to be used by Heaver Bros (road haulage and self-storage), granted in September 2018.

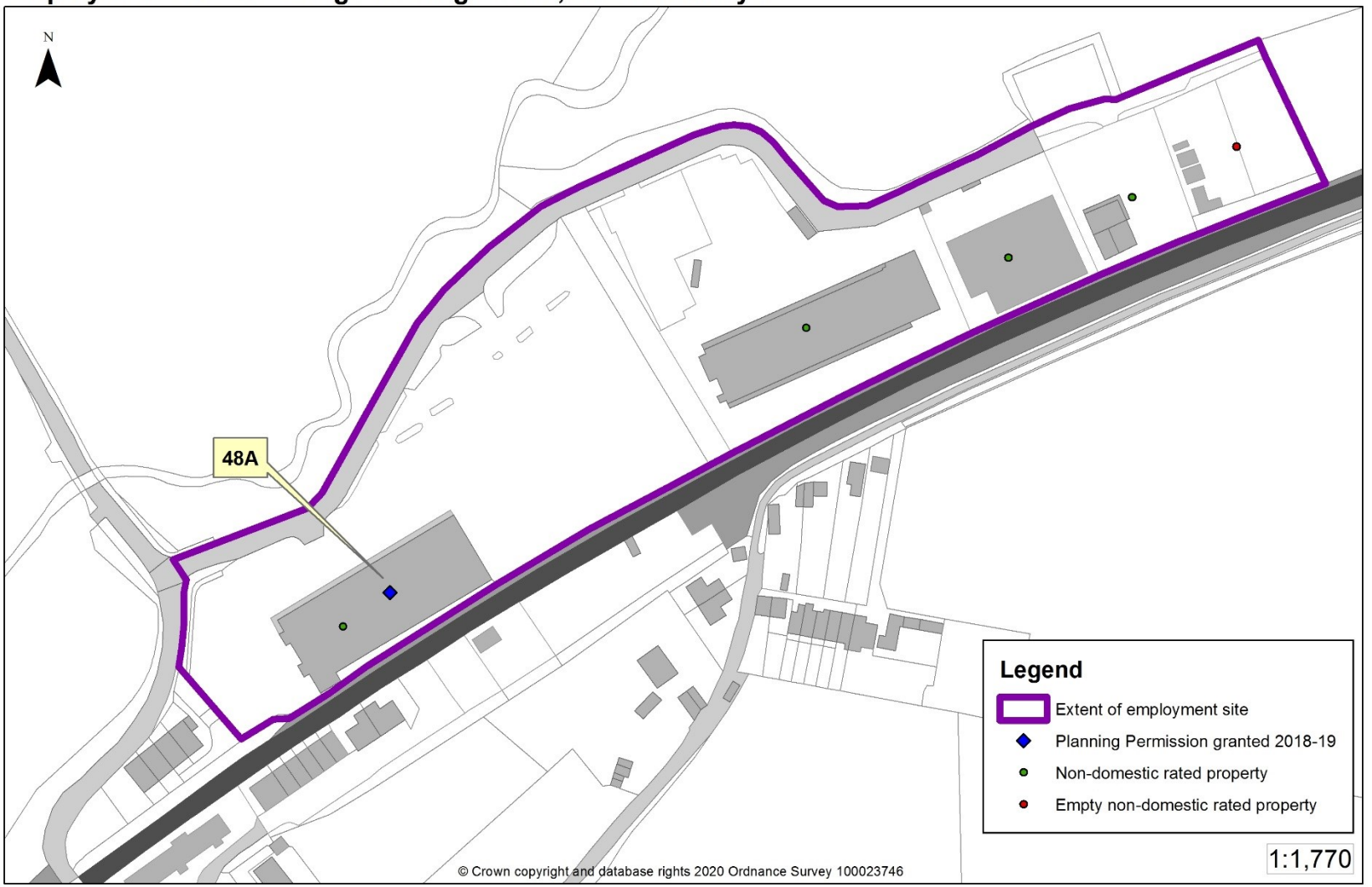
Summary of Planning Activity
See also Appendix 2 – Plot 48A.

Approvals
Change of use from A1 (retail) to B1 (offices), B2 (general industry) and B8 (storage and distribution) – 18/1666/COU (Plot 48A).

Non-Domestic Rated Properties
There are five non-domestic rated properties, one of was empty at 31.3.2020; these are used by Heaver Bros, TNT Express (parcel delivery), Stockshop Country (agricultural supplies), a ‘Meet and Greet’ for Exeter Airport car parking and land used for self-storage containers.

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

Employment Site 48 - Lodge Trading Estate, near Broadclyst



49 – Hungry Fox Estate, near Cranbrook

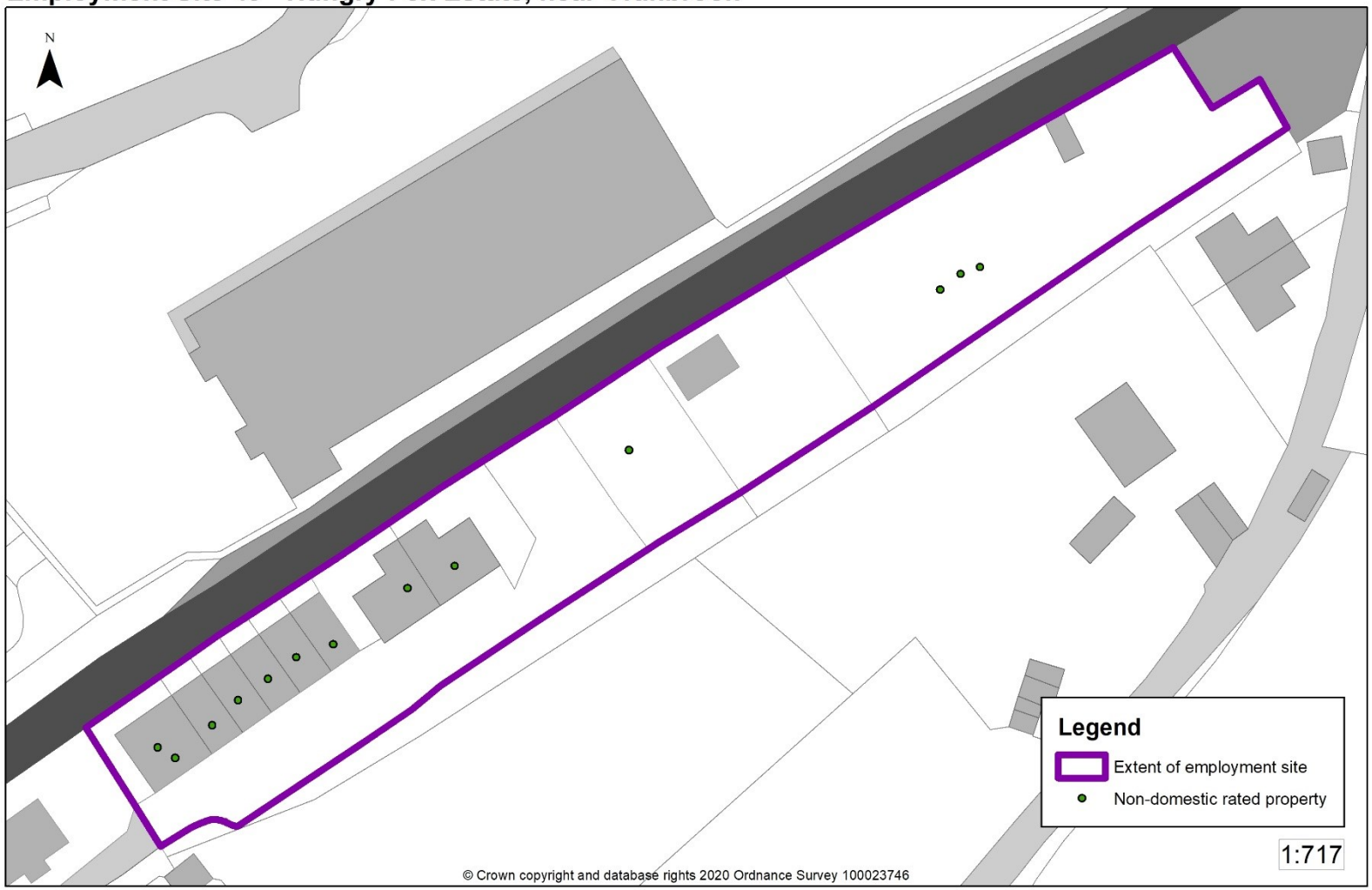
Ownership
The ownership of the Hungry Fox estate is not known.

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 London Waterloo 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 plans 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 classed as empty at 31.3.2020. Eight of the units have a storage use, with two offices and one workshop among the remaining units.

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

Employment Site 49 - Hungry Fox Estate, near Cranbrook



50 – McBains, East of Exeter Airport

Ownership
The site is owned by McBains of Exeter.

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

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

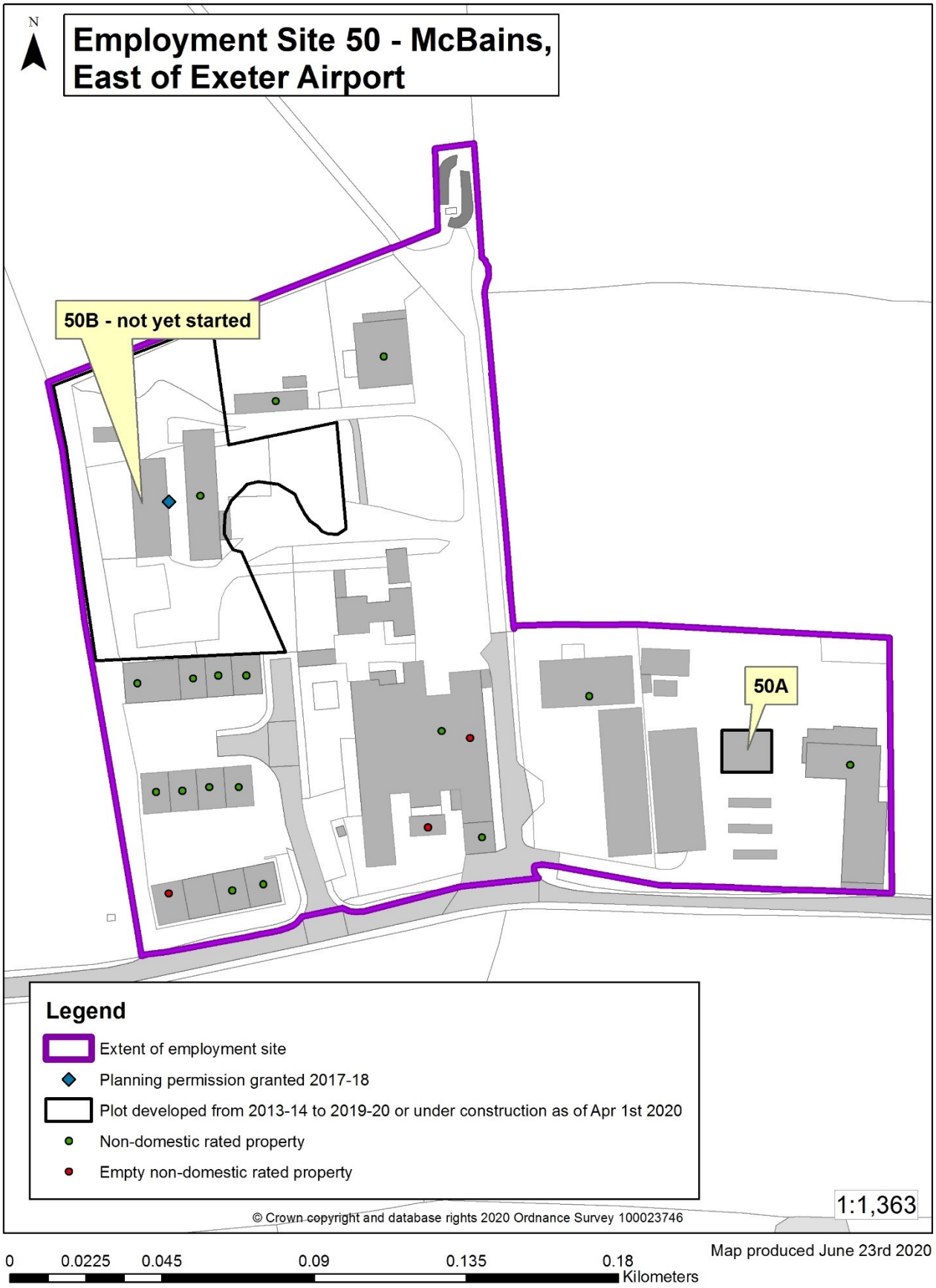
Summary of Planning Activity
See also Appendix 2 – Plots 50A to 50B.

Completions
Plot 50A (storage unit for the Environment Agency) has now been completed.

Approvals
Plot 50B – Construction of a new industrial unit yet to start at 31.3.2020.

Non-Domestic Rated Properties
There are 20 non-domestic rated units, of which three were classed as empty at 31.3.2020. The majority of units are used for warehousing.

Site Constraints
Access is via a long lane.


N
Employment Site 50 - McBains, East of Exeter Airport
50B - not yet started
50A
Legend
Extent of employment site
Planning permission granted 2017-18
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
1:1,363
© Crown copyright and database rights 2020 Ordnance Survey 100023746
Map produced June 23rd 2020
0 0.0225 0.045 0.09 0.135 0.18
Kilometers

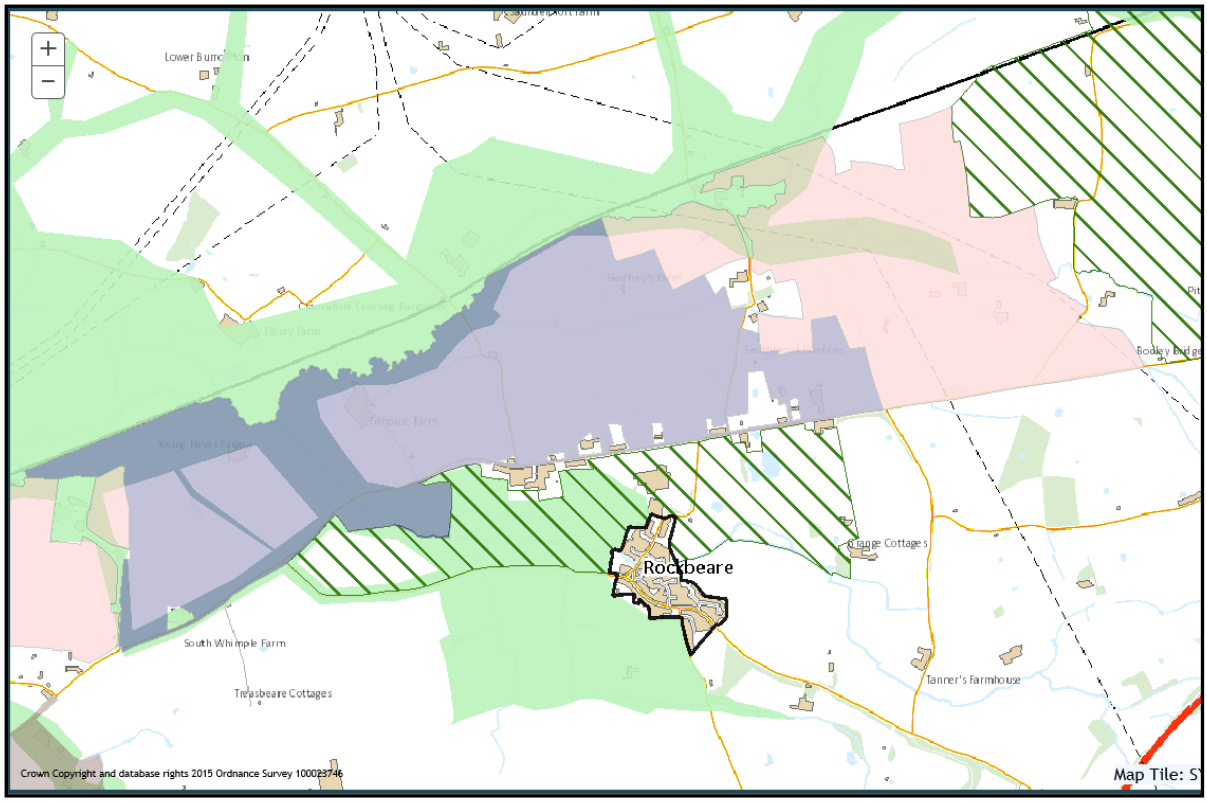
52 – Cranbrook (Mixed Use Allocation)

Ownership
Land at Cranbrook is in multiple ownership.

Description
Cranbrook is a new town being developed around four 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 below identifies the extent of the overall East Devon Local Plan land allocated currently at Cranbrook (pink, blue and mauve areas). The employment land provision is within Cranbrook but specific sites or locations are not currently allocated.

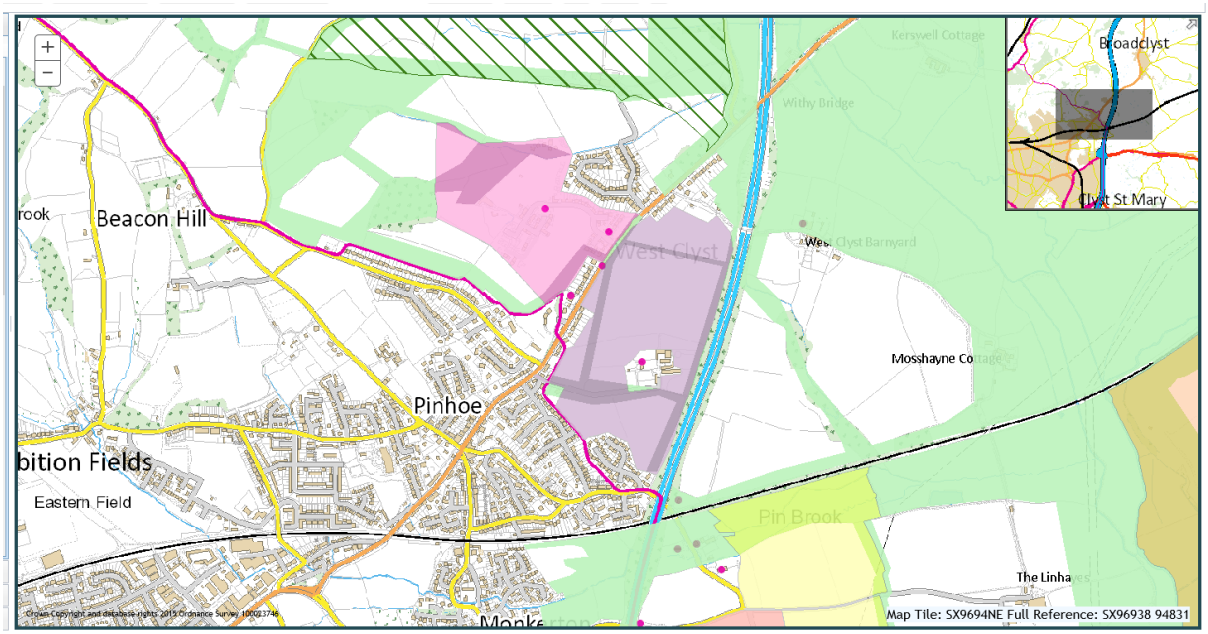


54 – Old Park Farm / Pinn Court Farm, Pinhoe (Mixed Use Allocation)

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

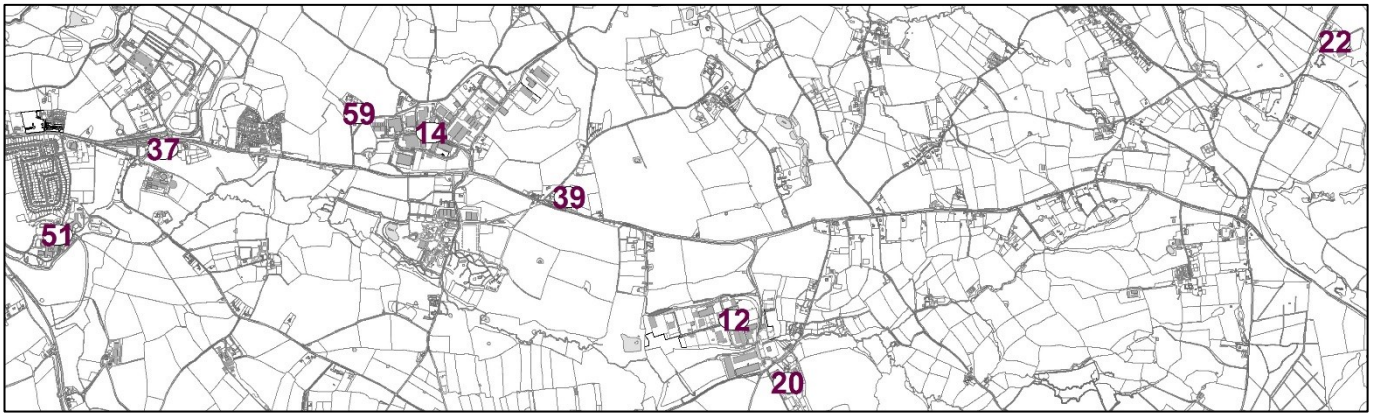
Description
Old Park Farm and Pinn Court Farm lie on the north-eastern edge of Exeter but within East Devon district. Local Plan policy provides for mixed use development including new housing and three hectares of employment land. However planning permissions at these sites (mauve and purple areas)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

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



Appendix 1B - Western Area: A3052 Corridor

This part of the appendix features sites along the A3052 Corridor – in and around Farringdon, Clyst St Mary, Woodbury Salterton and Aylesbeare.



Included in this section are: Site 12 – Greendale Business Park; Site 14 – Hill Barton Business Park; Site 20 – Mill Park Industrial Estate / Hogsbrook Units; Site 22 – Aylesbeare Common Business Park; Site 37 – Oilmill Industrial Estate; Site 39 – Waldrons Farm Industrial Estate; Site 51 – Winslade Park; and Site 59 – Axehayes Farm.

14 – Hill Barton Business Park, near Farringdon

Ownership
The site is in multi-ownership but with A.E. 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 four kilometres (2.5 miles) to the east of the M5 motorway (Junction 30). The site is shown on the plans 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 maps.

Summary of Planning Activity
See also Appendix 2 – Plots 14A to 14H.

Completions
There have been nine completions during the last five years – Plots 14Ai (8 factory units), 14Aii (factory unit extension), 14B (new unit), 14C (warehouse and office), 14D (offices and storage), 14E (vehicle storage and temporary workshop), 14F (vehicle storage extension), 14G (waste transfer building and offices) and 14H (COU from storage and distribution to servicing and MOT).

Non-Domestic Rated Properties
There are 52 non-domestic rated units, six of which were empty at 31.3.2020. There are a mix of uses on the site with 13 being used for warehousing.

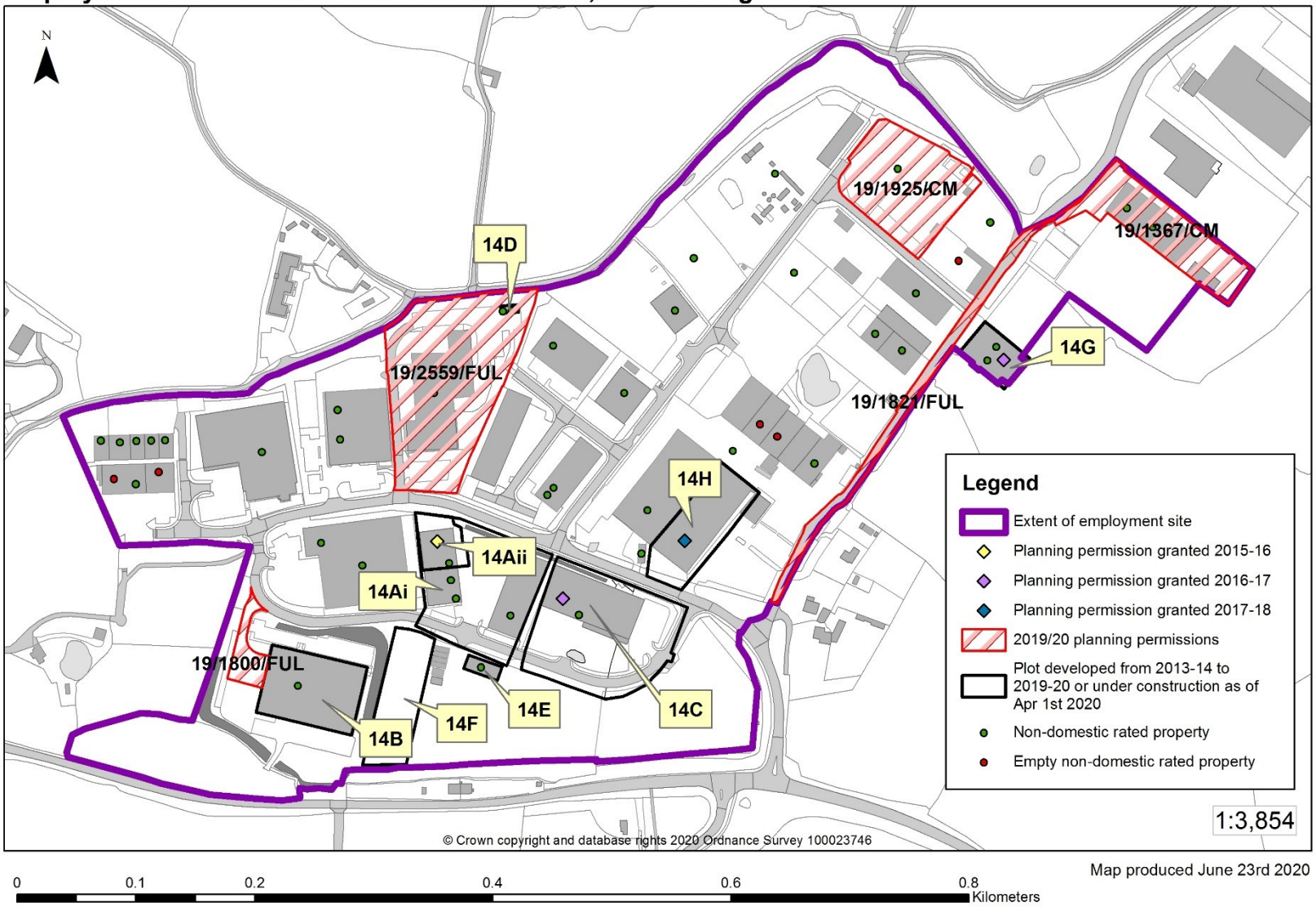
Site Constraints
There is a flood zone to the north and south of the site.

New for 2019/20

A permission (19/1800/FUL) was granted on 07.10.2019 for the erection of an industrial building ancillary to the existing operations at Still Materials Handling Ltd and another (19/1821/FUL) on 15.10.2019 for the change of use of land from CHP Energy production to B2 / B8 processing and storage of aqueous urea solution. See also Appendix 2.

There were also County Matter permissions for a proposed energy generation plant (19/1925/CM) on 15.10.2019 and for the change of use from in-vessel composting facility to incinerator Bottom Ash (IBA) Recycling Facility to import and process up to 100,000 tonnes of IBA annum (19/1367/CM) on 18.10.2019. Finally, there was also a permission for over-cladding refurbishment, including replacement roof lights and gutter liners, to the main roof of the existing building and the replacement of the existing single skin stores roof sheet (19/2559/FUL) on 08.01.2020.

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 seven 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.

The boundary of the site has been expanded for the 2019/20 review to include 1-3 Yeo Business Park, to the south-east of the original boundary line.

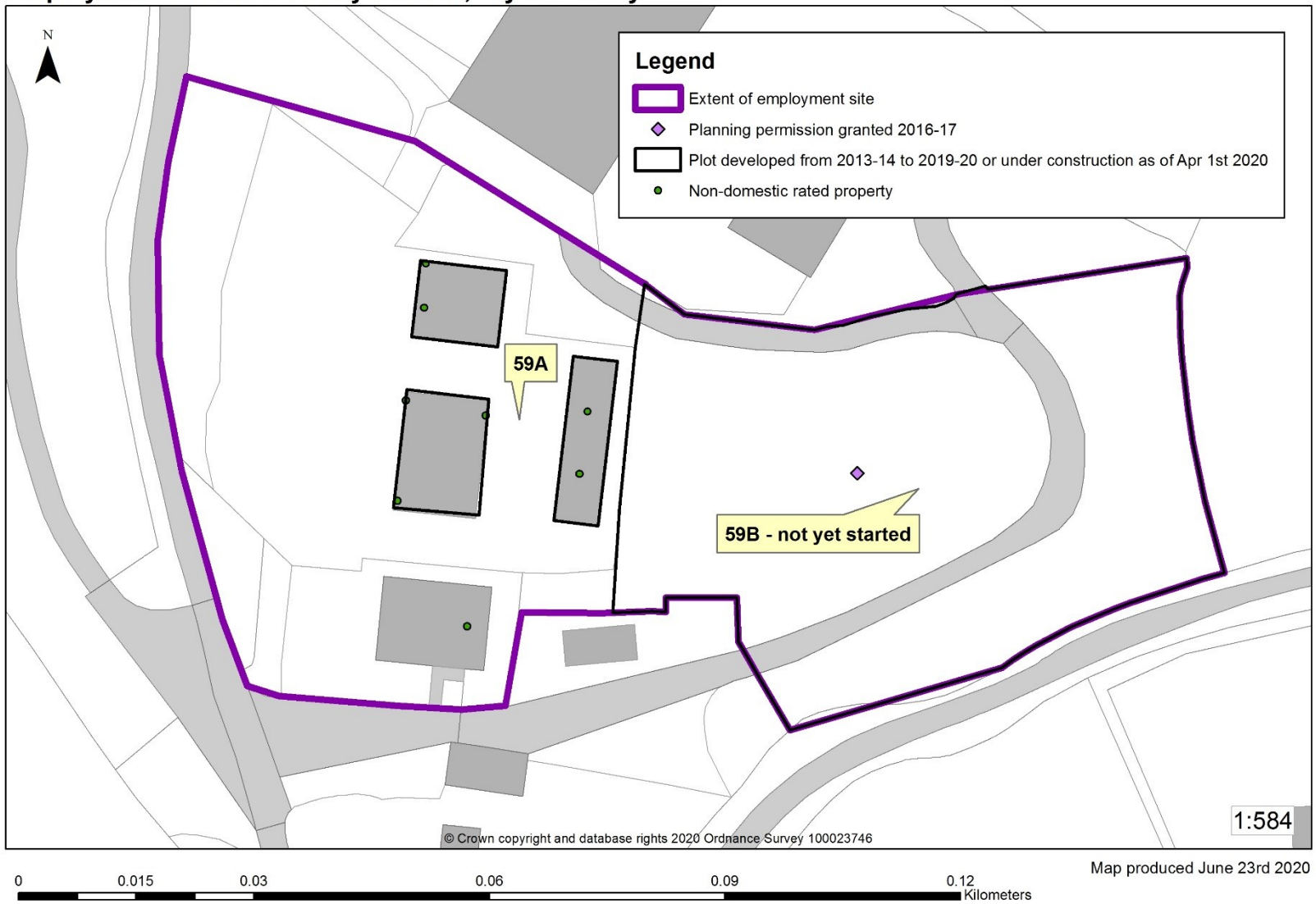
Summary of Planning History
See also Appendix 2 – plots 59A and 59B

Completions
Plot 59A was completed in 2015-16.

Approvals
Plot 59B was approved in 2017, but not built at 31.3.2020.

Non-Domestic Rated Properties
There are eight units currently rated for non-domestic use, with none classed as empty at 31.3.2020.

Employment Site 59 - Axehayes Farm, Clyst St Mary



12 – Greendale Business Park, near Woodbury Salterton

Ownership
The site is owned by F.W.S. Carter & 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 maps 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 five kilometres (3.5 miles) to the east of the M5 motorway at Junction 30.

The boundary of the site has been expanded for the 2019/20 review to include the area of land related to permission 19/0132/CPE – Certificate of Lawfulness for the established use as an open storage compound (Use Class B8) and associated engineering works. See green hash marks on the map below.

The areas marked on the map 15/2592/MOUT (shaded pink), 16/2597/MFUL (shaded blue) and 16/2598/MFUL (shaded green) are not part of the employment site and relate to refused applications. A High Court decision means that the land in question must be returned to agricultural use.

Summary of Planning Activity
See also Appendix 2 – plots 12A to 12N.

Completions
There have been 16 completions during the last five years.

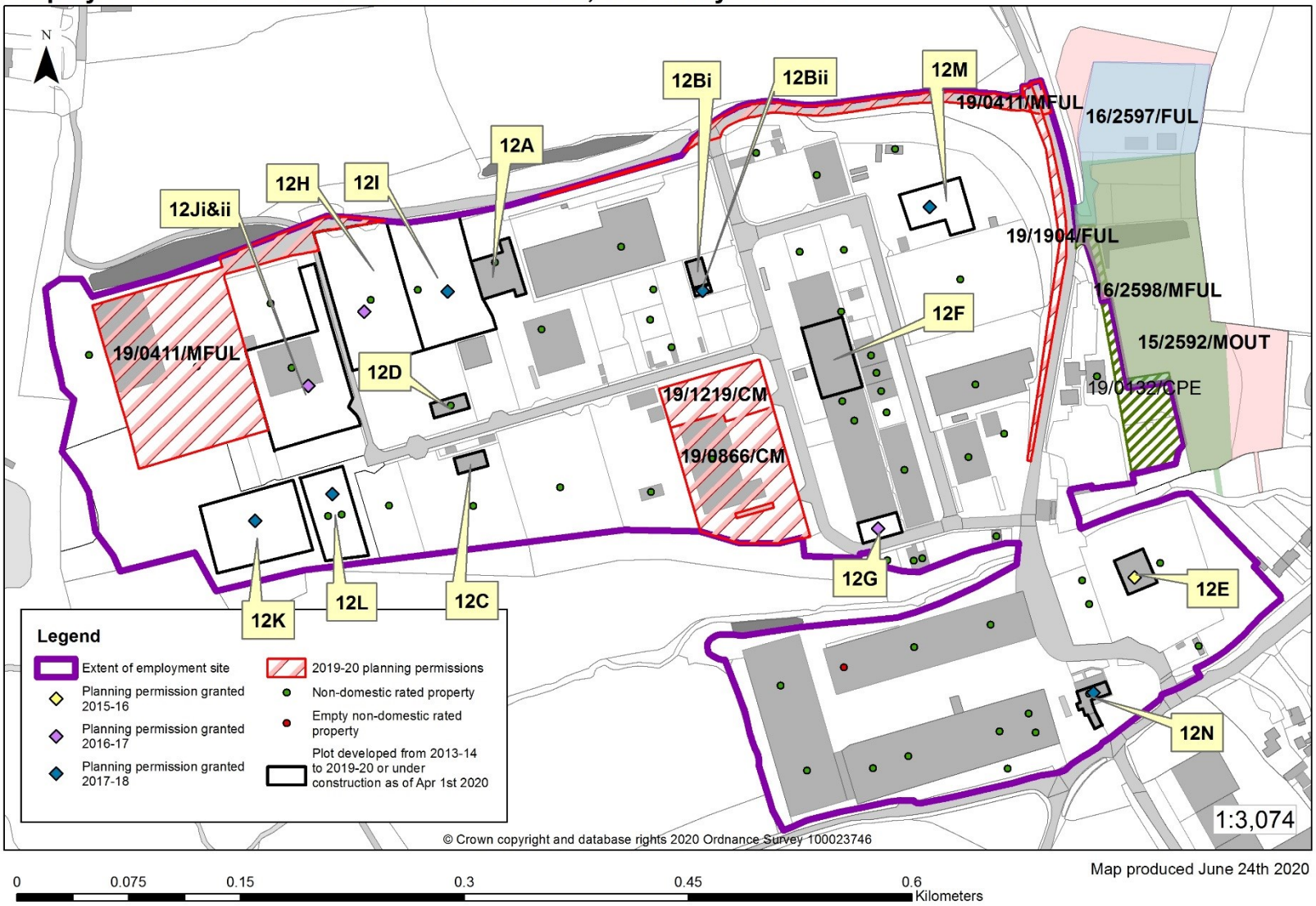
Non-Domestic Rated Properties
There are 60 non-domestic rated units, 1 of which was empty at 31.3.2020. There is a predominance of sites used for storage purposes and warehousing, but the site also includes a waste plant, a factory, a small number of workshops and offices.

Site Constraints
Part of the southern area of the site is in a flood zone and there are road / junction capacity limitations along the A305.

New for 2019/20
A permission (19/0132/CPE) was granted on 16.05.2019 for a Certificate of Lawfulness for the established use as an open storage compound (Use Class B8) and associated engineering works (as discussed above) and another (19/0411/MFUL) was granted on 04.06.2019 concerning Unit 50 for an extension and Change of Use to B8 storage. See also Appendix 2.

There were also County Matter permissions to vary Condition 8 of DCC permission 09/0824/CM relating on onsite operational hours at Unit 42 (19/0866/CM) on 16.05.2019 and, also at Unit 42, for the construction of a single external bay and installation of a canopy structure over three existing external bays (19/1219/CM) on 05.06.2019. Finally, there was also a permission for a footpath/cycleway (19/1904/FUL) on 11.09.2019.

Employment Site 12 - Greendale Business Park, Woodbury Salterton



Map produced June 24th 2020

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 (of which some postal addresses may refer to). Road access to the A3052, to the north, involves use of a country lane and the site is around four kilometres (2.5 miles) to the east of the M5 motorway (Junction 30). The sites cover around 3.81 hectares – 2.55ha (Mill Park) and 1.26ha (Hogsbrook Farm); these sites are shown on the plans 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.

The boundary of the site has been expanded for the 2018/19 review to fully include a permission (see Approvals) for the change of use of a compound to B2 (General Industrial) and B8 (Storage and Distribution), granted in July 2018.

The boundary of the site was expanded again for the 2019/20 review to include the area of land related to permissions 19/0034/COU (light green hash marks) and 19/0035/COU (dark green hash marks) – Retrospective Change of Use to Use Class B8 (storage and distribution).

Summary of Planning Activity
See also Appendix 2 – Plots 20A, 20B, 20C and 20D.

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.

Change of use from A1 (retail) to B1 (offices), B2 (general industry) and B8 (storage and distribution) – 18/0760/COU (Plot 20D).

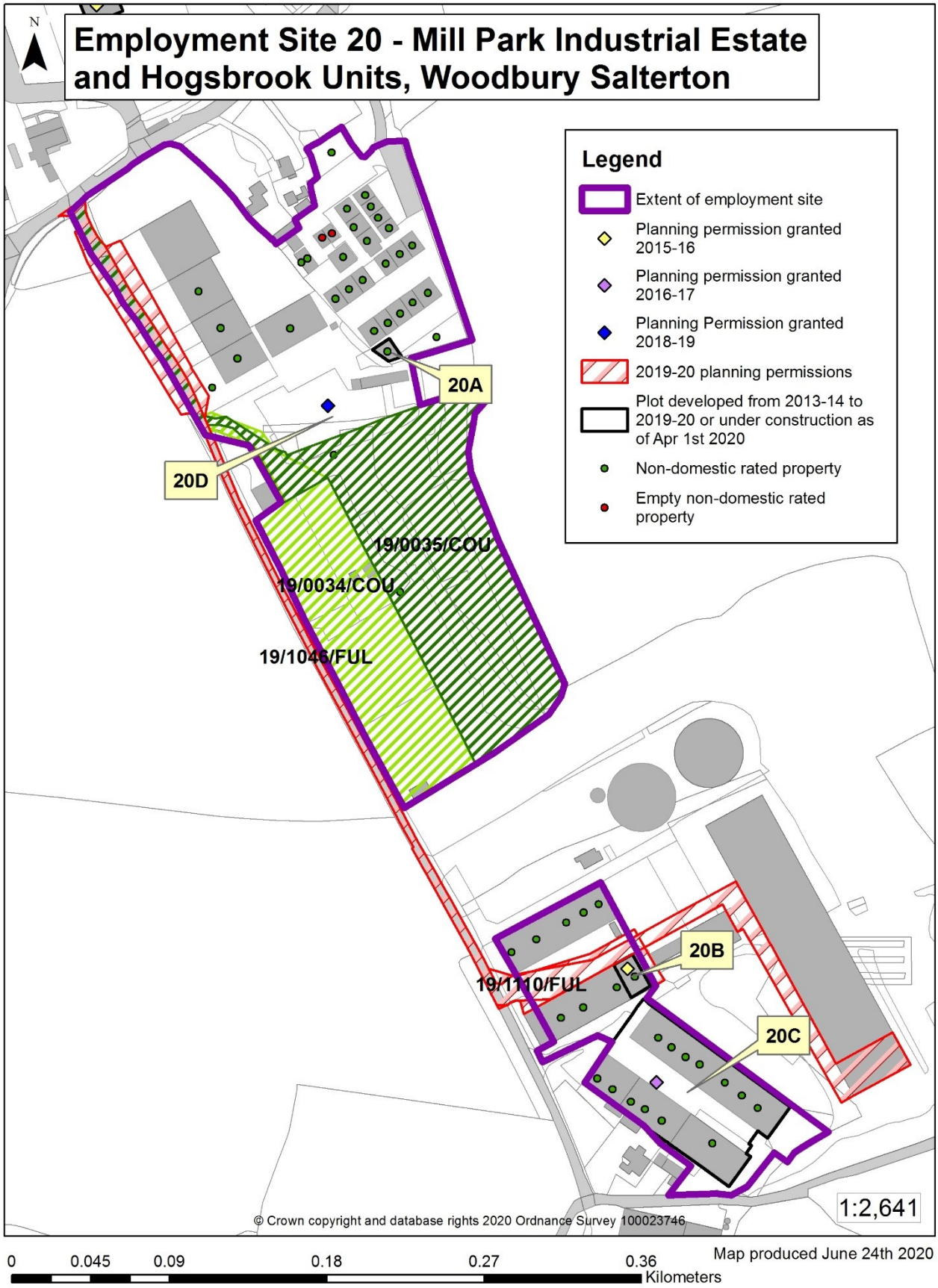
Completions
Plot 20A was approved and completed during 2014-15 and 20B in 2015-16.

Non-Domestic Rated Properties
There are 64 non-domestic rated units at these two sites, four of which were empty at 31.3.2020.

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

New for 2019/20
Permissions (19/0034/COU & 19/0035/COU) were granted on 02.05.2019 for the Retrospective Change of Use to Use Class B8 (storage and distribution) at Compound East 6 (as discussed above) and another (19/1046/FUL) on 07.08.19 for the retention of an extension to an industrial unit (including Change of Use from agriculture to Use Class B8 (storage)) at 10 Hogsbrook Units. See also Appendix 2.

Finally, there was also a retrospective permission for a portal frame extension to an existing agricultural building (19/1110/FUL) on 23.05.2020.


Employment Site 20 - Mill Park Industrial Estate and Hogsbrook Units, Woodbury Salterton
N
Legend
Extent of employment site
Planning permission granted 2015-16
Planning permission granted 2016-17
Planning Permission granted 2018-19
2019-20 planning permissions
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
20A
20D
19/0035/COU
19/0034/COU
19/1046/FUL
20B
19/1110/FUL
20C
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:2,641
0
0.045
0.09
0.18
0.27
0.36
Kilometers
Map produced June 24th 2020

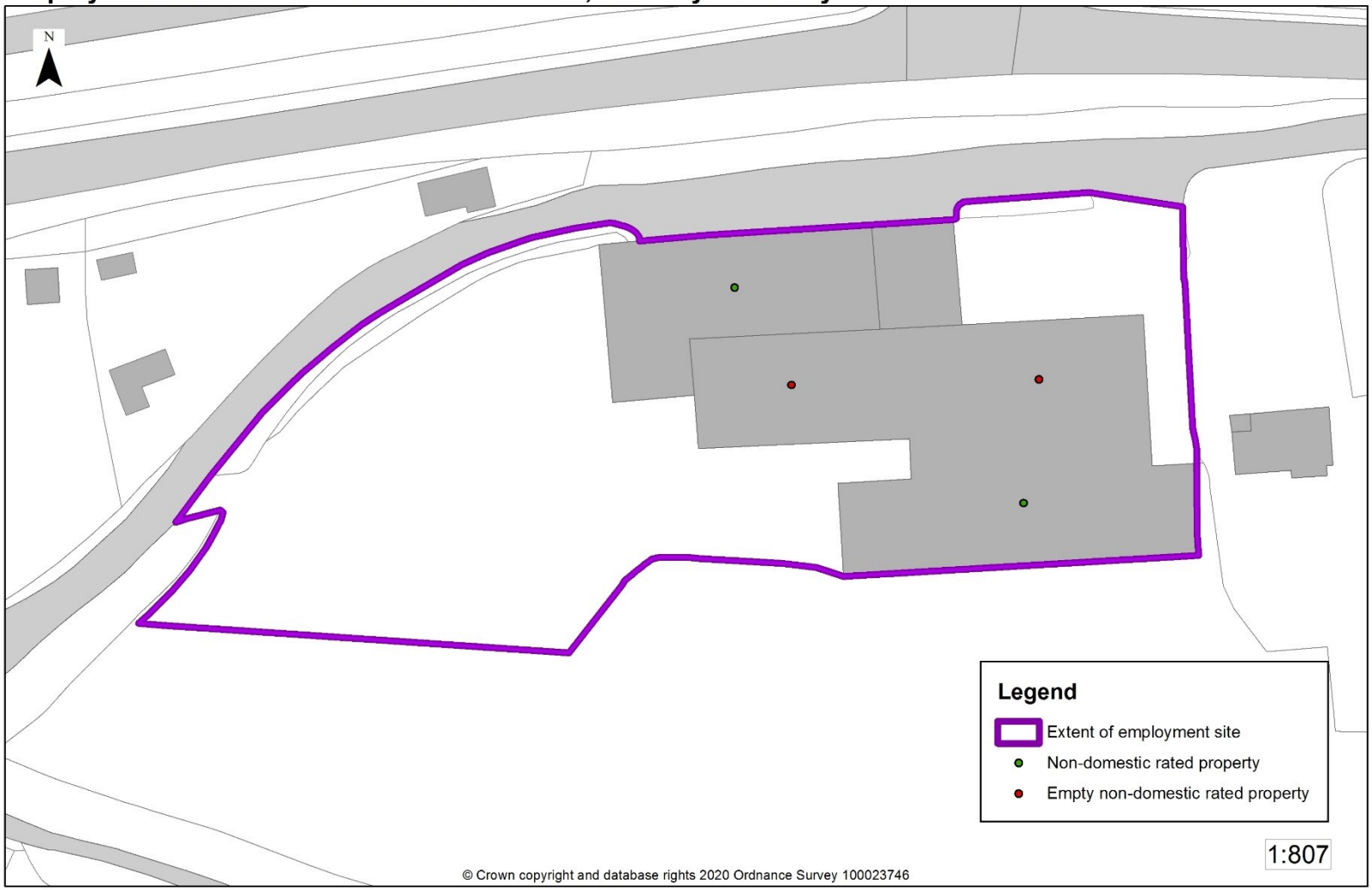
37 – Oilmill Industrial Estate, near Clyst St Mary

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

Non-Domestic Rated Properties
There are four non-domestic rated units, of which two were classed as empty at 31.3.2020.

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

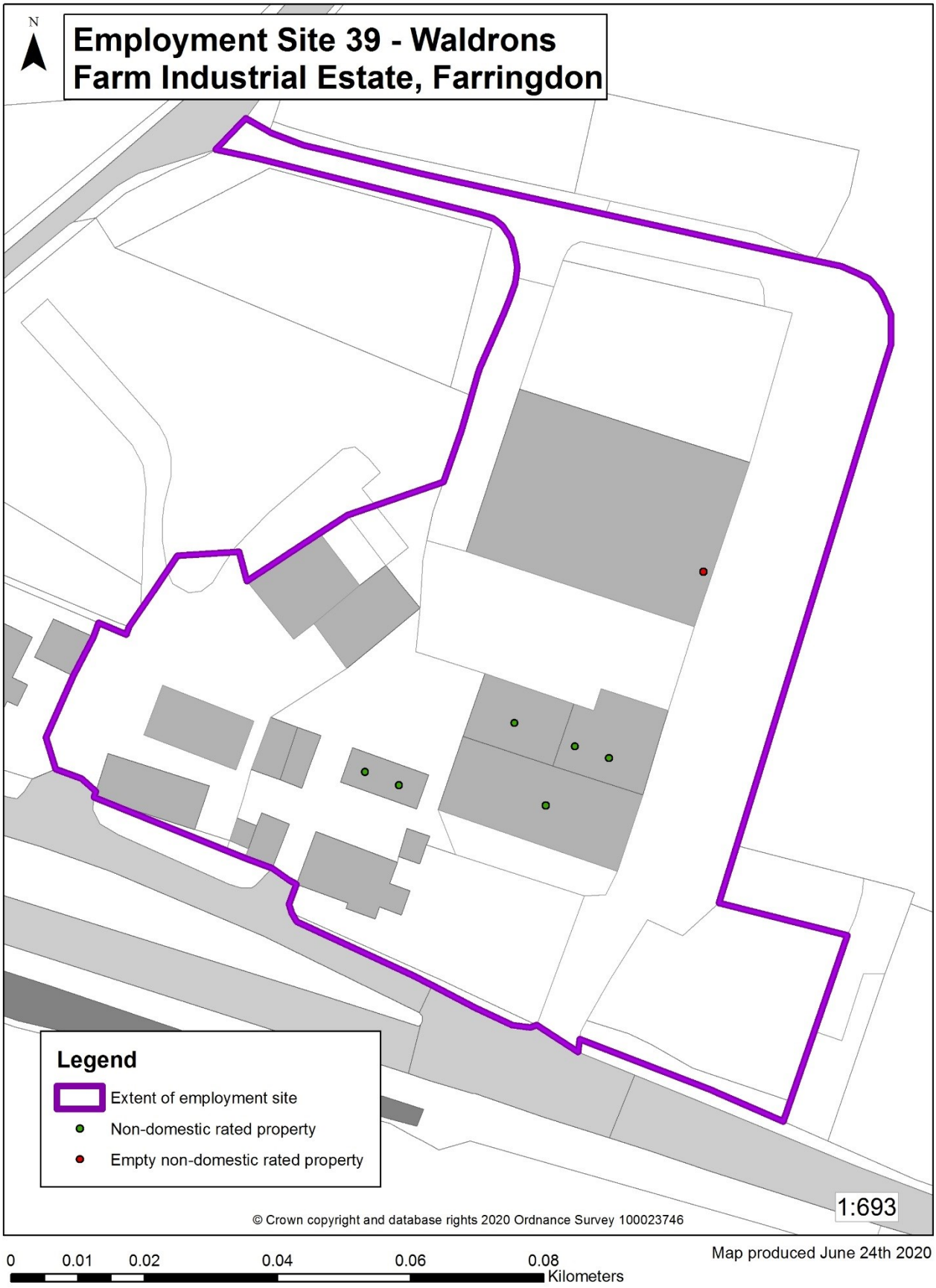


39 – Waldrons Farm Industrial Estate, near Farringdon

Ownership
Ownership of the Waldrons Farm site is unknown.

Description
Waldrons Farm industrial Estate is located on the A3052 around four 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 plans below.

Non-Domestic Rated Properties
There are seven non-domestic rated units, of which one was empty at 31.3.2020. The units are a mix of workshops, vehicle repair workshops, storage and a warehouse.


N
Employment Site 39 - Waldrons Farm Industrial Estate, Farringdon
Legend
Extent of employment site
Non-domestic rated property
Empty non-domestic rated property
1:693
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0 0.01 0.02 0.04 0.06 0.08
Kilometers
Map produced June 24th 2020

22 – Aylesbeare Common Business Park, near Aylesbeare

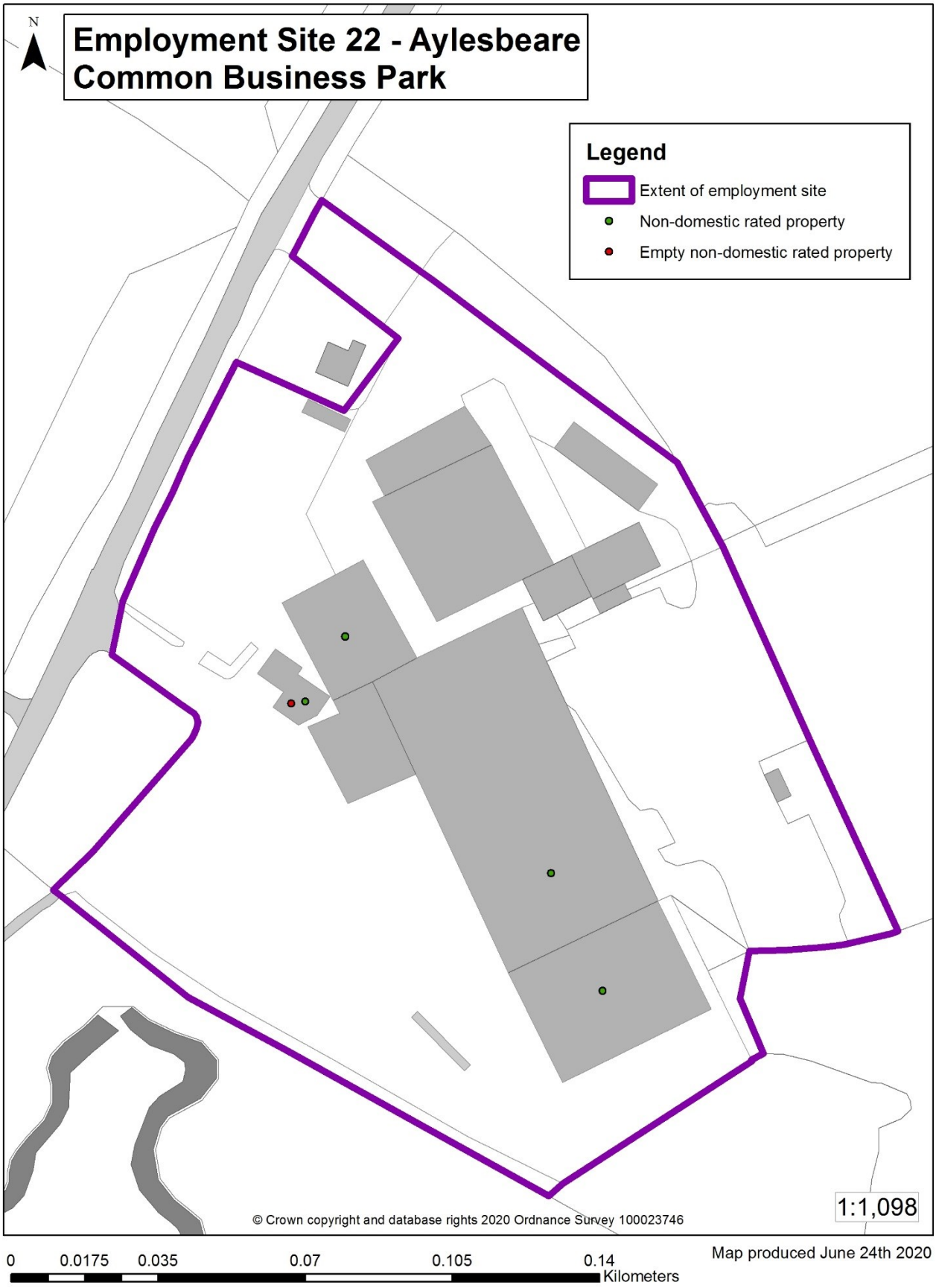
Ownership
Ownership is not known.

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 plans 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 five non-domestic rated units at the site, one of which was classed as empty at 31.3.2020.

Site constraints:
The site is 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).


N
Employment Site 22 - Aylesbeare Common Business Park
Legend
Extent of employment site
Non-domestic rated property
Empty non-domestic rated property
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:1,098
0
0.0175
0.035
0.07
0.105
0.14
Kilometers
Map produced June 24th 2020

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

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

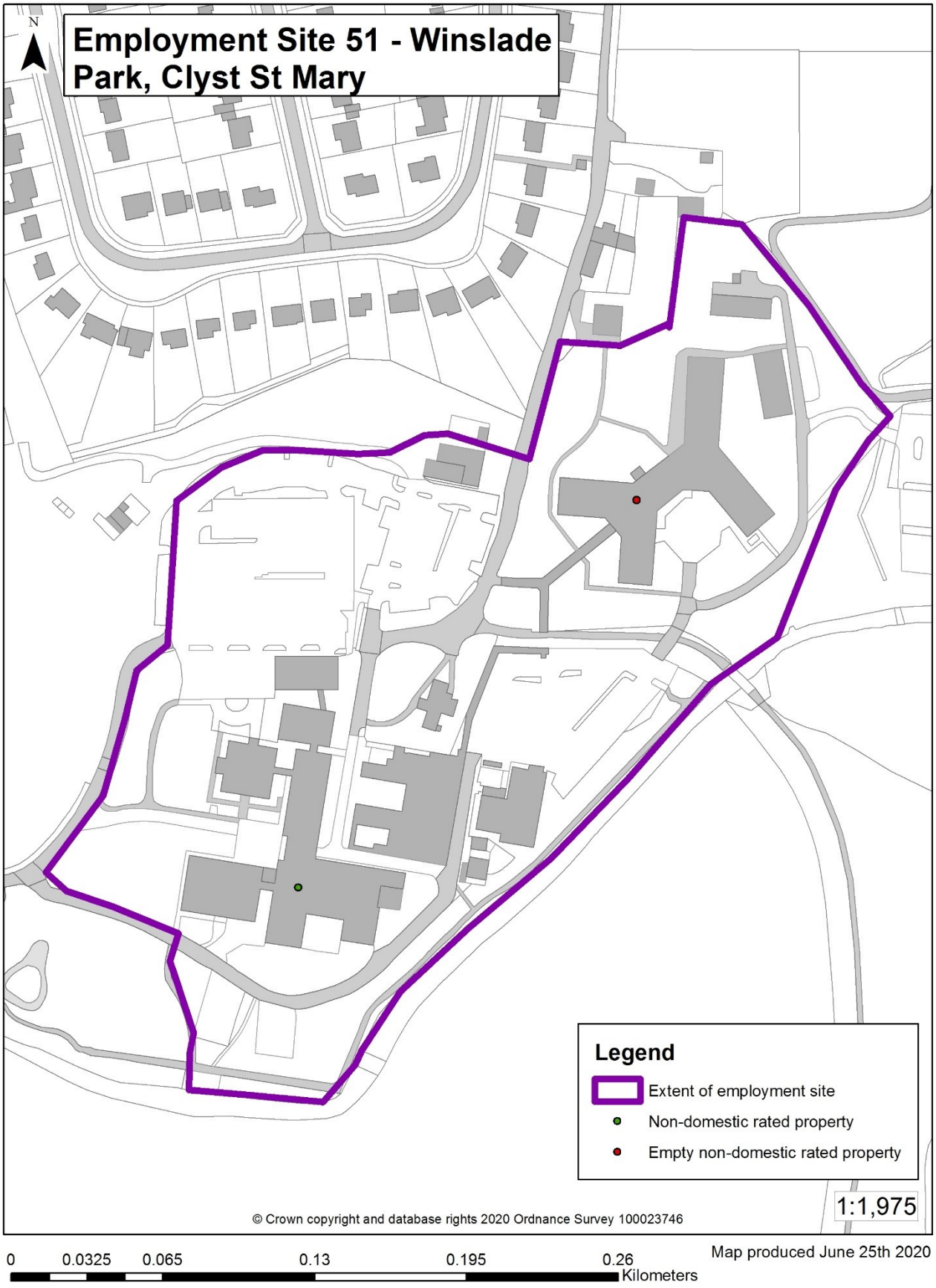
Description
The site comprises an office campus development built around an historic listed former house and with a series of mid to late 20th century office buildings. Over recent years the number of office based jobs and businesses at Winslade Park has diminished and the site is allocated in the Local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

Two applications concerning the site were withdrawn on 04.03.2020: 16/2460/MOUT - Hybrid application for 150 dwellings and 0.7ha of employment land (Use Class B1) to include full permission for 67 dwellings (conversion of Winslade House and The Stables) and outline permission seeking means of access only for up to 83 dwellings, new workplace units of 1809 sq m along with associated infrastructure and 16/2461/LBC - Conversion of Winslade House and The Stables to 67 dwellings.

The site is shown on the plans below.

Summary of Planning Activity
See also Appendix 2 – Site 51.

Non-Domestic Rated Properties
There are currently two non-domestic rated properties, one of which was classed as empty at 31.3.2020.


N
Employment Site 51 - Winslade Park, Clyst St Mary
Legend
Extent of employment site
Non-domestic rated property
Empty non-domestic rated property
1:1,975
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0
0.0325
0.065
0.13
0.195
0.26
Kilometers
Map produced June 25th 2020

Appendix 1C - Western Area: Exe Estuary

This part of the appendix features sites along the Exe Estuary – near Ebford, Woodbury Village and Clyst St George.



Included in this section are: Site 4 – Odhams Wharf; Site 5 – Darts Business Park; Site 46 – Woodbury Business Park; and Site 47 – Addlepool Business Centre.

4 - Odhams Wharf, near Ebford

Ownership
Ownership of the Odhams Wharf site is unknown.

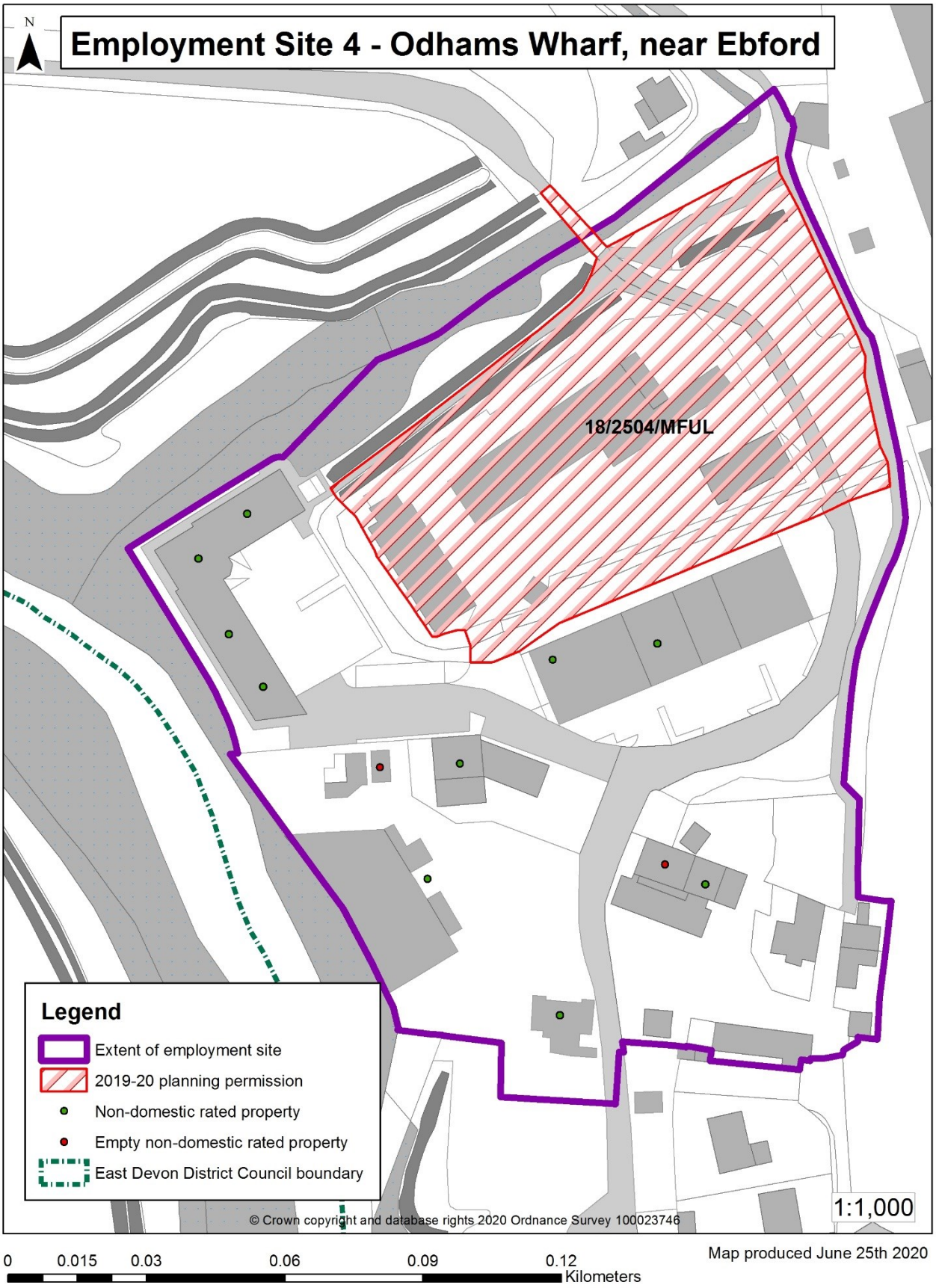
Description
The site is located between Ebford and Topsham in what, in Local Plan policy terms, is a countryside location. The site lies adjacent to the Exe Estuary which is designated for its wildlife importance. The site can be characterised as being an industrial and employment area with a mix of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

There are no vacant plots identified 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 13 units rated for non-domestic use, with two being classed as empty at 31.3.2020. 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 (SPA), Site of Special Scientific Interest (SSSI) and a RAMSAR Site.

New for 2019/20
A permission (18/2504/MFUL) was granted on 03.10.2019 for the demolition of an existing industrial unit and the construction of replacement building, raising of site levels and construction of new bridge at Armada House. See also Appendix 2.


N
Employment Site 4 - Odhams Wharf, near Ebford
18/2504/MFUL
Legend
Extent of employment site
2019-20 planning permission
Non-domestic rated property
Empty non-domestic rated property
East Devon District Council boundary
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:1,000
0 0.015 0.03 0.06 0.09 0.12
Kilometers
Map produced June 25th 2020

5 - Darts Business Park, near Ebford

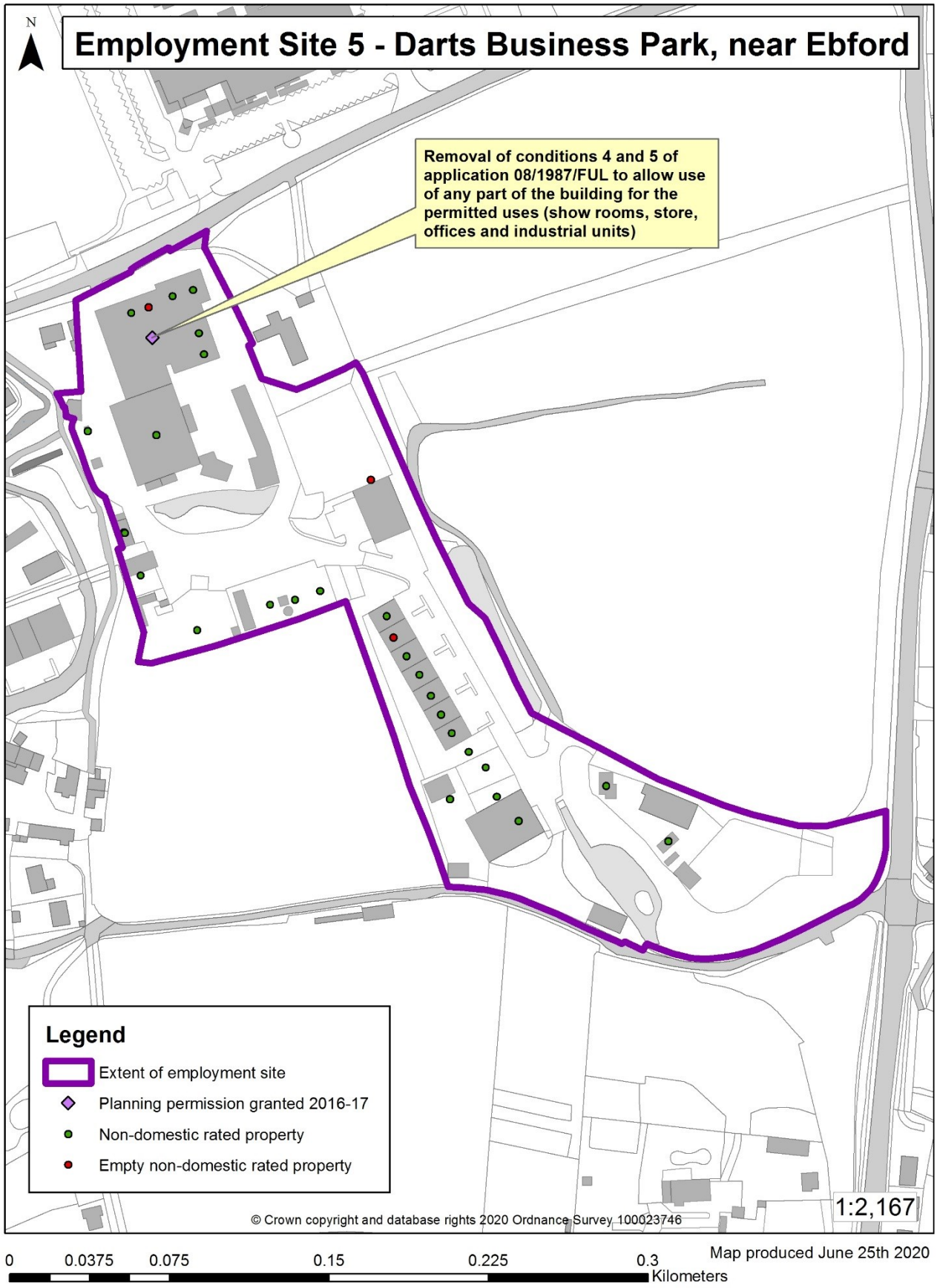
Ownership
The site is understood to be in multiple ownership.

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 plans 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.

Non-Domestic Rated Properties
There are 34 units rated for non-domestic use, of which three were empty at 31.3.2020.

Constraints
The northern part of the site is within a flood zone. The site adjoins Odhams Wharf so has limited expansion to the west.


N
Employment Site 5 - Darts Business Park, near Ebford
Removal of conditions 4 and 5 of application 08/1987/FUL to allow use of any part of the building for the permitted uses (show rooms, store, offices and industrial units)
Legend
Extent of employment site
Planning permission granted 2016-17
Non-domestic rated property
Empty non-domestic rated property
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:2,167
0
0.0375
0.075
0.15
0.225
0.3
Kilometers
Map produced June 25th 2020

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 south-west 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 plans below.

The boundary of the site has been expanded for the 2018/19 review to better reflect the full area of the business park.

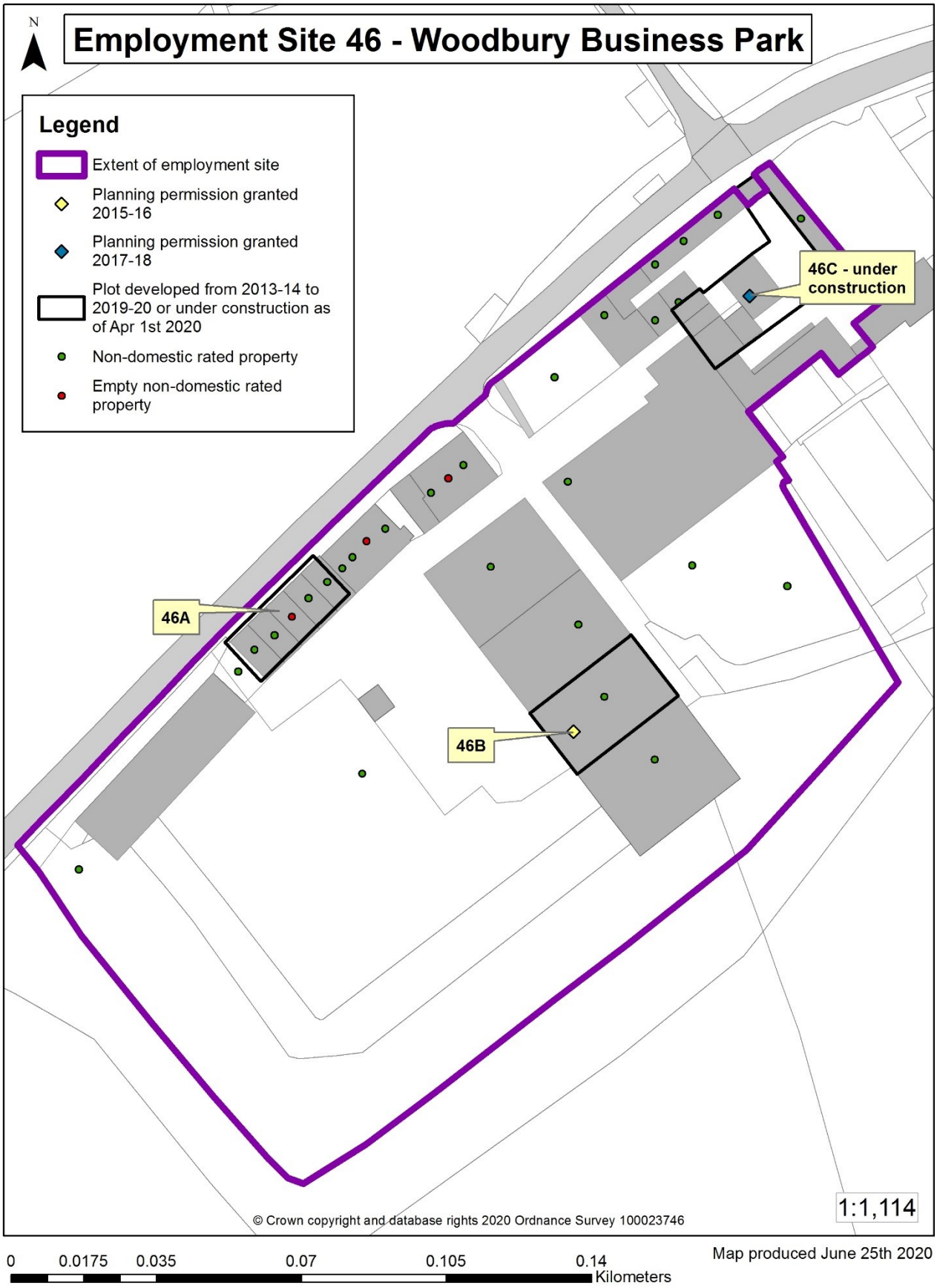
Summary of Planning Activity
See also Appendix 2 & 3 – Plots 46A to 4C.

Loss of Employment Use
Plot 46B – Change of use from an industrial unit to D2 (assembly and leisure).

Approvals
Plot 46C – Permission for alterations and extensions to create new business units and store was granted on 16.10.2017, which still appeared to be under construction at 31.3.2020.

Non-Domestic Rated Properties
There are 27 units rated for non-domestic use, of which three were empty at 31.3.2020.

Constraints
There are Grade II listed buildings on site.

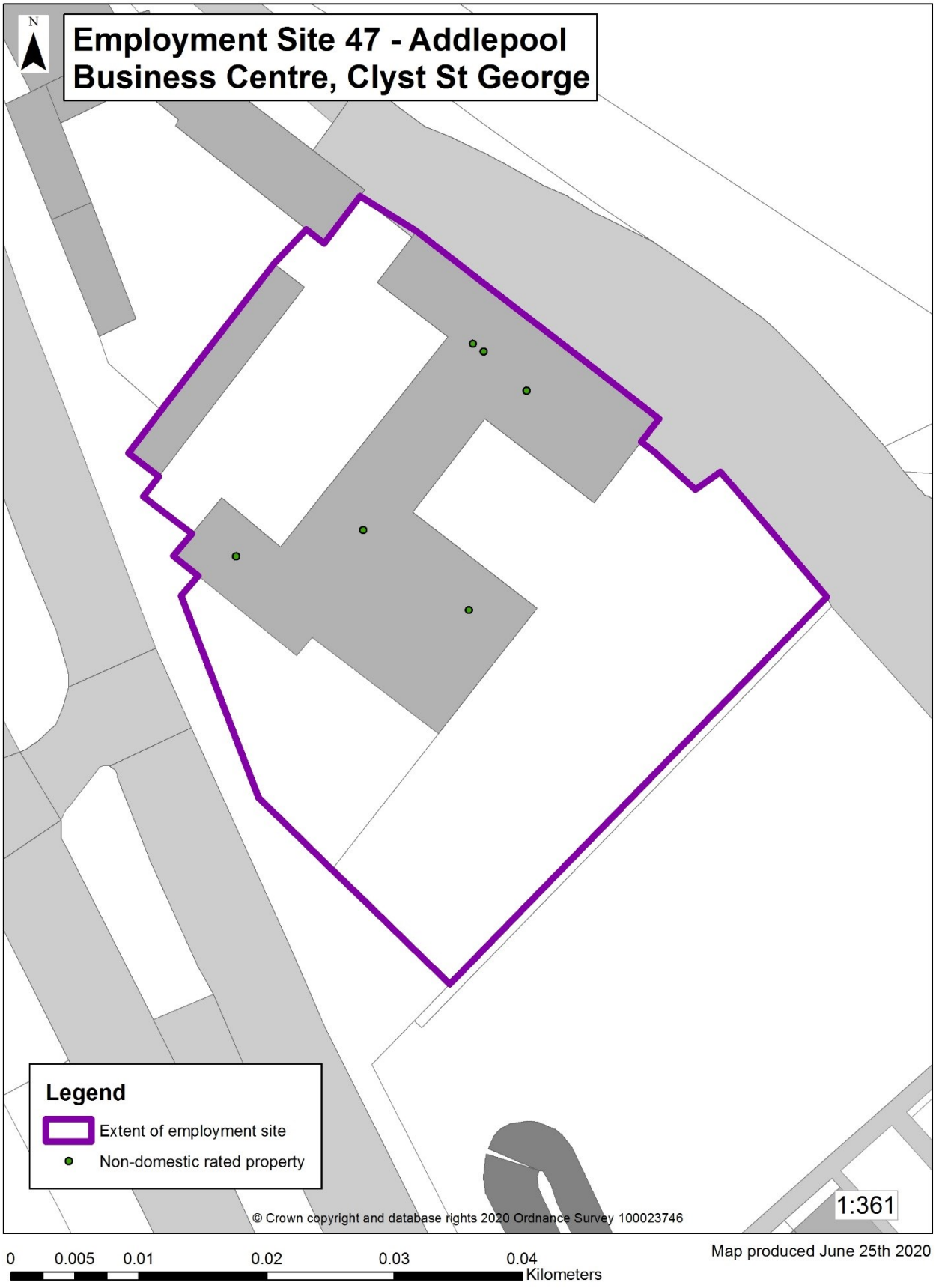

N
Employment Site 46 - Woodbury Business Park
Legend
Extent of employment site
Planning permission granted 2015-16
Planning permission granted 2017-18
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
46C - under construction
46A
46B
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:1,114
0 0.0175 0.035 0.07 0.105 0.14
Kilometers
Map produced June 25th 2020

47 – Addlepool Business Centre, near Clyst St George

Ownership
Addlepool Business Centre is owned by Mr P. Bragg.

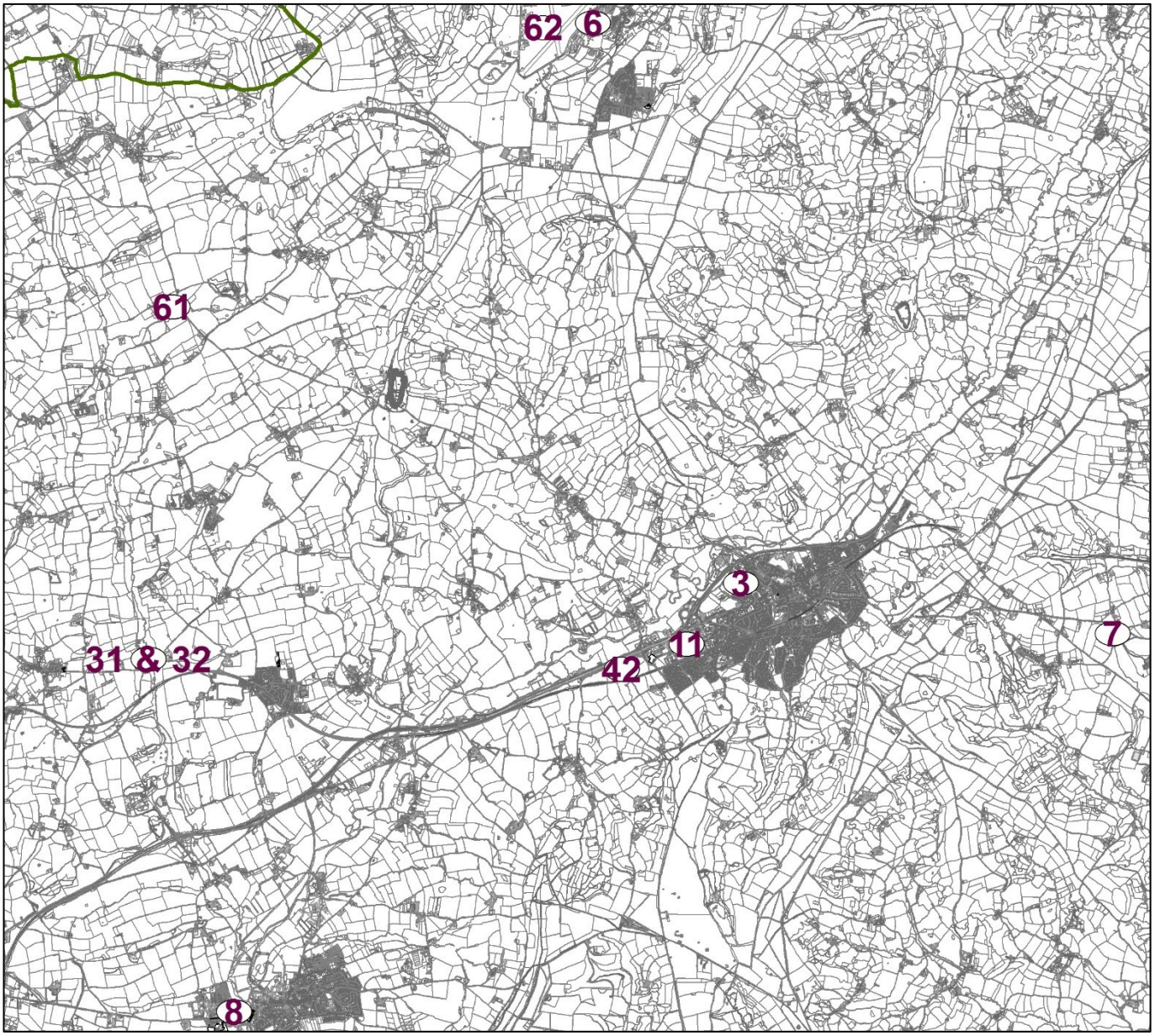
Description
Addlepool Business Centre comprises of a range of converted red brick barns arranged around two yards. It is adjacent to the Addlepool farmhouse alongside the A376. Access to the site is gained through two existing access points from the unclassified village road. The site covers an area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

Non-Domestic Rated Properties
There are six, small scale non-domestic rated properties (four units with the first split into ground floor, first floor left and first floor right), none of which were empty at 31.3.2020.


N
Employment Site 47 - Addlepool Business Centre, Clyst St George
Legend
Extent of employment site
Non-domestic rated property
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:361
0
0.005
0.01
0.02
0.03
0.04
Kilometers
Map produced June 25th 2020

Appendix 1D - Central Area

This part of the appendix features sites in the heart of the District – including Honiton, Ottery St Mary, Dunkeswell, Wilmington, Talaton and Broadhembury.



Included in this section are: Site 3 – Ottery Moor Lane; Site 6 – Dunkeswell Industrial Site; Site 7 – East Devon Business Park; Site 8 – Finnimore Industrial Estate; Site 11 – Heathpark Industrial Estate; Site 31 – Collets Mill; Site 32 – Talewater Works; Site 42 – West of Hayne Lane; Site 61 – Colliton Barton; and Site 62 – Dunkeswell Airfield.

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 plans below.

Many of the existing premises on the estate are modern, though some are older and a number have a second floor level. The new East Devon District Council HQ occupies a prominent location near the principal northern entry to the estate, to the rear of the long-established East Devon Business Centre. 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 & 3 – Plots 11A to 11O.

Loss of Employment Use
Plot 11C – Change of use to a gymnasium.

Completions
Plots 11E (business studios), 11F (change of use from General Industry to Storage/Distribution) and 11G (covered area for Parnell Coaches), 11H (single-storey industrial building) and 11L (new EDDC offices) are now completed.

Approvals
Plots 11I (industrial unit extension) and 11J (extension) were approved in 2017-18 but not yet started/completed at 31.3.2019.

Change of Use and subdivision of: Unit 1 restricted retail (A1 use class) to Unit 1a (Class A1 retail), Unit 1b (restricted retail & bulky goods) and Unit 1c (restricted retail & bulky goods, or Class B8 storage & distribution); and Unit 2 Country Store restricted retail to Unit 2a (restricted retail & bulky goods; or Class B8 storage and distribution) and Unit 2b (restricted retail & bulky goods); and associated alterations to elevations – 18/1774/FUL (Plot N) granted September 2018.

Installation of two pressure washing bays with accompanying parking – 18/0130/FUL (Plot 11O) granted May 2018.

Vacant Land
Plots 11A, 11B and 11D are allocated (with no extant permissions) amounting to a total of 2.52 hectares; 11K forms the residual non-developed element of a Local Plan allocation site, whilst 11M is also available (non-allocated).

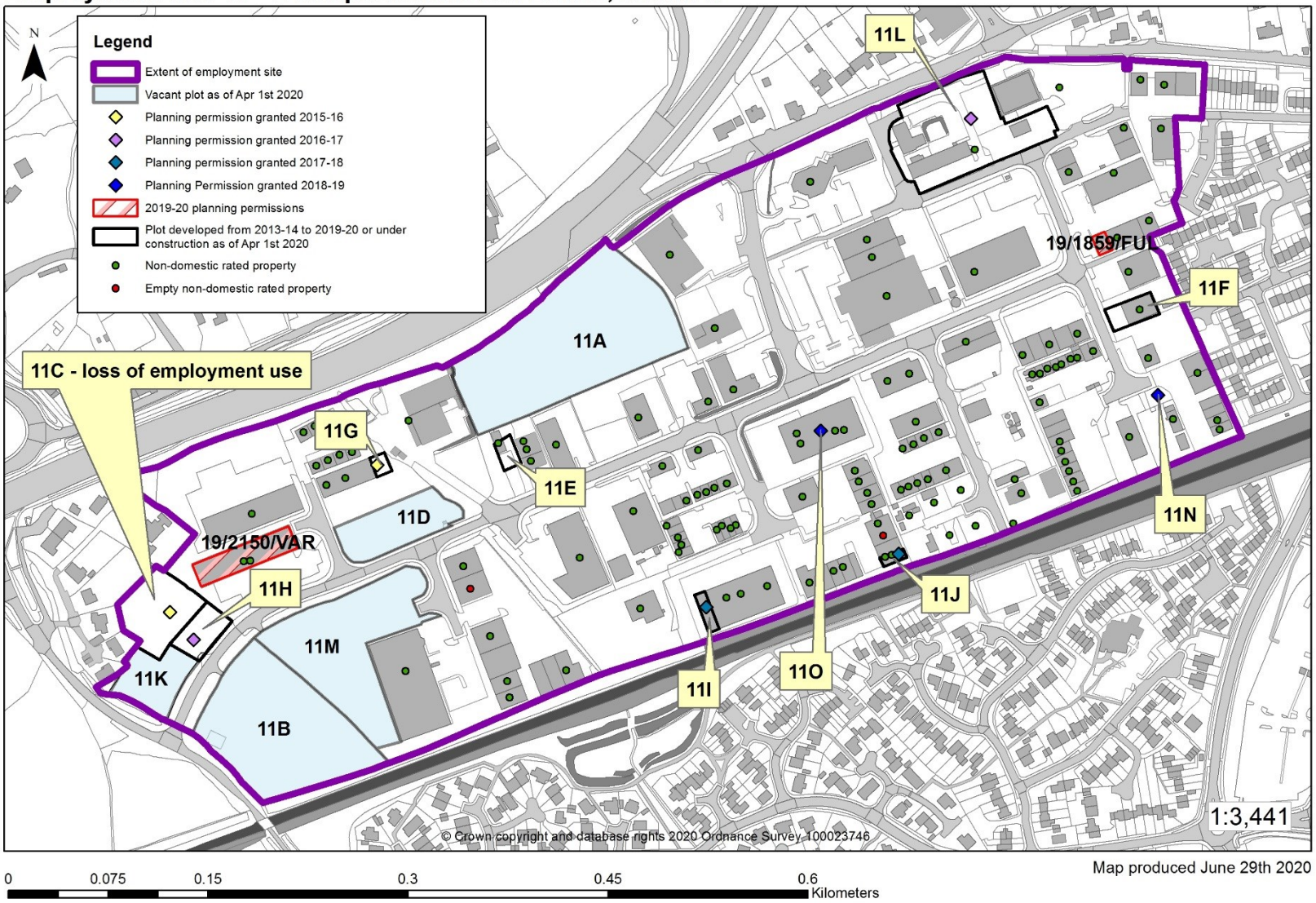
Non Domestic Rated Properties
There are 136 units rated for non-domestic use, of which three were empty at 31.3.2020. There is a predominance of warehouses (39), and workshops (27), but also a concentration of stores (16) and factories (7).

Constraints
There is a small flood zone area.

New for 2019/20
A permission (19/2150/VAR) was granted on 12.11.2019 concerning Unit 5, Weston Park, Devonshire Road for a variation of Condition 3 of application 17/0428/FUL (Change of Use of building from Use Class B1/B8 (light industry/storage) to D2 (health club and gymnasium) together with the insertion of a first floor and associated external alternations) to permit extended opening hours. See Appendix 3.

Also, a permission (19/1859/FUL) was granted on 28.10.2019 for the Retrospective Change of Use of Unit E from Use Class B1/B2/B8 to a plumber's showroom (sui generis) in connection with Total Plumbing Supplies permission at Units 2-4, Gloucester Crescent.

Employment Site 11 - Heathpark Industrial Estate, Honiton



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 Local Plan. The site covers an area of 15.6 hectares and is shown on the plans below.

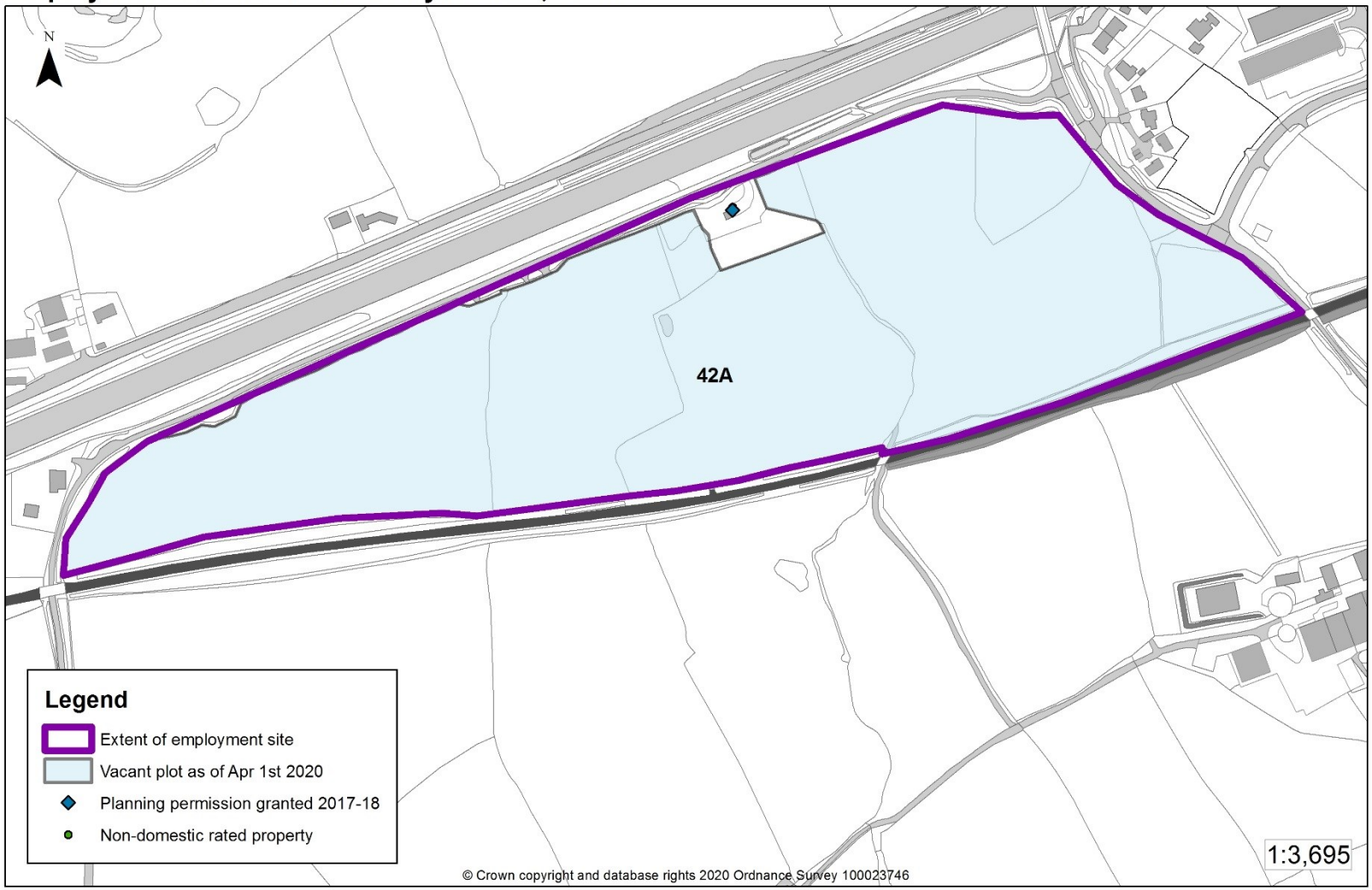
A small part of the site is now in use as a garden centre, which is discounted from this employment site assessment work.

Summary of Planning Activity
See also Appendix 2 – Plots 42A.

Vacant Land
Plot 42A is allocated in the Local Plan (with no extant permission).

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.

Employment Site 42 - West of Hayne Lane, Honiton



Map produced June 29th 2020

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 seven hectares close to Honiton town centre, as shown on the plans 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.

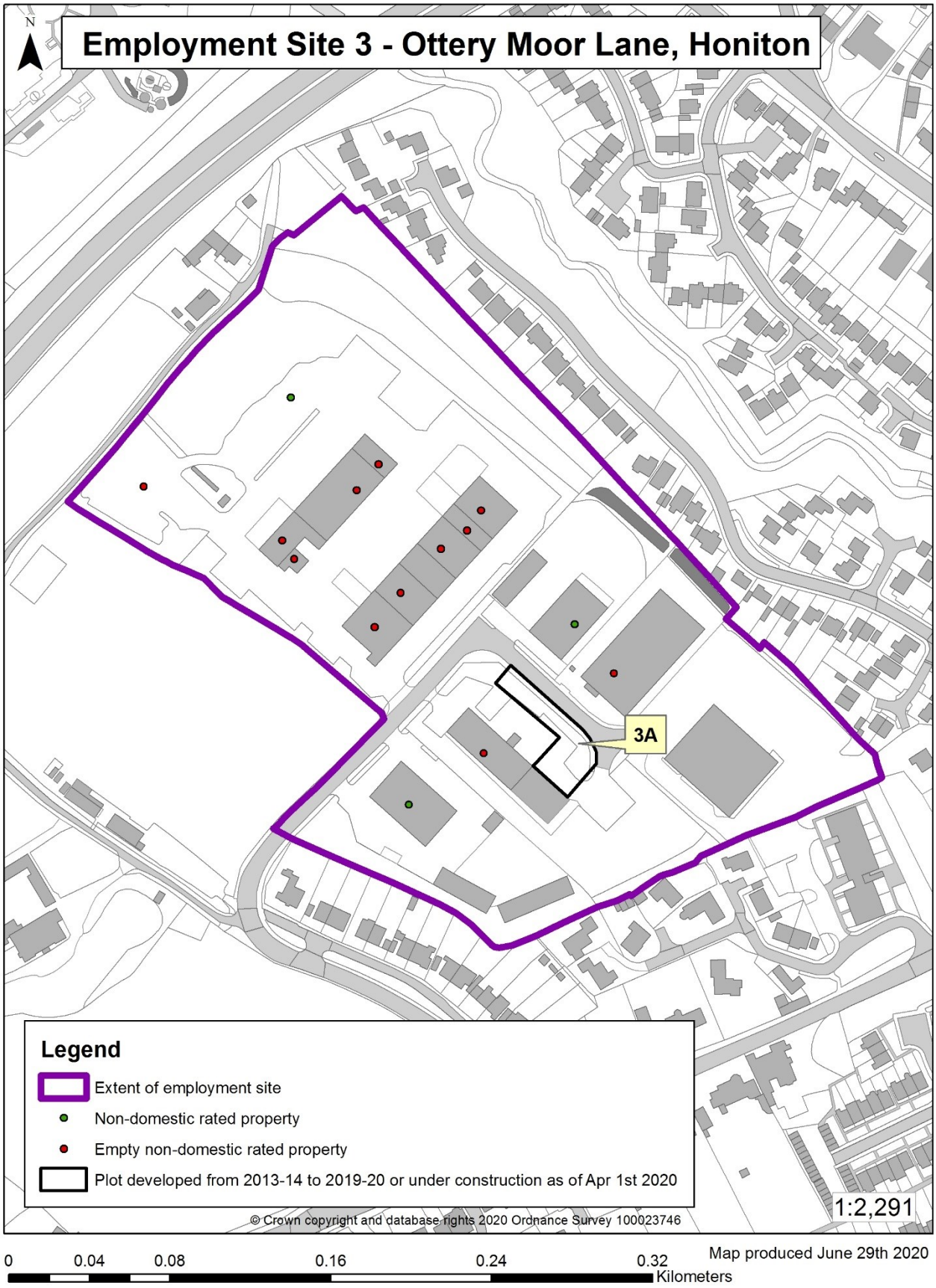
The site is within Honiton and close to the A30 and A375 though the access via Ottery Moor Lane leading from High Street is not ideal and the site lacks prominent street frontage.

Summary of Planning Activity
Plot 3A (Goonvean Fibres extension) was completed in 2015-16 (property now vacant).

Non-Domestic Rated Properties
There are 19 non-domestic rated properties, of which 16 were classed as empty at 31.3.2020.

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.

New for 2019/20
A residential permission (19/0578/MRES) was granted on 31.07.2019 for a Reserved Matters application for 150 dwellings with appearance, landscaping, layout and scale to be assessed (pursuant to outline consent 14/0557/MOUT) at Bramble Hill Industrial Estate, Ottery Moor Lane.


Employment Site 3 - Ottery Moor Lane, Honiton
N
3A
Legend
Extent of employment site
Non-domestic rated property
Empty non-domestic rated property
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:2,291
0
0.04
0.08
0.16
0.24
0.32
Kilometers
Map produced June 29th 2020

7 – East Devon Business Park, near Wilmington

Ownership
The site is thought to be in single ownership.

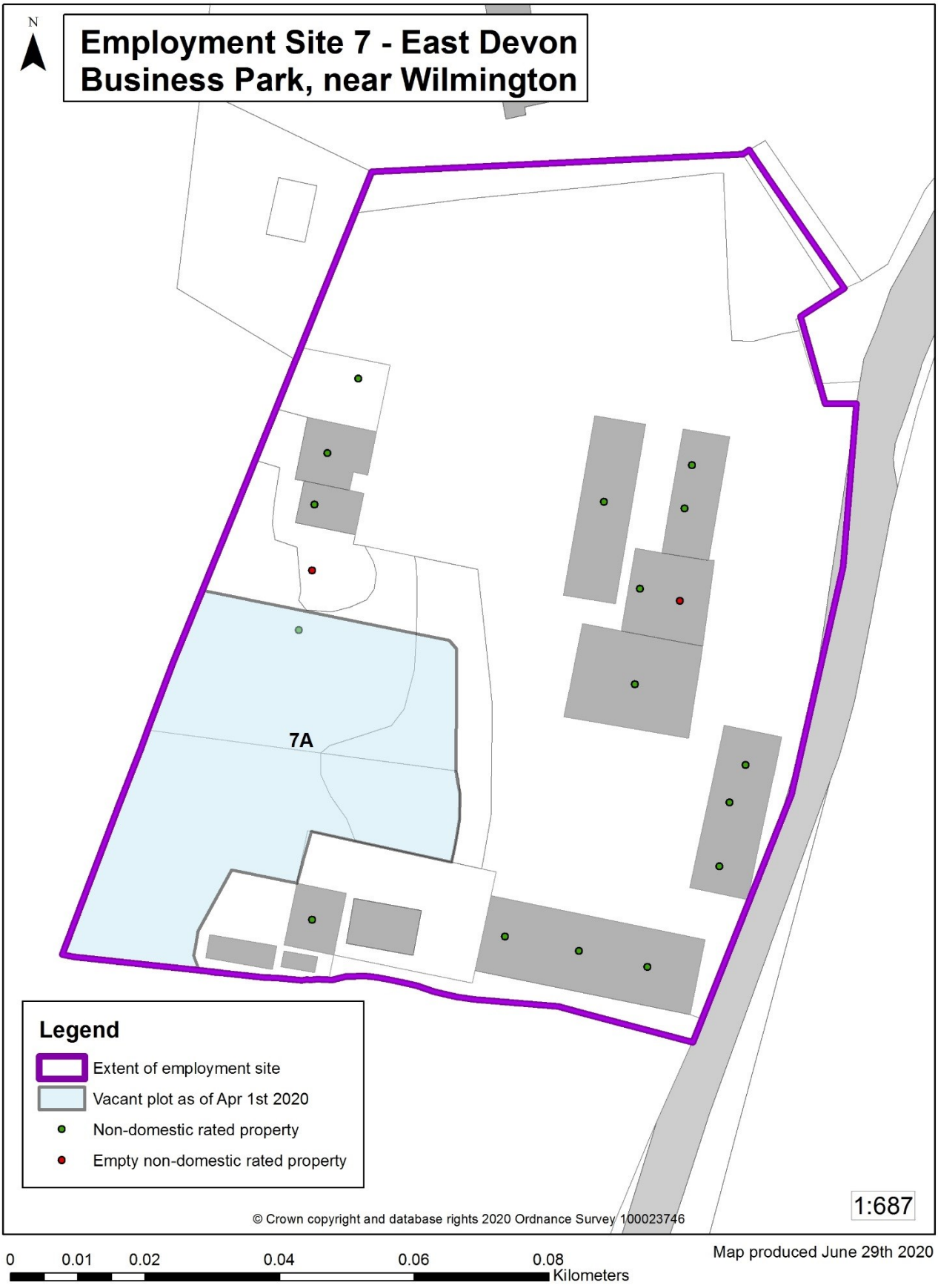
Description
East Devon Business Park is a small estate, extending to 1.09 hectares, in a central part of East Devon, near Wilmington (east of Honiton). The site is located in close proximity to the A35. The estate is occupied by a range of business uses occupying mostly older buildings. The estate is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

Summary of Planning Activity
See also Appendix 2 – Plot 7A.

Vacant Land
There is a large plot at the south-west boundary of the site.

Non-Domestic Rated Properties
There are 18 non-domestic rated units at the site, of which two were classed as empty at 31.3.2020.

Site Constraints
The site lies within an Area of Outstanding Natural Beauty.


N
Employment Site 7 - East Devon Business Park, near Wilmington
7A
Legend
Extent of employment site
Vacant plot as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:687
0 0.01 0.02 0.04 0.06 0.08
Kilometers
Map produced June 29th 2020

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.

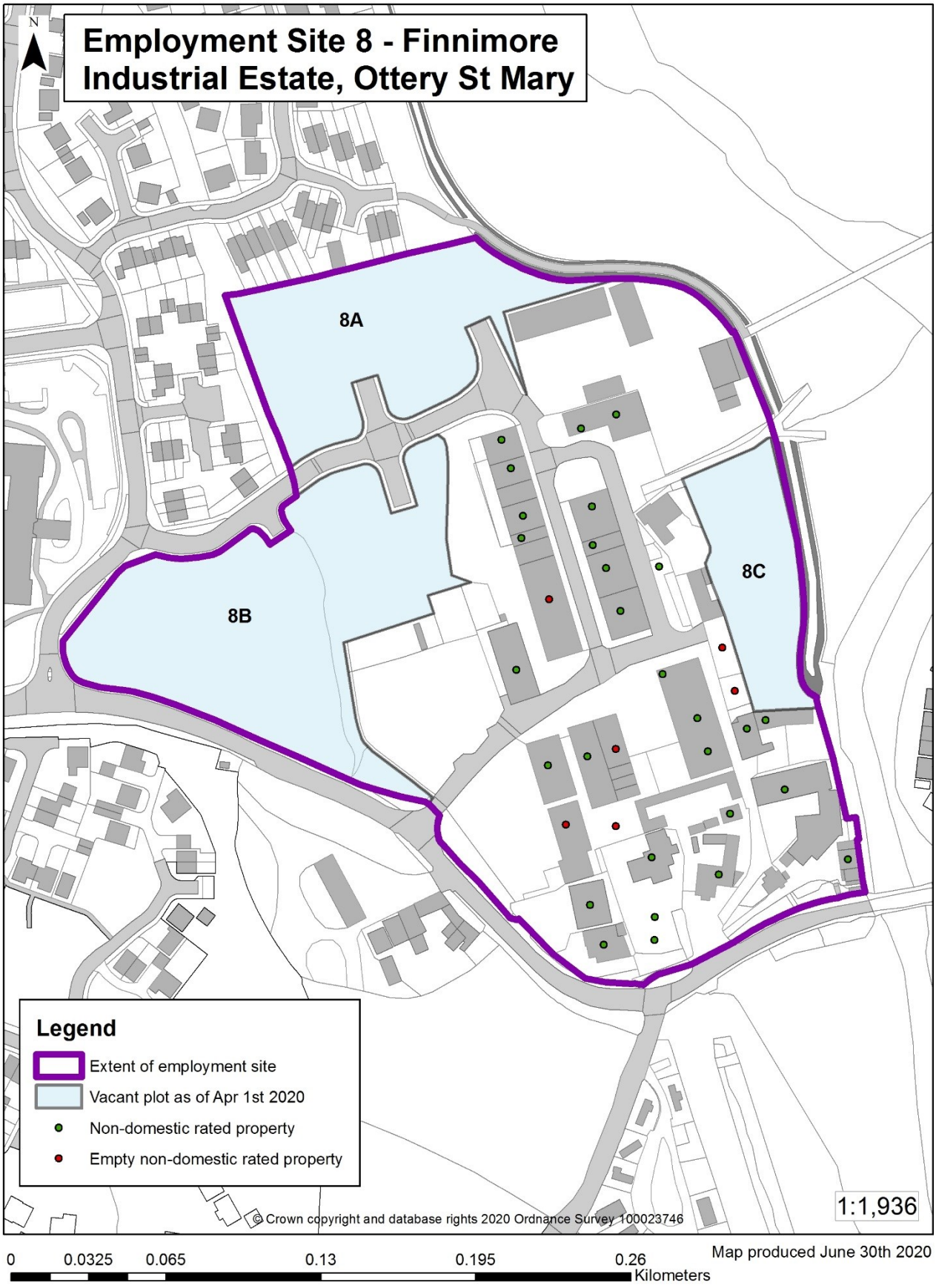
Description
Finnimore Industrial Estate lies on the western side of Ottery St Mary with good access to the B3174 Barrack Road, and around three kilometres (two miles) to the A30. The industrial estate contains a range of businesses; it extends to some 6.3 hectares in size and is shown on the plans below.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

Summary of Planning Activity
See also Appendix 2 – Plots 8A to 8C.

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

Non-Domestic Rated Properties
There are 37 units rated for non-domestic use, of which six were empty at 31.3.2020.

Site Constraints
The site is within a flood zone.


Employment Site 8 - Finnimore Industrial Estate, Ottery St Mary
N
8A
8B
8C
Legend
Extent of employment site
Vacant plot as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:1,936
Map produced June 30th 2020
0
0.0325
0.065
0.13
0.195
0.26
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 maps 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 to 6J.

Completions
There have been eight completions within the last four years. In 2013-14, a new unit was built on Plot 6A; in 2014-15, a new storage building was built on Plot 6D and there was a CoU from a museum to light industrial / storage use on Plot 6E; in 2015-16 an extension was built on Plot 6A; in 2016-17, an extension was built on Plot 6Gi; and, in 2017-18, extensions were built on Plots 6Gii and 6Giii and a workshop was erected on Plot 6J.

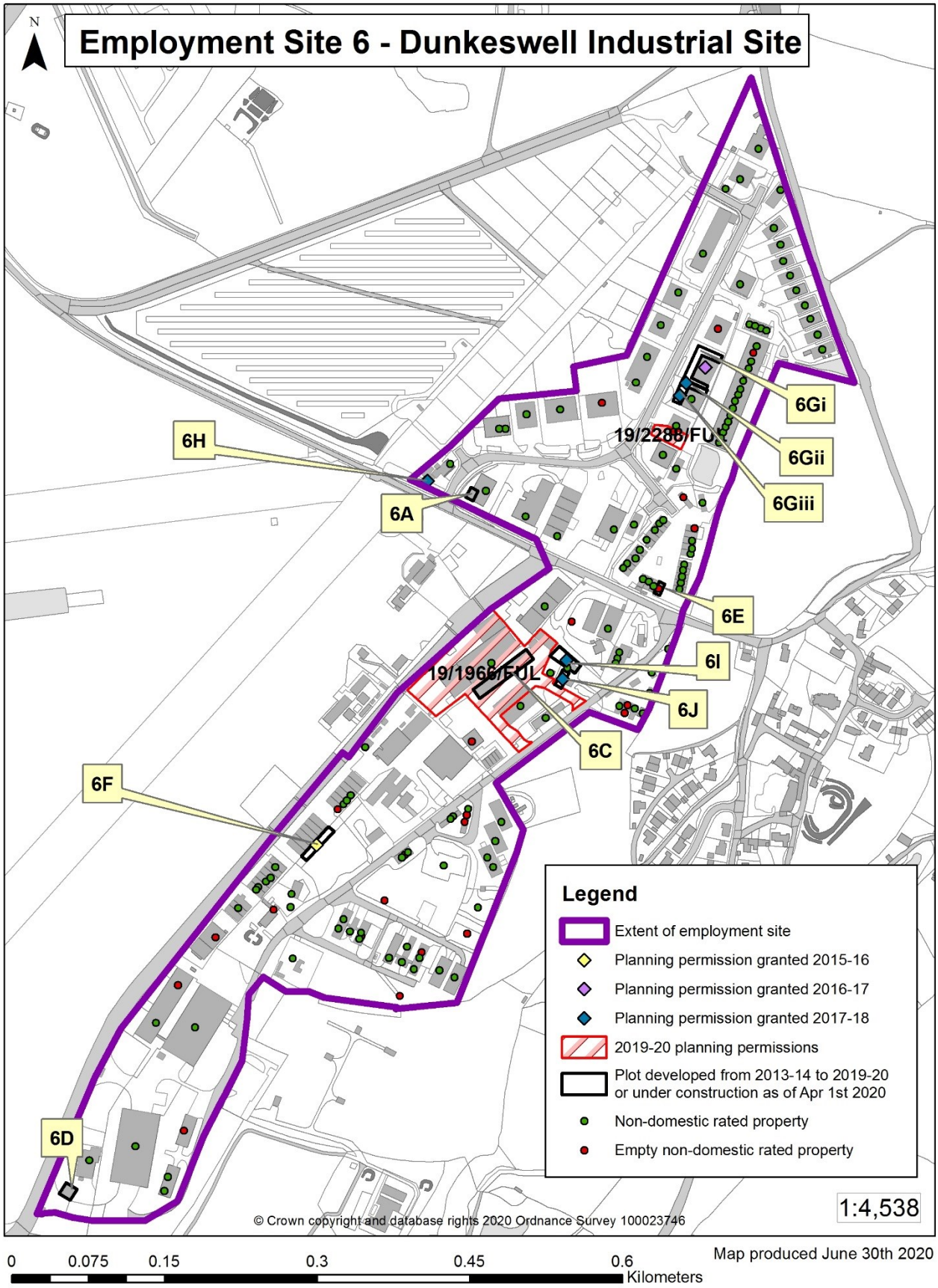
Approvals
Permission was granted for an extension to be built on Plot 6F in February 2016, but this has yet to begin at 31.3.2019. Also, in 2017, permissions were granted for an extension to be built on Plot 6H and for a replacement structure on Plot 6I; neither of these developments have started as of 31.3.2019 either.

Vacant Land
There was a vacant plot of land (6B) in the southern, older part of the estate. Planning permission was granted for construction of an extension to the south-west of an existing industrial building there, but expired on 26 June 2017 and was not implemented – this is no longer counted as vacant (please see Appendix 2).

Non-Domestic Rated Properties
There are 160 units rated for non-domestic purposes, 24 of which were empty at 31.3.2020; 52 units are used for warehousing, 26 as workshops, while 28 premises are used for storage purposes.

Site Constraints
The site lies within an Area of Outstanding Natural Beauty.

New for 2019/20
A permission (19/1966/FUL) was granted on 28.10.2019 for the expansion of a machinery assembly building with north-east extension and south-east lean-to extension and alterations to front of main building at Perry of Oakley Ltd and another (19/2288/FUL) on 06.01.2020 for the Change of Use from light industrial (B1) to Doggie Day Care Centre at Unit 24B Flightway. See also Appendix 2 & Appendix 3.


Employment Site 6 - Dunkeswell Industrial Site
N
6Gi
6Gii
6Giii
19/2288/FUL
6H
6A
6E
6I
19/1966/FUL
6J
6C
6F
6D
Legend
Extent of employment site
Planning permission granted 2015-16
Planning permission granted 2016-17
Planning permission granted 2017-18
2019-20 planning permissions
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
1:4,538
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0 0.075 0.15 0.3 0.45 0.6
Kilometers
Map produced June 30th 2020

62 – Dunkeswell Airfield

Ownership
Ownership of the airfield site is unknown.

Description
The airfield is directly to the west of Site 6 – Dunkeswell Industrial Site.

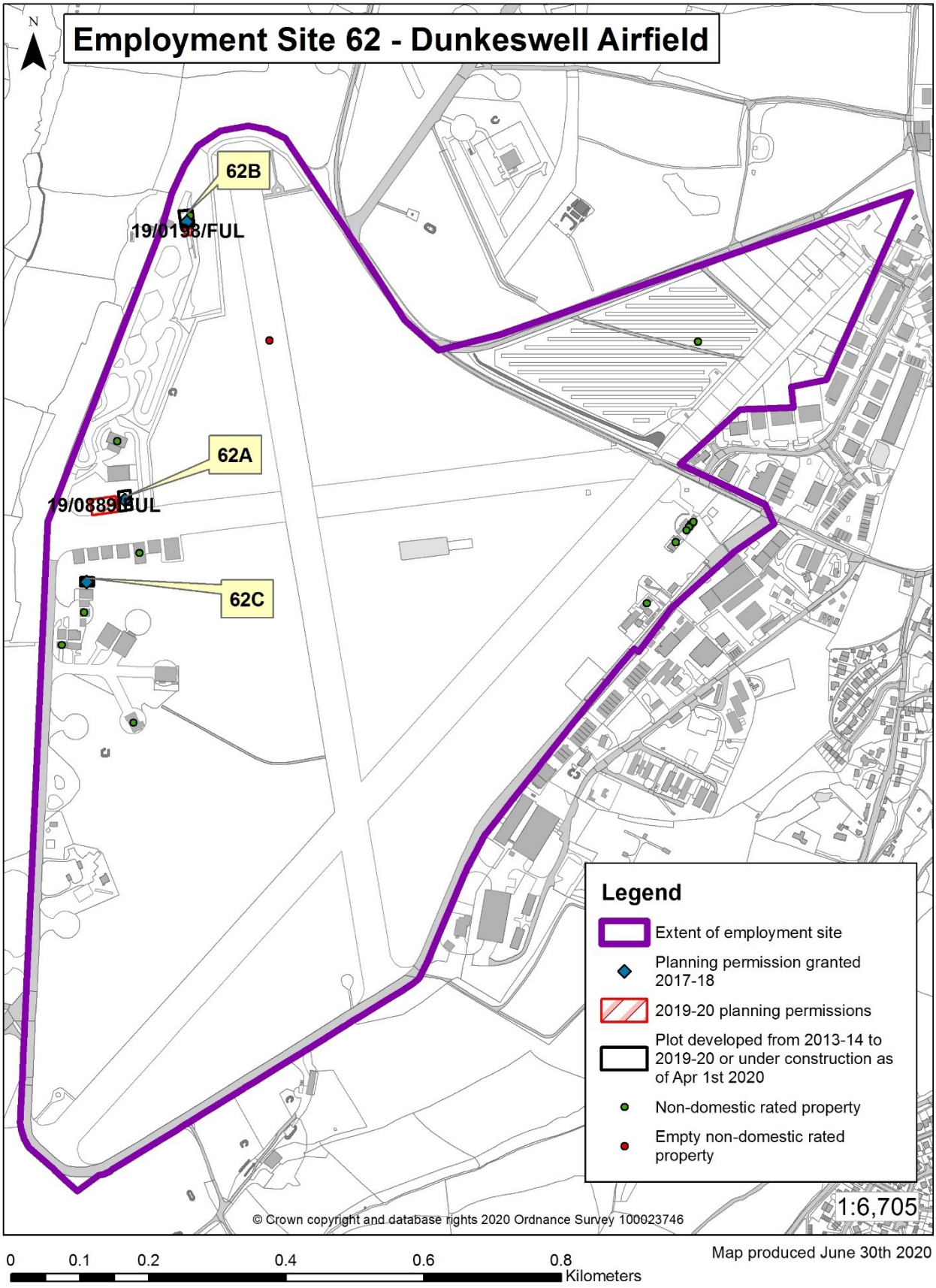
Summary of Planning Activity
See also Appendix 2 – Plots 62A to 62C.

Completions
Work on a new building belonging to Mansell Raceway on Plot 62B was completed in 2018/19.

Approvals
Permission was granted for a proposed aircraft storage shed on Plot 62C in June 2017 and an extension to an Air Westward aircraft storage shed on Plot 62A in March 2018 (under construction as of 31.3.2019).

Non-Domestic Rated Properties
There are 17 units rated for non-domestic purposes, three of which were empty at 31.3.2020.

New for 2019/20
A permission (19/0198/FUL) was granted on 19.06.2020 for the construction of a detached cart workshop with first floor viewing terrace linked to the race building at Mansell Raceway and another (19/0889/FUL) was granted on 21.06.2019 for the erection of an aircraft storage building and hard-standing for visitor parking. See also Appendix 2.


Employment Site 62 - Dunkeswell Airfield
N
62B
19/0198/FUL
62A
19/0889/FUL
62C
Legend
Extent of employment site
Planning permission granted 2017-18
2019-20 planning permissions
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:6,705
0 0.1 0.2 0.4 0.6 0.8
Kilometers
Map produced June 30th 2020

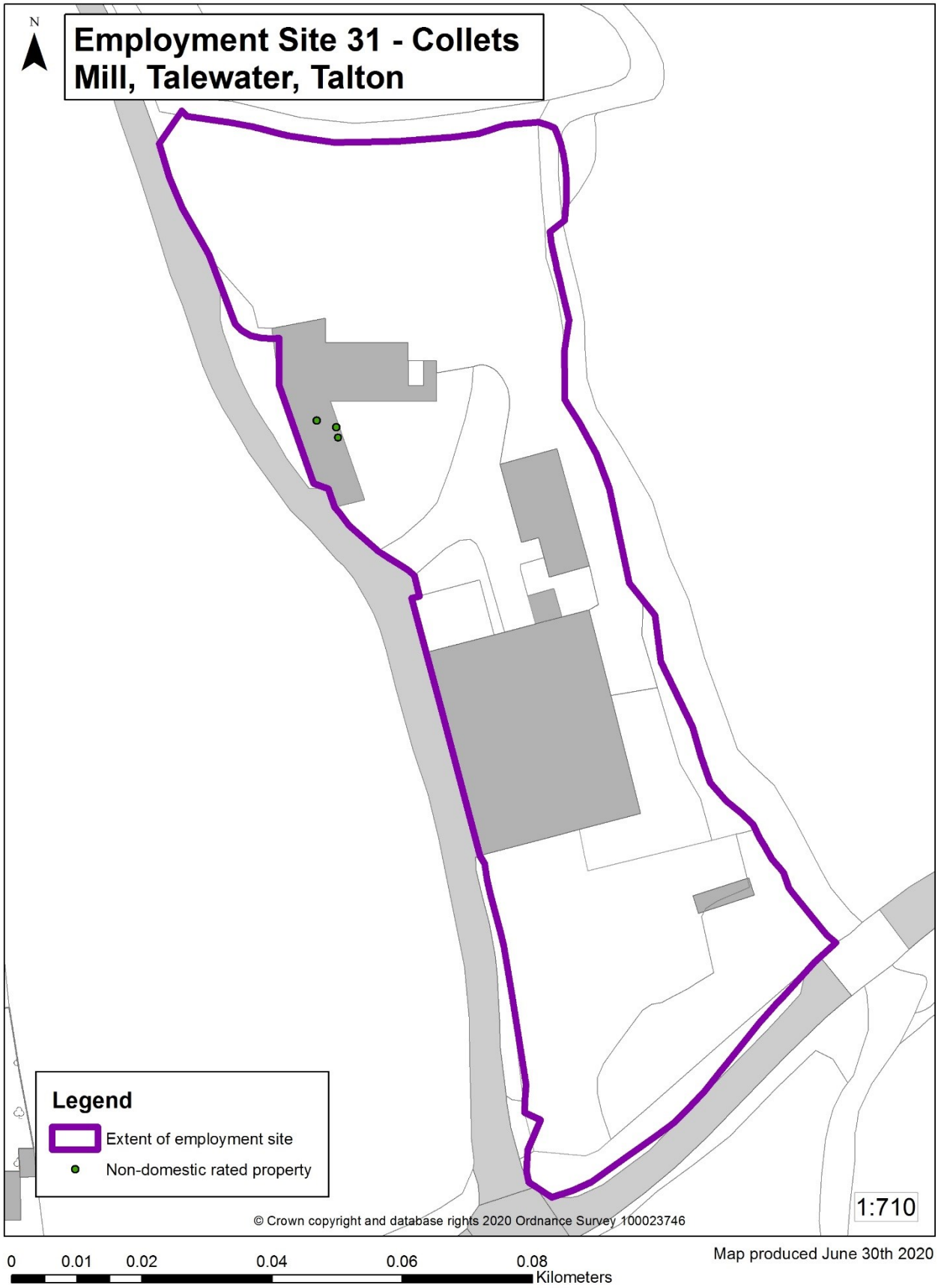
31 – Collets Mill, Talewater, Talaton

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 plans below.

Non-Domestic Rated Properties
There are three units rated for non-domestic use, all of which are occupied at 31.3.2020.

Site Constraints
Most of the site is in a flood zone.


N
Employment Site 31 - Collets Mill, Talewater, Talton
Legend
Extent of employment site
Non-domestic rated property
1:710
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0 0.01 0.02 0.04 0.06 0.08
Kilometers
Map produced June 30th 2020

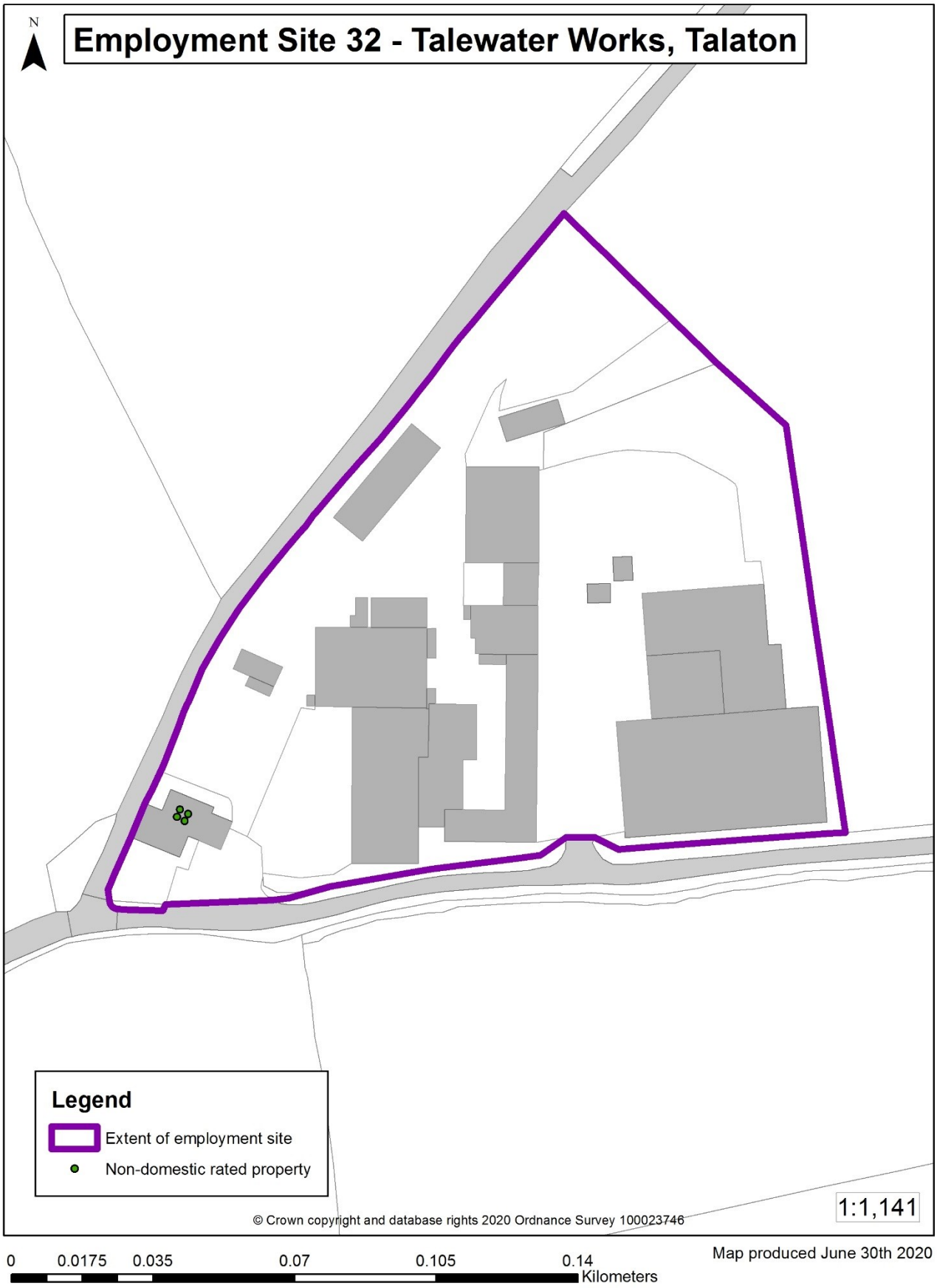
32 – Talewater Works, Talaton

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 plans below.

Non-Domestic Rated Properties
There are four properties rated for non-domestic use on the site, all of which are occupied at 31.3.2020.

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


N
Employment Site 32 - Talewater Works, Talaton
Legend
Extent of employment site
Non-domestic rated property
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:1,141
0
0.0175
0.035
0.07
0.105
0.14
Kilometers
Map produced June 30th 2020

61 – Colliton Barton, Broadhembury

Ownership
Ownership of the site is not known.

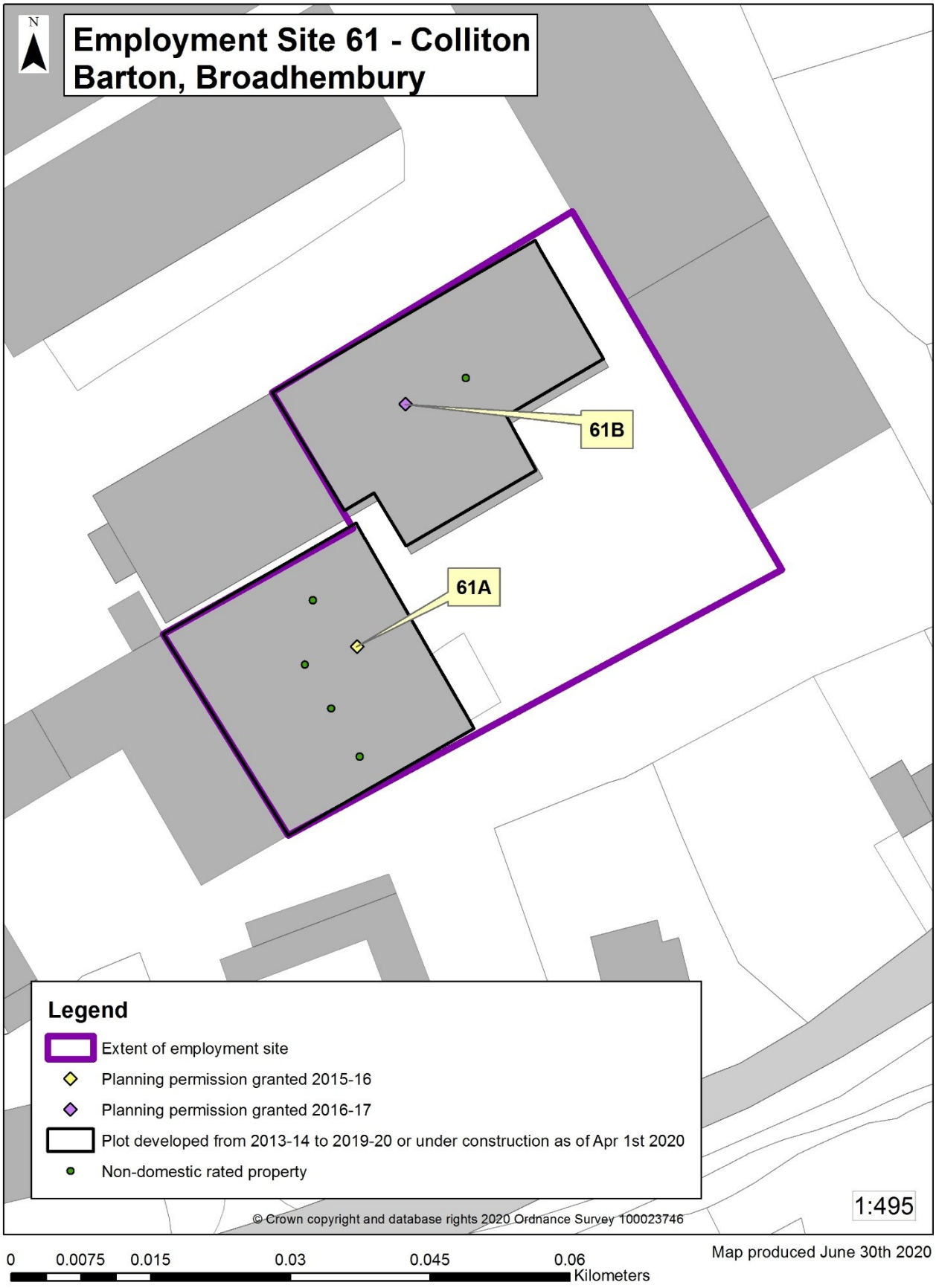
Description
The site comprises a range of business units converted from agricultural to industrial use and covers an area of 0.22 hectares.

Summary of Planning Activity
See also Appendix 2 – Plots 61A and 61B.

Completion
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 five units rated for non-domestic use, one of which was empty at 31.3.2020.


N
Employment Site 61 - Colliton Barton, Broadhembury
61B
61A
Legend
Extent of employment site
Planning permission granted 2015-16
Planning permission granted 2016-17
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
1:495
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0 0.0075 0.015 0.03 0.045 0.06
Kilometers
Map produced June 30th 2020

Appendix 1E - Southern Area – Coastal Towns

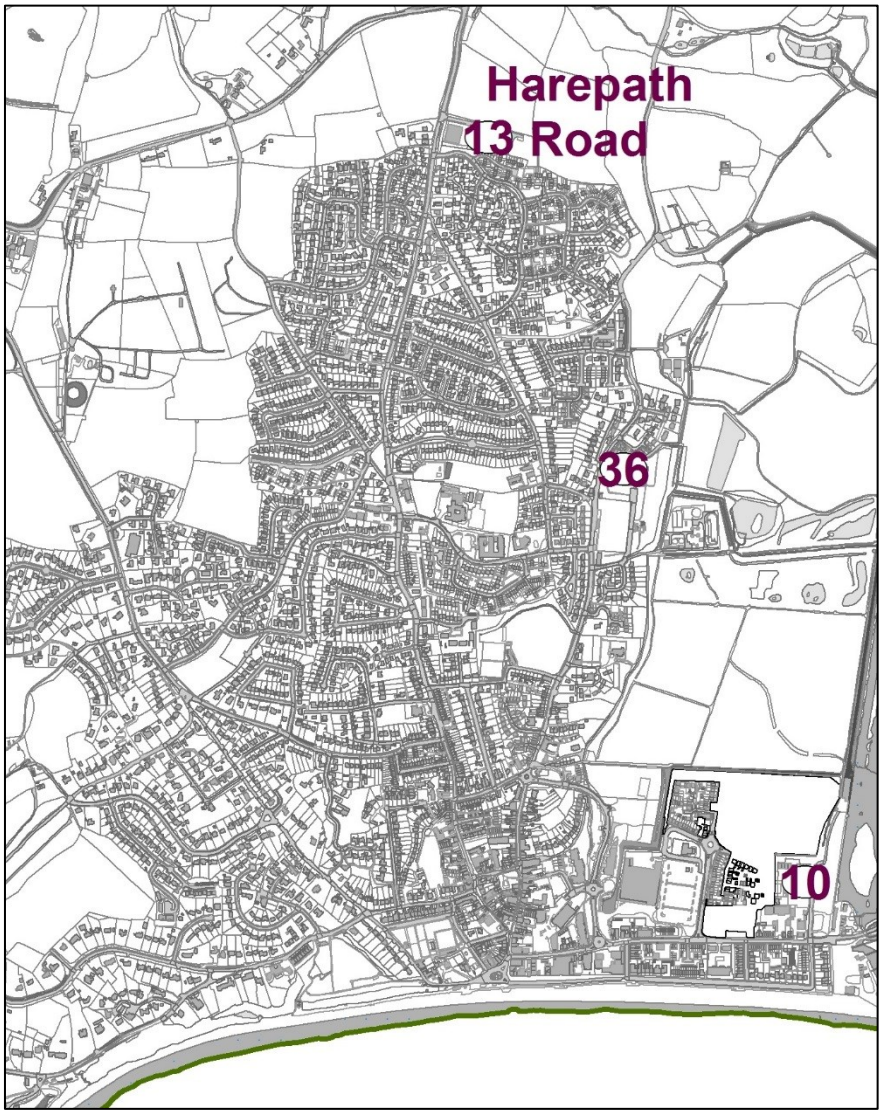
This part of the appendix features sites in or near coastal towns to the south of the District – including Exmouth, Sidmouth, Seaton, Budleigh Salterton, Colaton Raleigh and Newton Poppleford.



Exmouth and Budleigh Salterton



Sidmouth and the surrounding area



Seaton

Included in this section are: Site 1 – Alexandra Trading Estate; Site 10 – Harbour Road Industrial Estate; Site 13 – Harepath Road Industrial Estate; Sites 16, 17 & 45 – Liverton Business Park; Site 18 – Dinan Way; Site 19 – Manstone Lane; Site 23 – Pound Lane; Site 29 – Salterton Workshop; Site 28 – Dinan Way Trading Estate; Site 30 – The Old Sawmills; Site 34 – Victoria Way; Site 35 – Pankhurst Industrial Estate; Site 36 – Colyford Road; Site 40 – South of Redgate; Site 41 – Sidford Employment Site; Site 60 – Dotton Farm; and the employment areas at Goodmores Farm, Exmouth and Harepath Road, Seaton where specific plots are yet to be determined.

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 plans below.

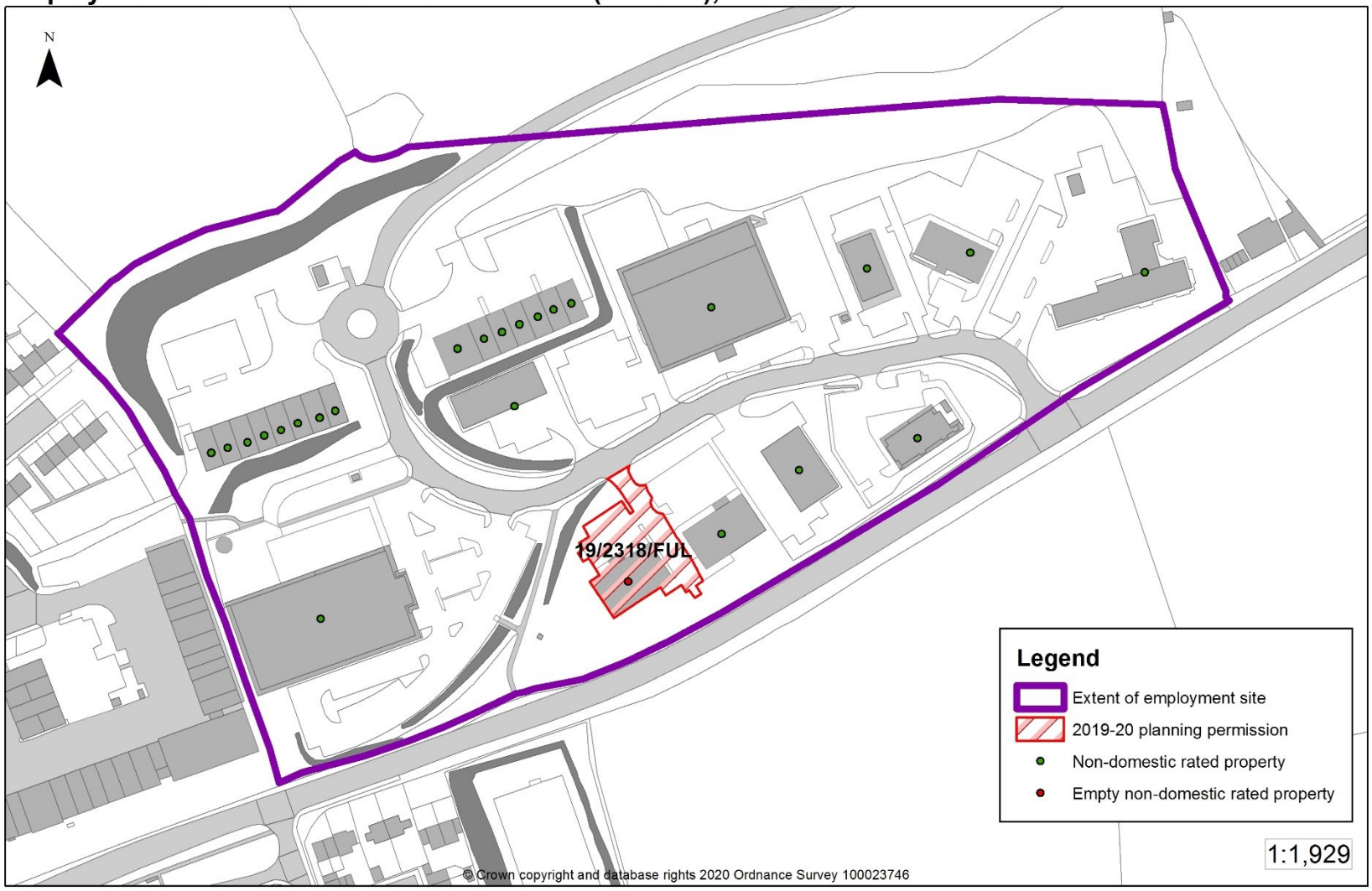
The business park contains a range of predominately modern units, mostly built in the last 15 years, which are of variable size. Larger units are mostly to the southern frontage of the site, Salterton Road. Liverton (Phase 2) lies to the north of Phase 1 and Phase 3 to the east.

Non-Domestic Rated Properties
There are 26 units rated for non-domestic use, of which one was empty at 31.3.2020. Much of the estate is occupied by large retail premises, but there are other uses including 15 workshops.

Site Constraints
Residential use to the north-west corner of the site.

New for 2019/20
A permission (19/2318/FUL) was granted on 04.02.2020 for a Change of Use of the former Carpetright retail unit (A1) to use as a gym/health and fitness centre (D2), including construction of mezzanine.

Employment Site 16 - Liverton Business Park (Phase 1), Exmouth



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 maps below. The site is stepped down from Phase 1 and the access road to the site drops down quite sharply.

There are a number of builders' 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 to 17F.

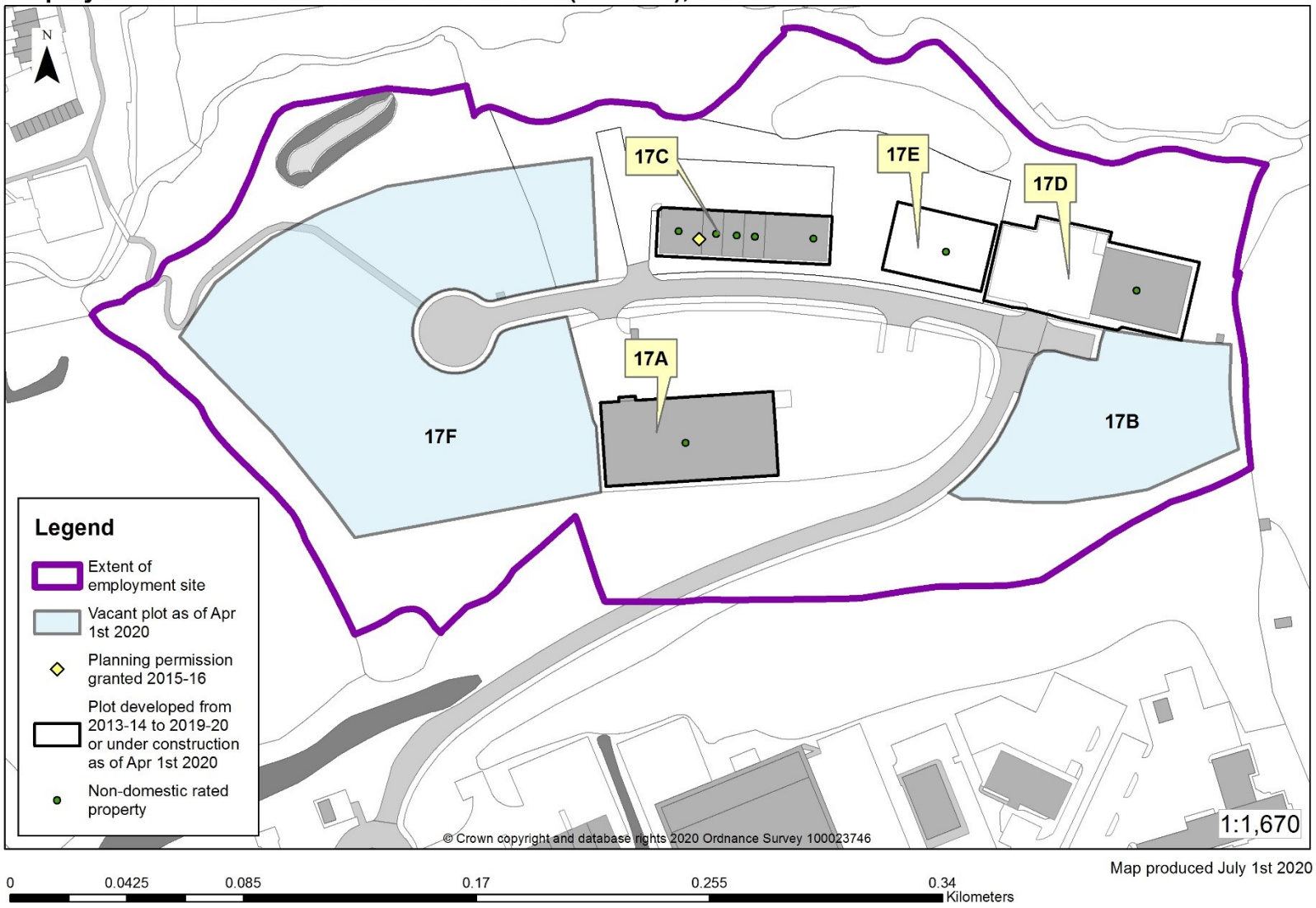
Completions
Plot 17A (Bradfords) was completed in 2013 -14; Plot 17C (a row of new workshops) was completed in 2016-17; Plot 17D (Howdens Joinery) was completed in 2016-17; Plot 17E (Screwfix) was completed in 2017-18.

Vacant Land
Plot 17B and 17F are vacant plots.

Non-Domestic Rated Properties
There are eight units rated for non-domestic use, none of which were classed as empty at 31.3.2020.

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

Employment Site 17 - Liverton Business Park (Phase 2), Exmouth



45 – Liverton Business Park (Phase 3), Exmouth

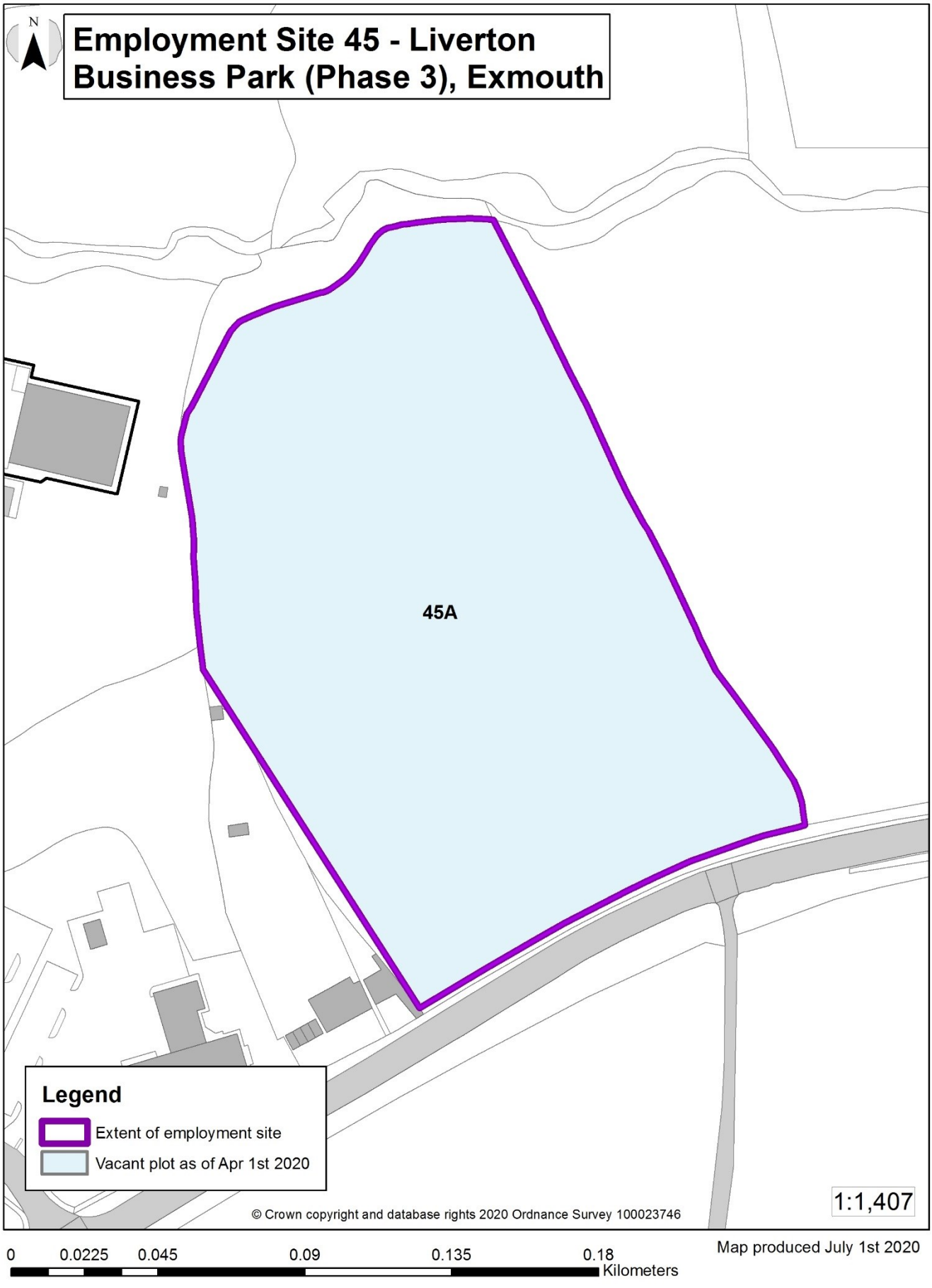
Ownership
Liverton Business Park (Phase 3) is owned by Clinton Devon Estates.

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 plans below.

Summary of Planning Activity
See also Appendix 2 – Plot 45A.

Vacant Land
Plot 45A is allocated in the Local Plan (with no extant permission).

Site Constraints
There is an AONB to the south of the site.


N
Employment Site 45 - Liverton Business Park (Phase 3), Exmouth
45A
Legend
Extent of employment site
Vacant plot as of Apr 1st 2020
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:1,407
0
0.0225
0.045
0.09
0.135
0.18
Kilometers
Map produced July 1st 2020

18 – Dinan Way, Exmouth

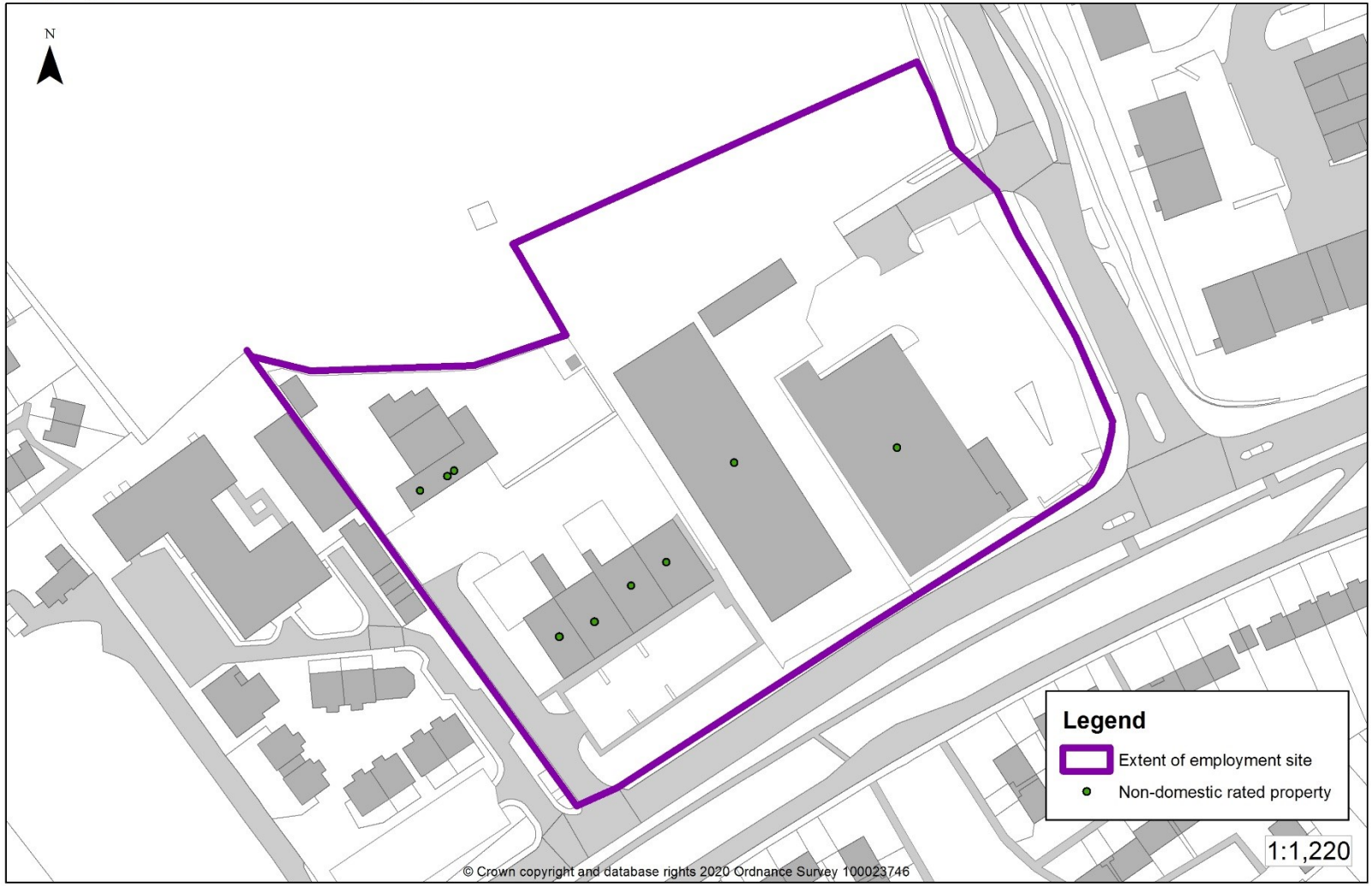
Ownership
The site is in multiple ownership, including some land which is owned by the local authority.

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 plans below.

Non-Domestic Rated Properties
There are nine units rated for non-domestic use, none of which were empty at 31.3.2020.

Site Constraints
Expansion potential is constrained to the south, east and west; there is residential use to the west.

Employment Site 18 - Dinan Way, Exmouth



28 – Dinan Way Trading Estate, Exmouth

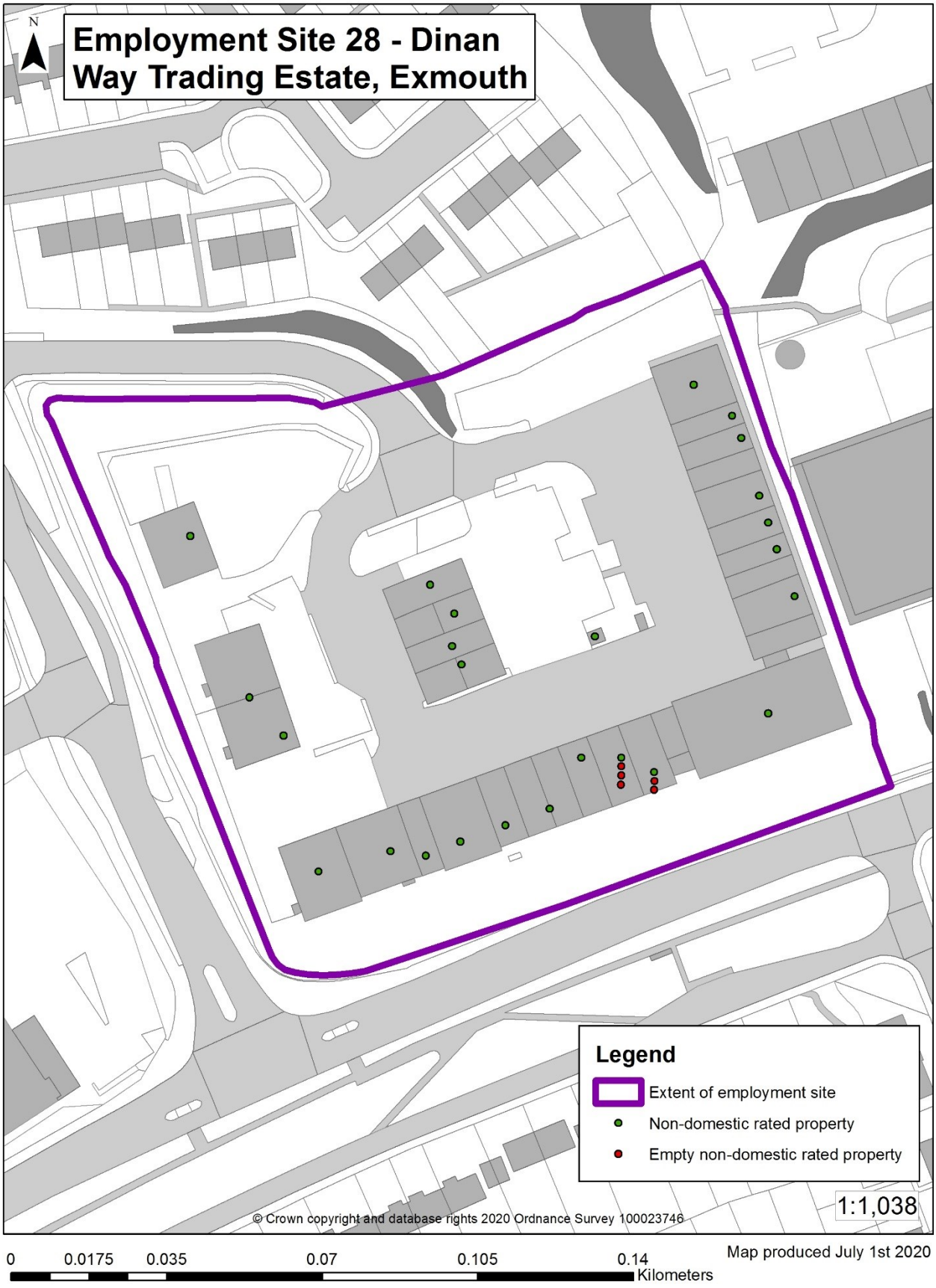
Ownership
Ownership of the Dinan Way Trading Estate is not known.

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 plans 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 Properties
There are 34 properties rated for non-domestic use, with five classed as empty at 31.3.2020.

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


N
Employment Site 28 - Dinan Way Trading Estate, Exmouth
Legend
Extent of employment site
Non-domestic rated property
Empty non-domestic rated property
1:1,038
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0
0.0175
0.035
0.07
0.105
0.14
Kilometers
Map produced July 1st 2020

23 – Pound Lane, Exmouth

Ownership
The Pound Lane site at Exmouth is in multiple ownership.

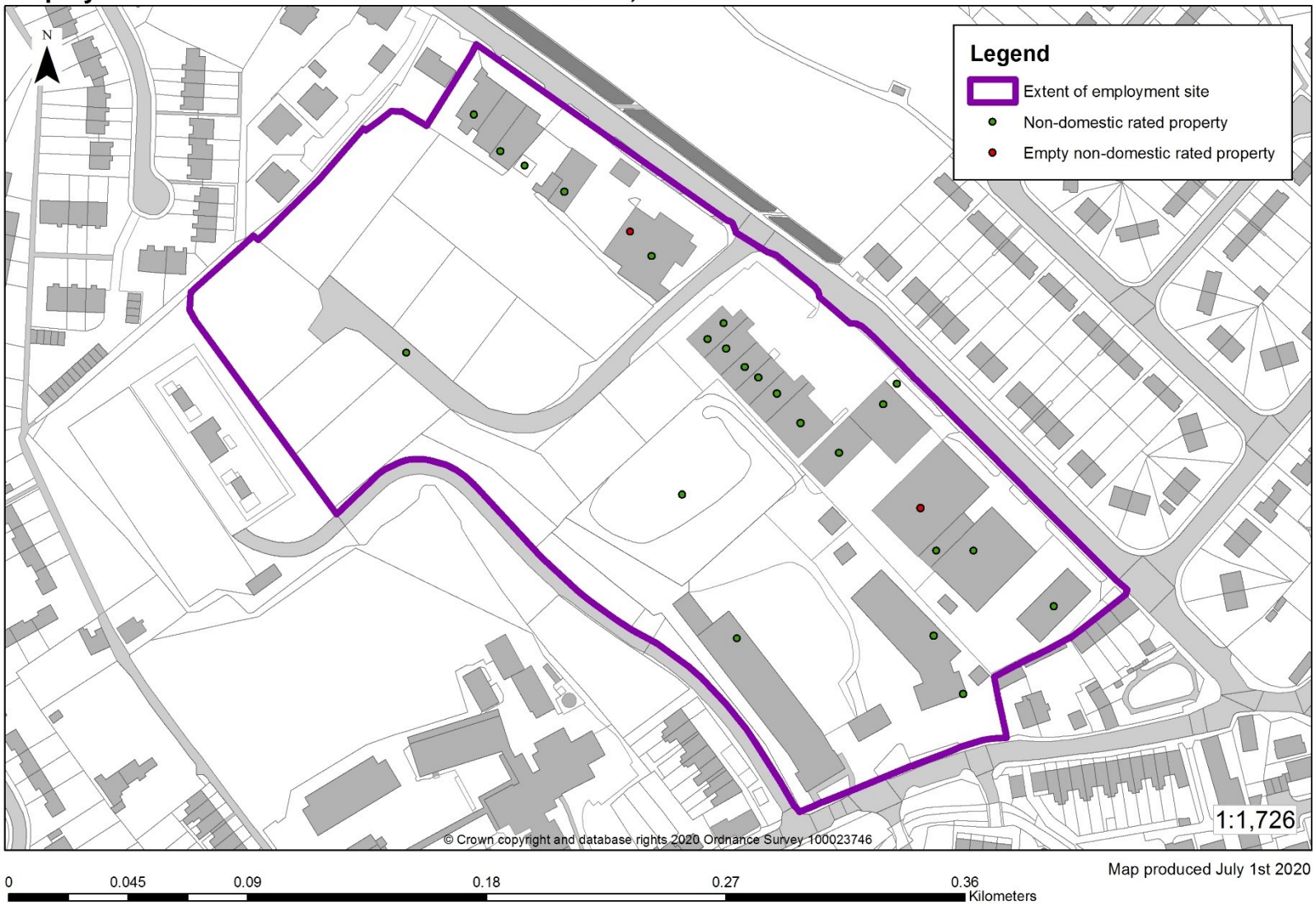
Description
The site is a well-established employment area containing a range of trade counter, specialist retail and general industrial uses with a range of buildings in varying states of repair. The site is located to the north-east of Exmouth town centre with a prominent road frontage. The buildings 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 plans 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 maps show 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 52 non-domestic rated properties of which two were classed as empty at 31.3.2020.

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.

Employment Site 23 - Pound Lane Industrial Estate, Exmouth



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 plans below.

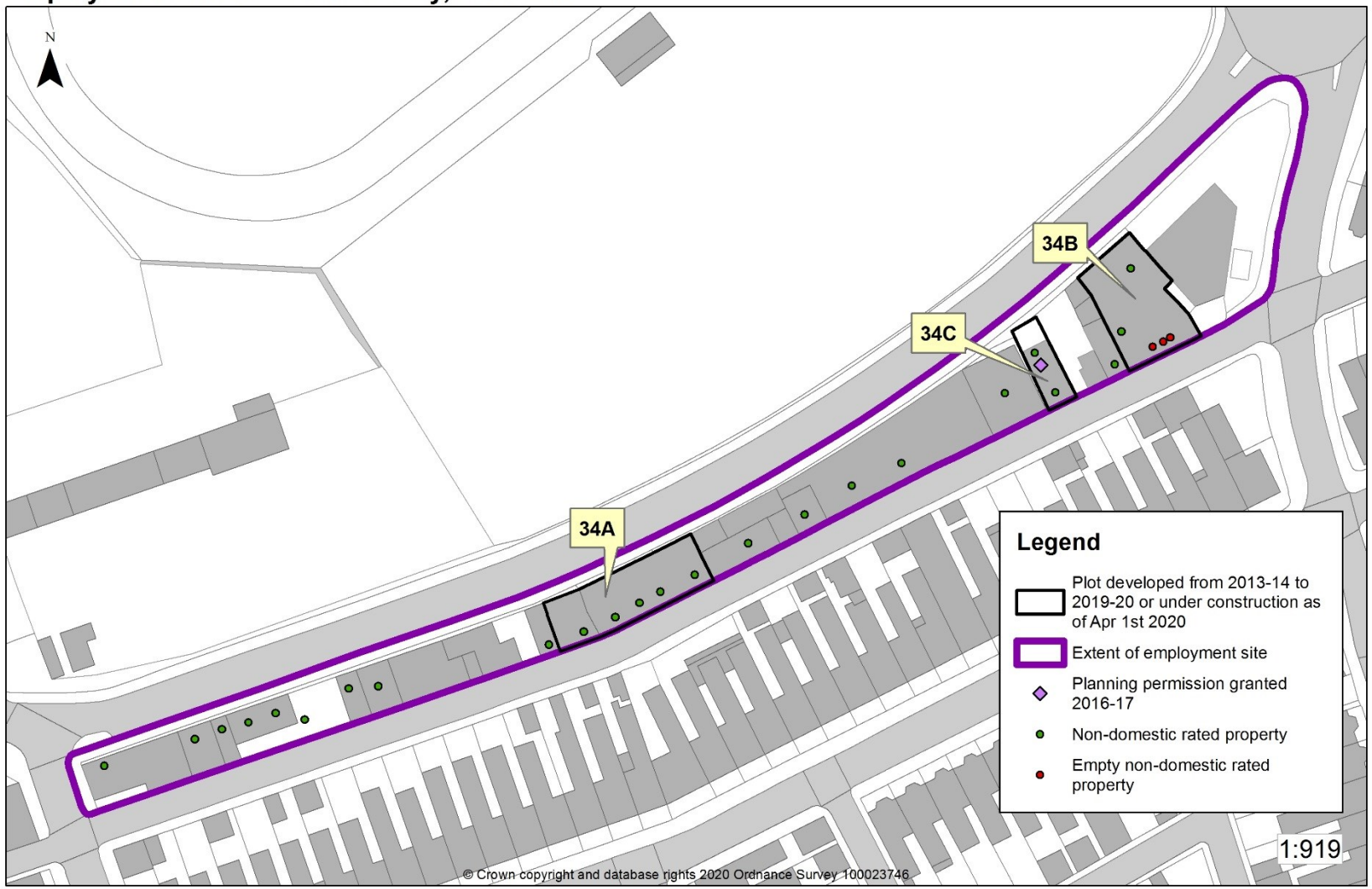
Summary of Planning Activity
See also Appendix 2 – Plots 34A to 34C.

Completions
There were two completions during 2014-15, both of which involved the replacement of existing buildings, on Plots 34A and 34B respectively. A new light industrial unit for Devon Metalcrafts was completed on Plot 34C during 2017-18.

Non-Domestic Rated Properties
There are 27 non-domestic rated units, of which three were classed as empty at 31.3.2020. 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.

Employment Site 34 - Victoria Way, Exmouth



35 – Pankhurst Industrial Estate, Exmouth

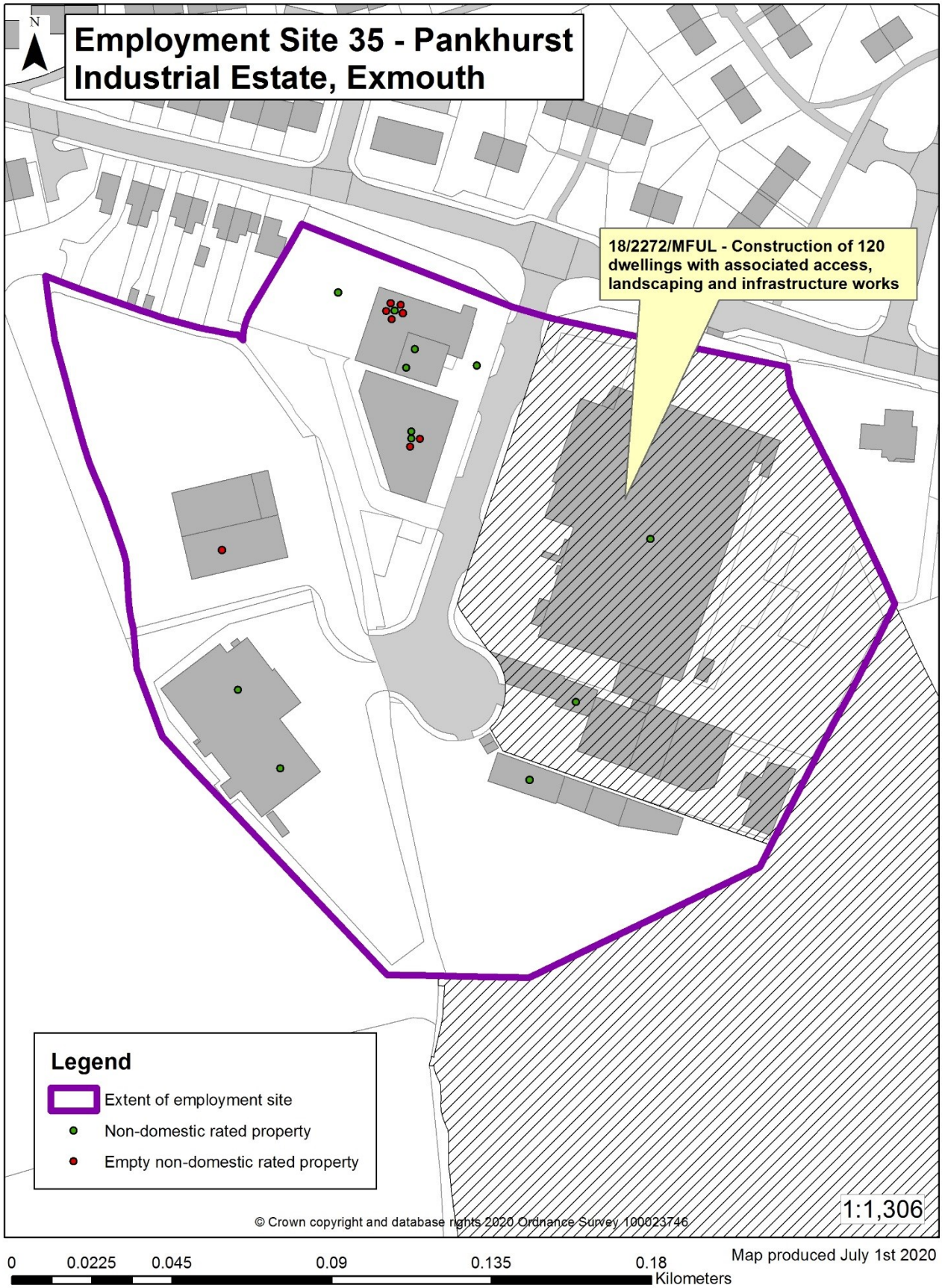
Ownership
Pankhurst Industrial Estate in Exmouth is understood to be in multiple ownership.

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 plans below.

Permission was granted for 120 dwellings, which will take up a large section of the site, in June 2019 (18/2272/MFUL).

Non-Domestic Rated Properties
There are 25 non-domestic rated units, of which eight were classed as empty at 31.3.2020.

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.


Employment Site 35 - Pankhurst Industrial Estate, Exmouth
N
18/2272/MFUL - Construction of 120 dwellings with associated access, landscaping and infrastructure works
Legend
Extent of employment site
Non-domestic rated property
Empty non-domestic rated property
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:1,306
0
0.0225
0.045
0.09
0.135
0.18
Kilometers
Map produced July 1st 2020

40 – South of Redgate, Exmouth

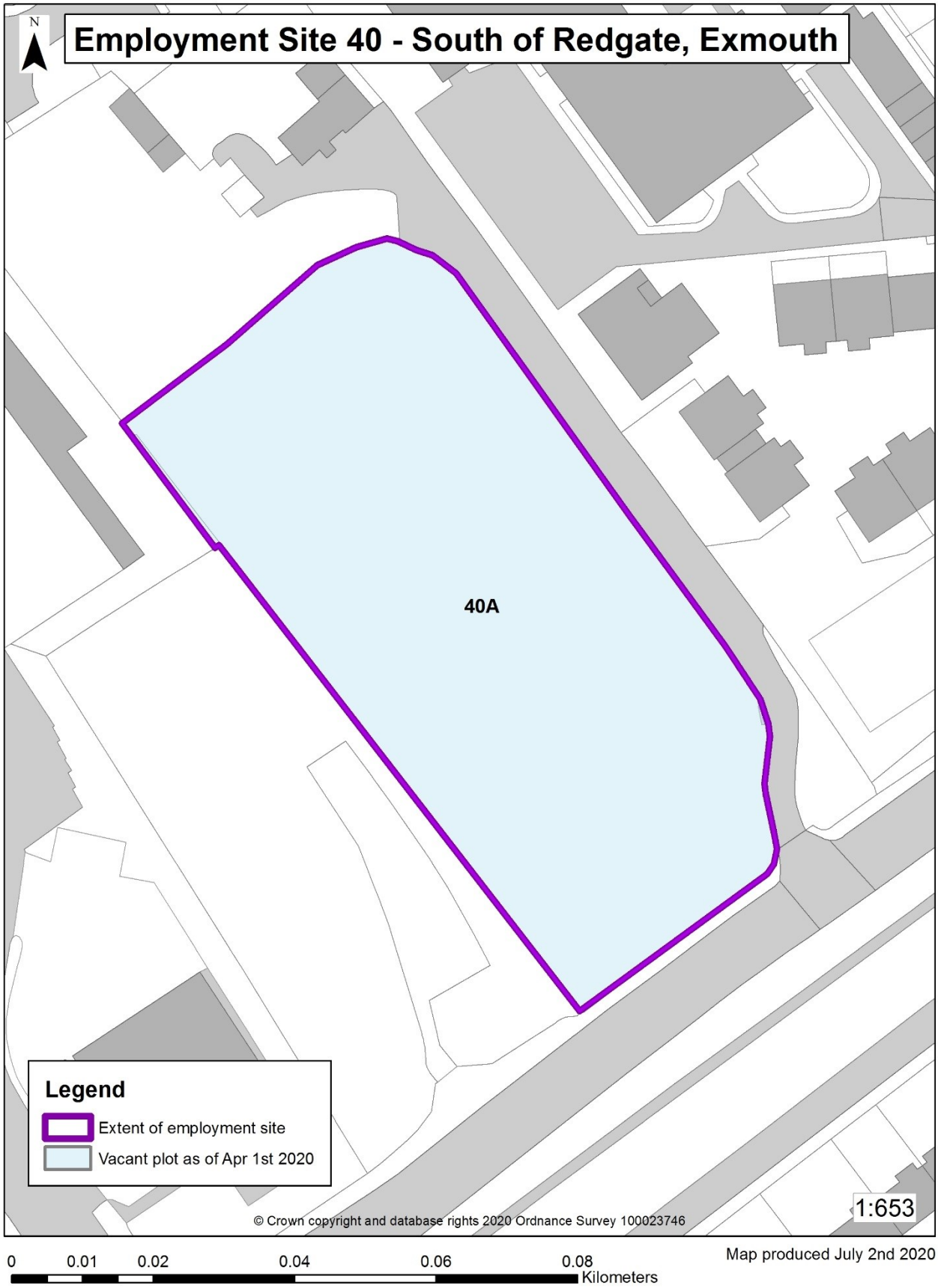
Ownership
Ownership of the land south of Redgate is not known.

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 maps below, is currently unused and covers an area of 0.5 hectares.

Summary of Planning Activity
See also Appendix 2 – Plot 40A.

Vacant Land
Plot 40A is allocated in the Local Plan (with no extant permission).

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


Employment Site 40 - South of Redgate, Exmouth
N
40A
Legend
Extent of employment site
Vacant plot as of Apr 1st 2020
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:653
0
0.01
0.02
0.04
0.06
0.08
Kilometers
Map produced July 2nd 2020

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 plans below.

Non-Domestic Rated Properties
There are 11 non-domestic rated units, of which one was classed as empty at 31.3.2020.

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.

Employment Site 29 - Salterton Workshops, Budleigh Salterton



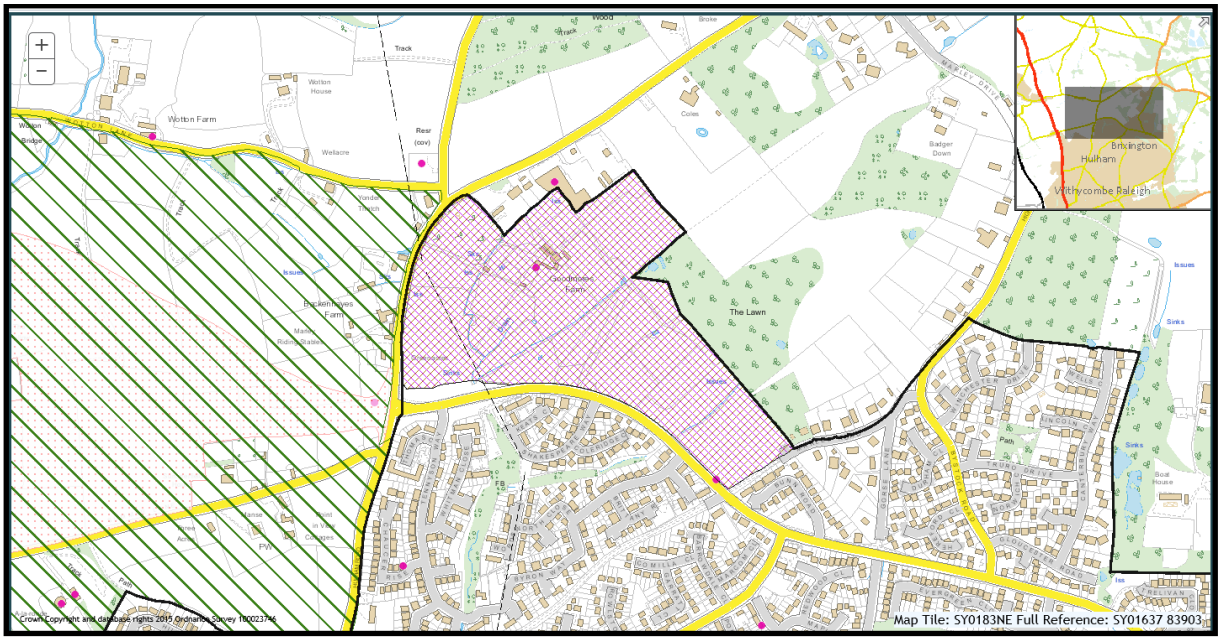
53 – Goodmores Farm, Exmouth (Mixed Use Allocation)

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 three 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.

A residential permission (14/0330/MOUT) was granted on 23.08.2019 for an outline application for residential development (up to 350 dwellings) with associated roads and open space; the provision of land for mixed-use employment; land for commercial and community uses and land for the provision of a primary school (all matters reserved with the exception of the proposed vehicular access points onto Dinan Way). The related reserved matters application (20/0993/MRES) for 317 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin and the provision of serviced land for mixed-use employment/commercial uses and land for the provision of a primary school is awaiting a decision.



1 - Alexandria Road Industrial Estate, Sidmouth

Ownership
The site is in multiple ownership.

Description
Alexandra 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 it not ideal, and this has been a constraining factor on past development. The estate extends to just over four hectares in area and is shown on the plans below.

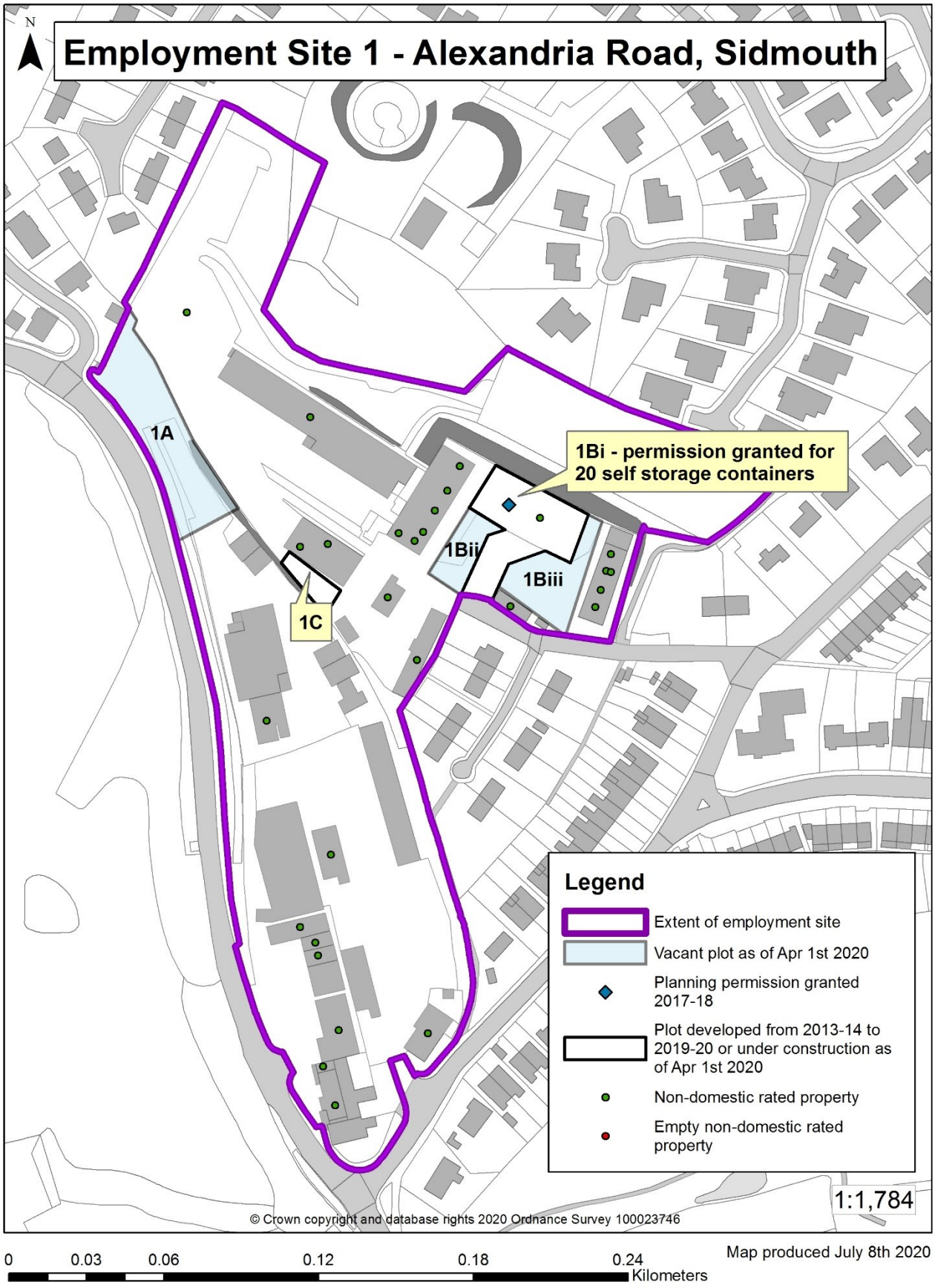
Summary of Planning Activity
See also Appendix 2 – Plots 1A to 1C.

Completions
Plot 1C, the replacement of an existing building, was completed in 2013-14; plot 1Bi's permission for 20 self-storage containers was taken up in 2018/19.

Vacant Land
There are three 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 41 non-domestic rated units, of which none were classed as empty at 31.3.2020. 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.


Employment Site 1 - Alexandria Road, Sidmouth
N
1A
1Bi - permission granted for 20 self storage containers
1Bii
1Biii
1C
Legend
Extent of employment site
Vacant plot as of Apr 1st 2020
Planning permission granted 2017-18
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
1:1,784
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0 0.03 0.06 0.12 0.18 0.24
Kilometers
Map produced July 8th 2020

19 – Manstone Lane, Sidmouth

Ownership
The Manstone Lane site is in Local Authority ownership.

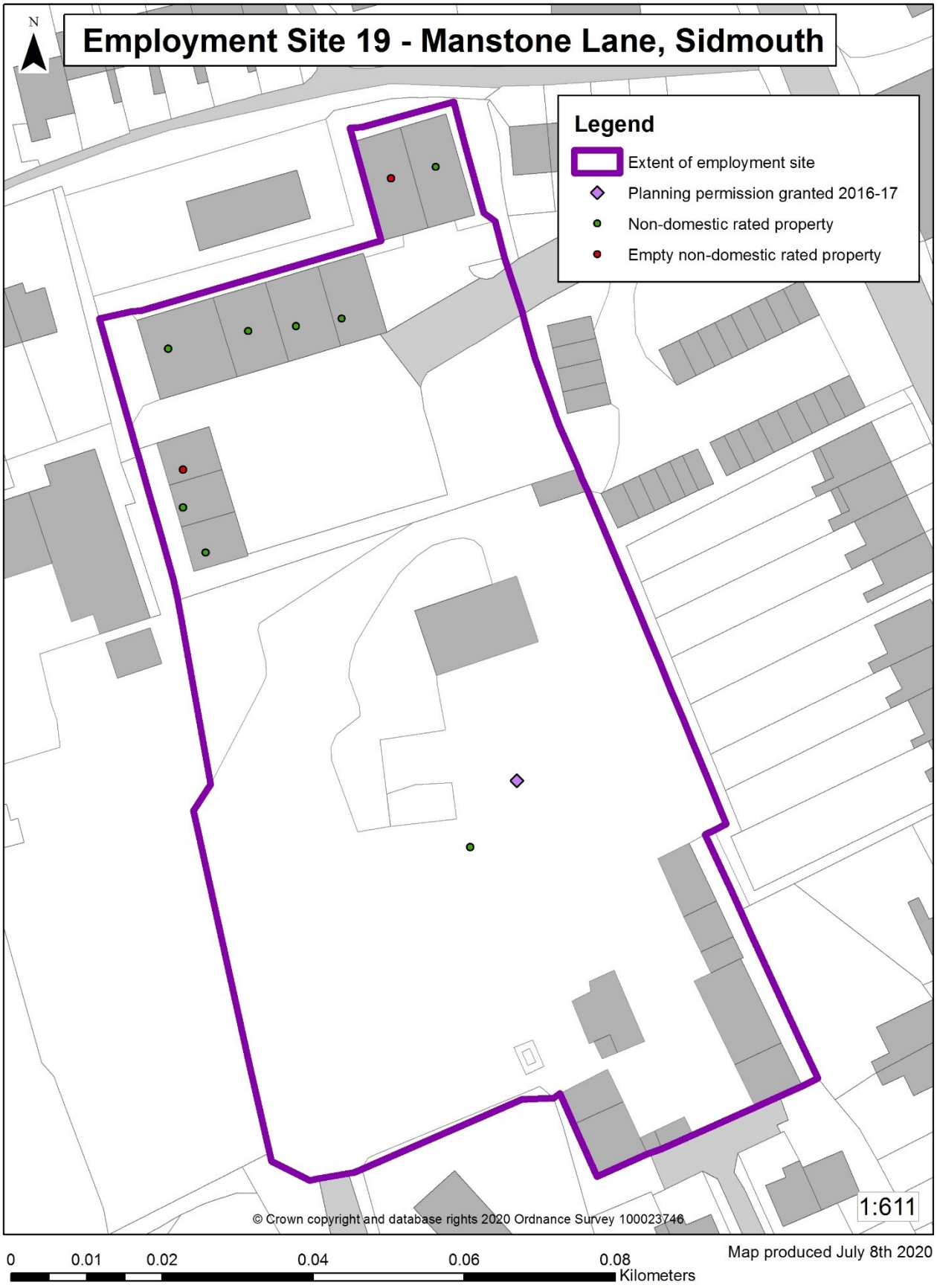
Description
Manstone Lane is a small site in a central position of Sidmouth. The site extends to 0.76 hectares and it is accessed through residential roads. The site is shown on the plans below.

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.

Approvals
Permission was granted for the construction of a single-storey office building on the Council Yard in January 2017 (16/2526/FUL).

Non-Domestic Rated Properties
There are ten units rated for non-domestic use, of which two were classed as empty at 31.3.2020. 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.


N
Employment Site 19 - Manstone Lane, Sidmouth
Legend
Extent of employment site
Planning permission granted 2016-17
Non-domestic rated property
Empty non-domestic rated property
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:611
0
0.01
0.02
0.04
0.06
0.08
Kilometers
Map produced July 8th 2020

41 – Sidford Employment Site, Sidmouth

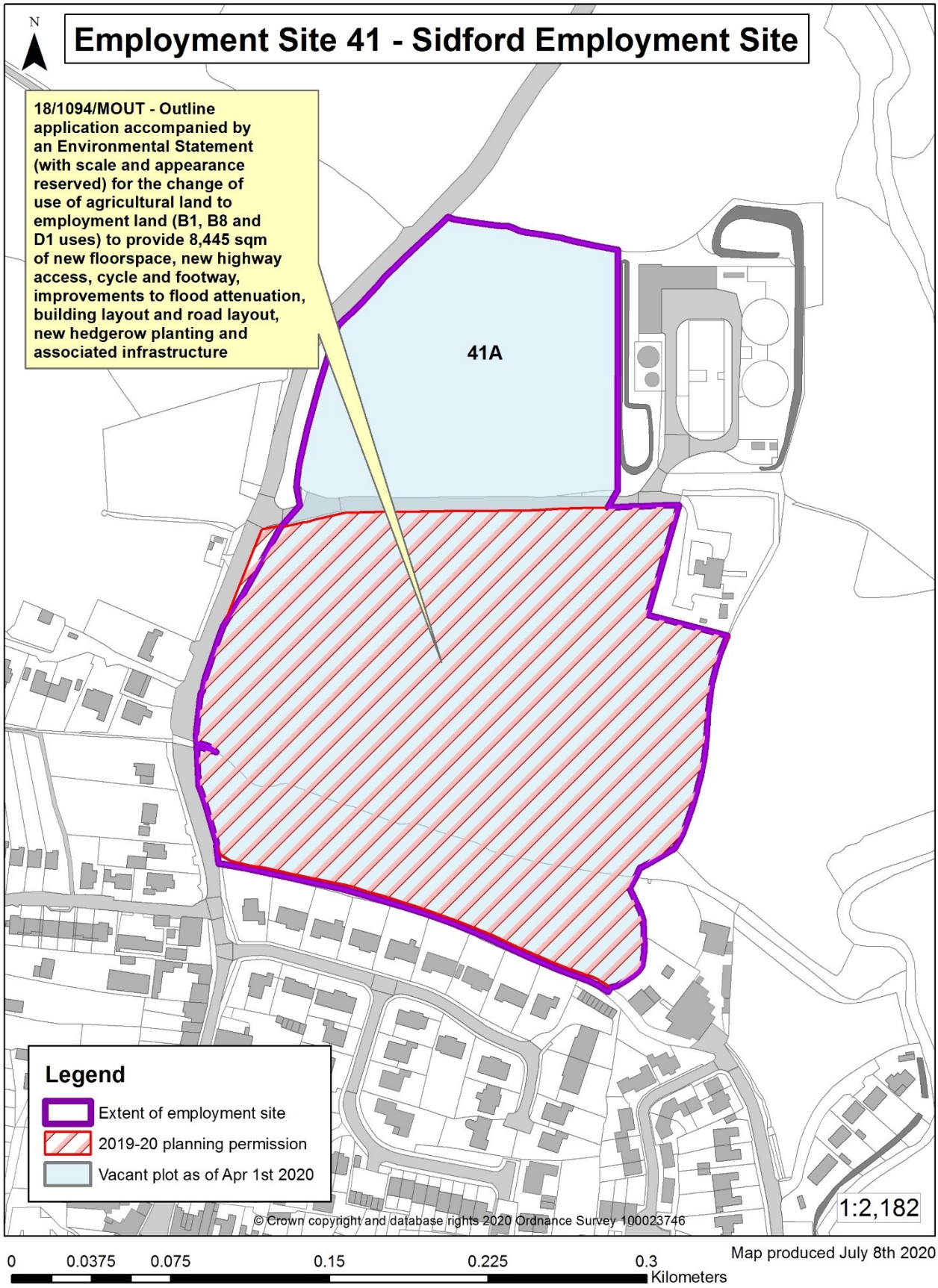
Ownership
It is understood Fords of Sidmouth have secured land options for the purchase of this site.

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 allocated in the Local Plan.

Summary of Planning Activity
See also Appendix 2 – Plot 41A.

Approvals
In May 2018 the southern half of the site was subject to a planning application (18/1094/MOUT) for employment uses, with the application dismissed in October 2018. A three-day public inquiry was held in July 2019 and the Planning Inspectorate announced the following month that the appeal would be allowed.

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.


N
Employment Site 41 - Sidford Employment Site
18/1094/MOUT - Outline application accompanied by an Environmental Statement (with scale and appearance reserved) for the change of use of agricultural land to employment land (B1, B8 and D1 uses) to provide 8,445 sqm of new floorspace, new highway access, cycle and footway, improvements to flood attenuation, building layout and road layout, new hedgerow planting and associated infrastructure
41A
Legend
Extent of employment site
2019-20 planning permission
Vacant plot as of Apr 1st 2020
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:2,182
0
0.0375
0.075
0.15
0.225
0.3
Kilometers
Map produced July 8th 2020

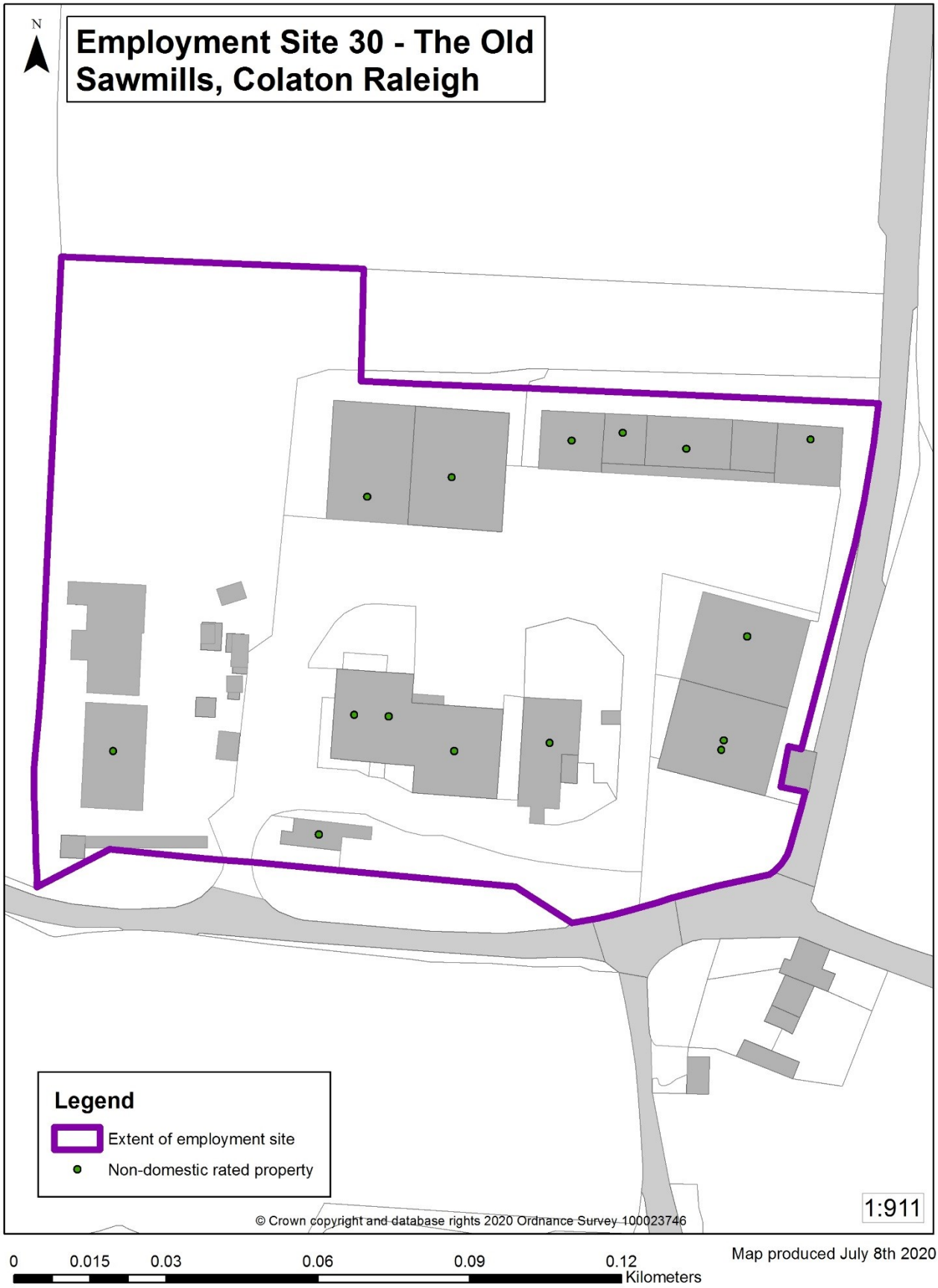
30 – The Old Sawmills, Colaton Raleigh

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 plans below.

Non-Domestic Rated Properties
There are 15 units rated for non-domestic use, none of which were classed as empty at 31.3.2020.

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


N
Employment Site 30 - The Old Sawmills, Colaton Raleigh
Legend
Extent of employment site
Non-domestic rated property
1:911
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0
0.015
0.03
0.06
0.09
0.12
Kilometers
Map produced July 8th 2020

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.

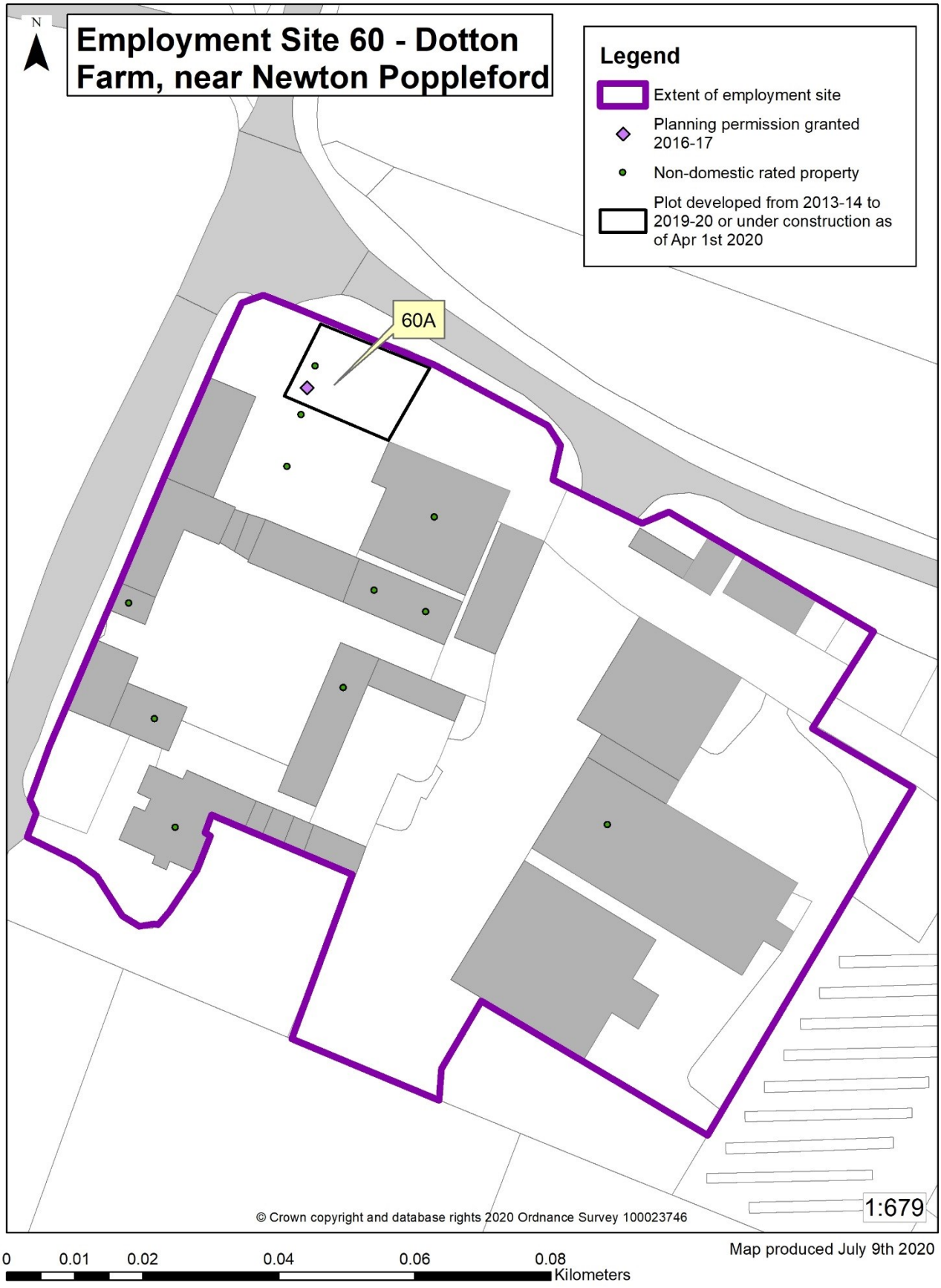
The boundary of the site has been expanded for the 2019/20 review to include a non-domestic rated property to the south-west of the site which was not originally included.

Summary of Planning Activity
See also Appendix 2 – Plot 60A.

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

Non-Domestic Rated Properties
There are 11 units rated for non-domestic use, none of which were empty at 31.3.2020.

Constraints
Site access is via a lengthy country lane.


N
Employment Site 60 - Dotton Farm, near Newton Poppleford
Legend
Extent of employment site
Planning permission granted 2016-17
Non-domestic rated property
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
60A
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:679
0 0.01 0.02 0.04 0.06 0.08
Kilometers
Map produced July 9th 2020

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 plans below.

The bulk of the site, the area extending northwards and abutting the Exe estuary, was previously occupied by a Racal Factory (highlighted in green on the map) 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 land. 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.

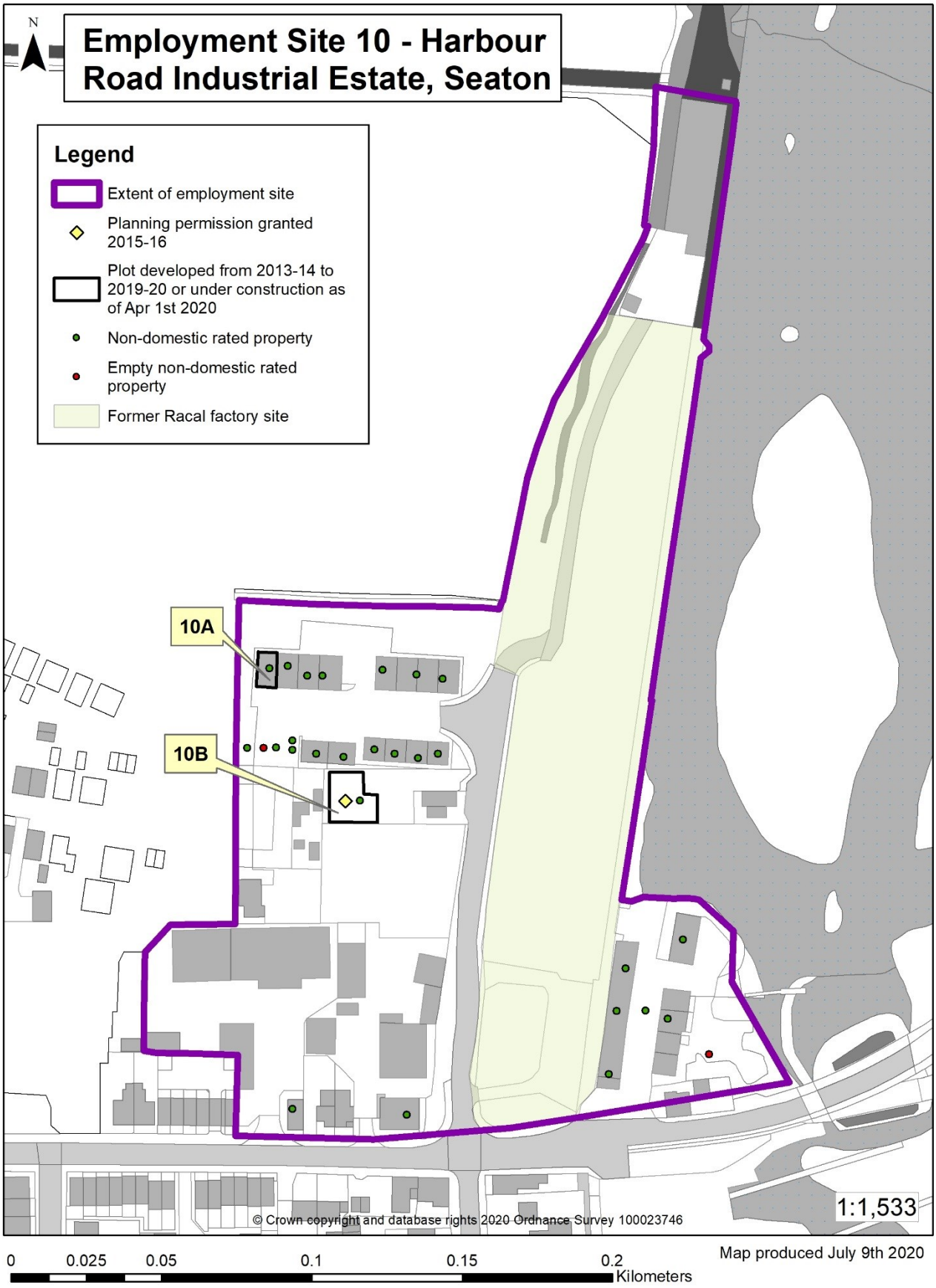
The south-western part of the site is still retained in employment uses in a variety of mixed age units, some with direct road access on to the B3176 and others, specifically Riverside Workshops, served by an access road from the main road. Unit sizes are mainly small.

Summary of Planning Activity
See also Appendix 2 – Plots 10A and 10B.

Completions
Plot 10A – change of use was completed during 2014-15; Plot 10B – a new unit was approved during 2015-16 and completed during 2016-17.

Non-Domestic Rated Properties
There are 28 units rated for non-domestic use, of which two were classed as empty at 31.3.2020.

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.


Employment Site 10 - Harbour Road Industrial Estate, Seaton
N
Legend
Extent of employment site
Planning permission granted 2015-16
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
Former Racal factory site
10A
10B
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:1,533
0
0.025
0.05
0.1
0.15
0.2
Kilometers
Map produced July 9th 2020

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 plans below.

Summary of Planning Activity
See also Appendix 2 – Plots 13A to 13D.

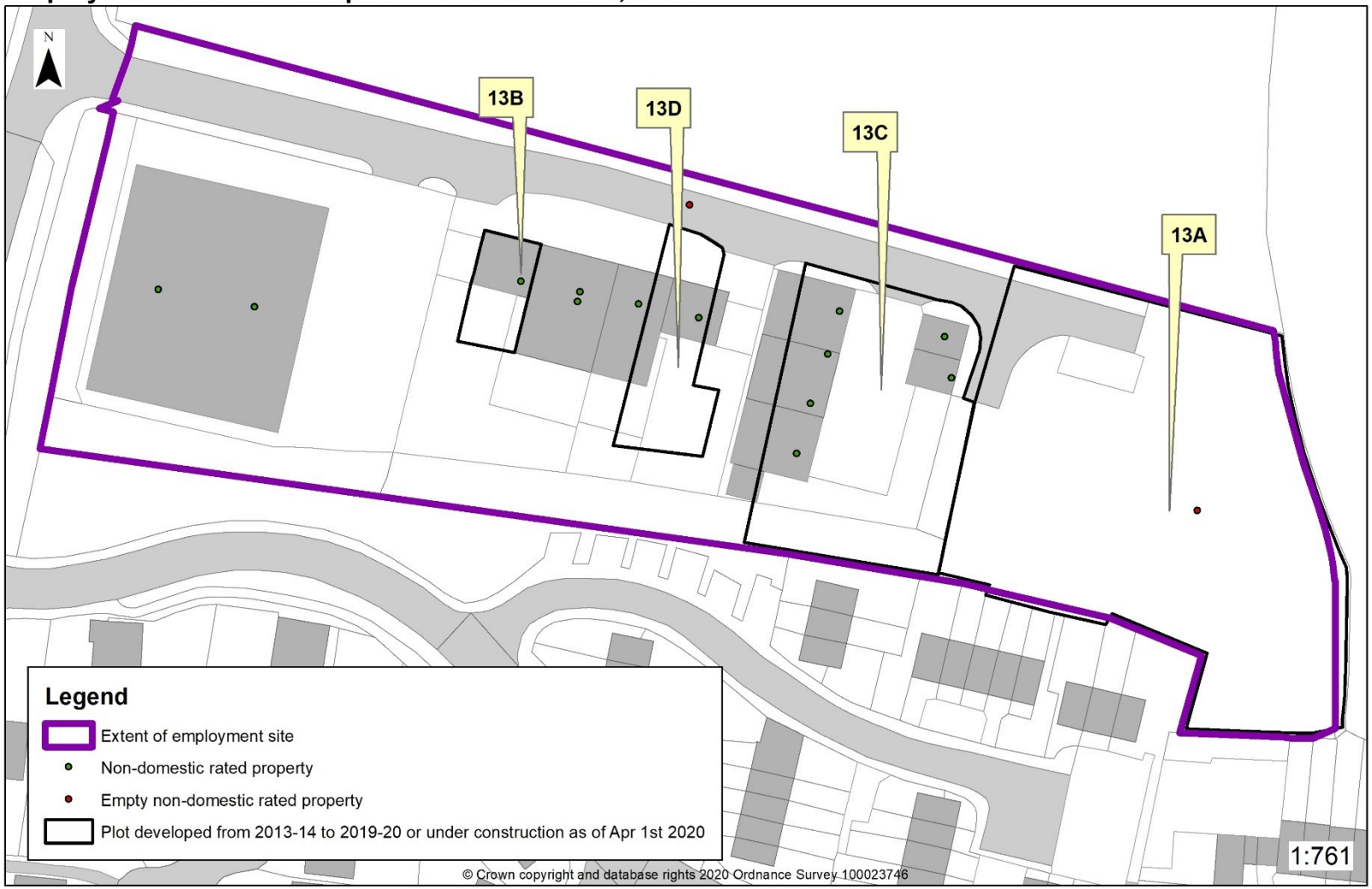
Completions
Plots 13B and 13D are completed changes of use, and 13C completed new units.

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

Non-Domestic Rated Properties
There are 15 units rated for non-domestic use, of which two were classed as empty at 31.3.2020.

Site Constraints
There is residential use to the south.

Employment Site 13 - Harepath Industrial Estate, Seaton



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. The site is shown on the plans below.

Summary of Planning Activity
See also Appendix 2 – Plot 36A. Planning permission was granted in 2014 for 14 units which has now expired.

Vacant Land
The entire site is currently seen as being available.

Non-Domestic Rated Properties
There is one unit rated for non-domestic use, previously a workshop, which was classed as empty at 31.3.2020.

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.

Employment Site 36 - Colyford Road, Seaton

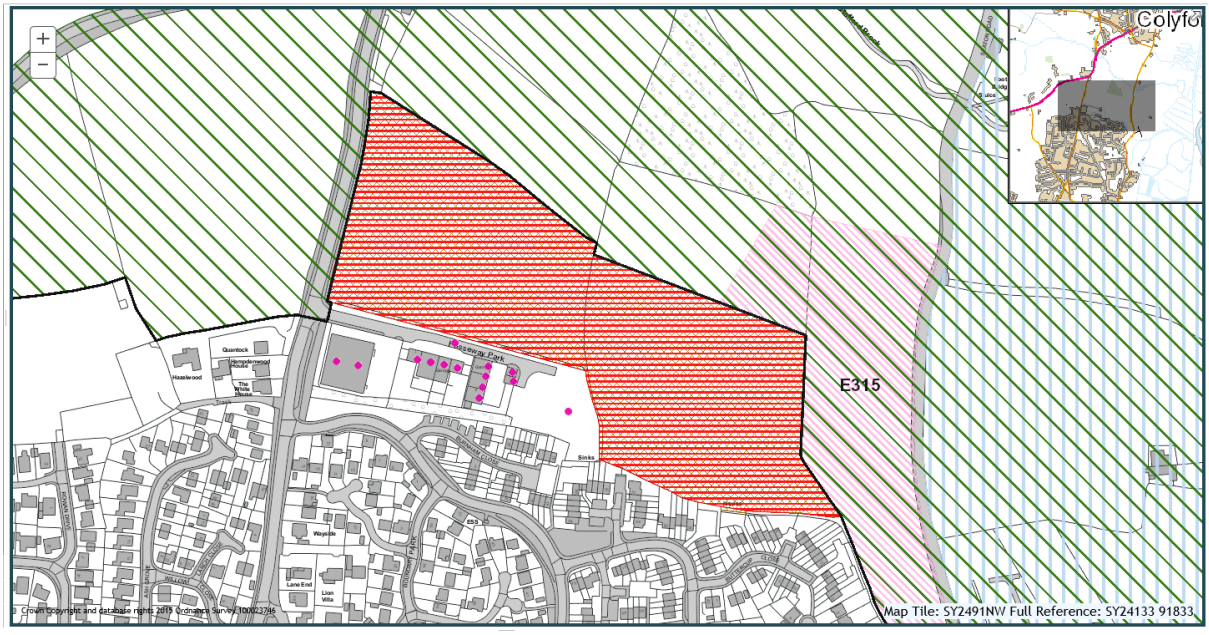


56 – North of Town / Harepath Road, Seaton (Mixed Use Allocation)

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

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

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



Appendix 1F – Eastern Area

This part of the appendix features sites in the east of the District in Axminster and Colyton.



Included in this section are: Site 2 – Axminster Carpets; Site 15 – Millwey Rise Business Park; Site 21 – Coal Yard at Castle Gate; Site 24 – Colyton Business Park; Site 33 – Former Woodmead Road Sawmills; Site 58 – Hunthay Farm; and the employment area on land to the north and east of Axminster where specific plots are yet to be determined.

2 - Axminster Carpets, Axminster

Ownership
The site is understood to be in single ownership.

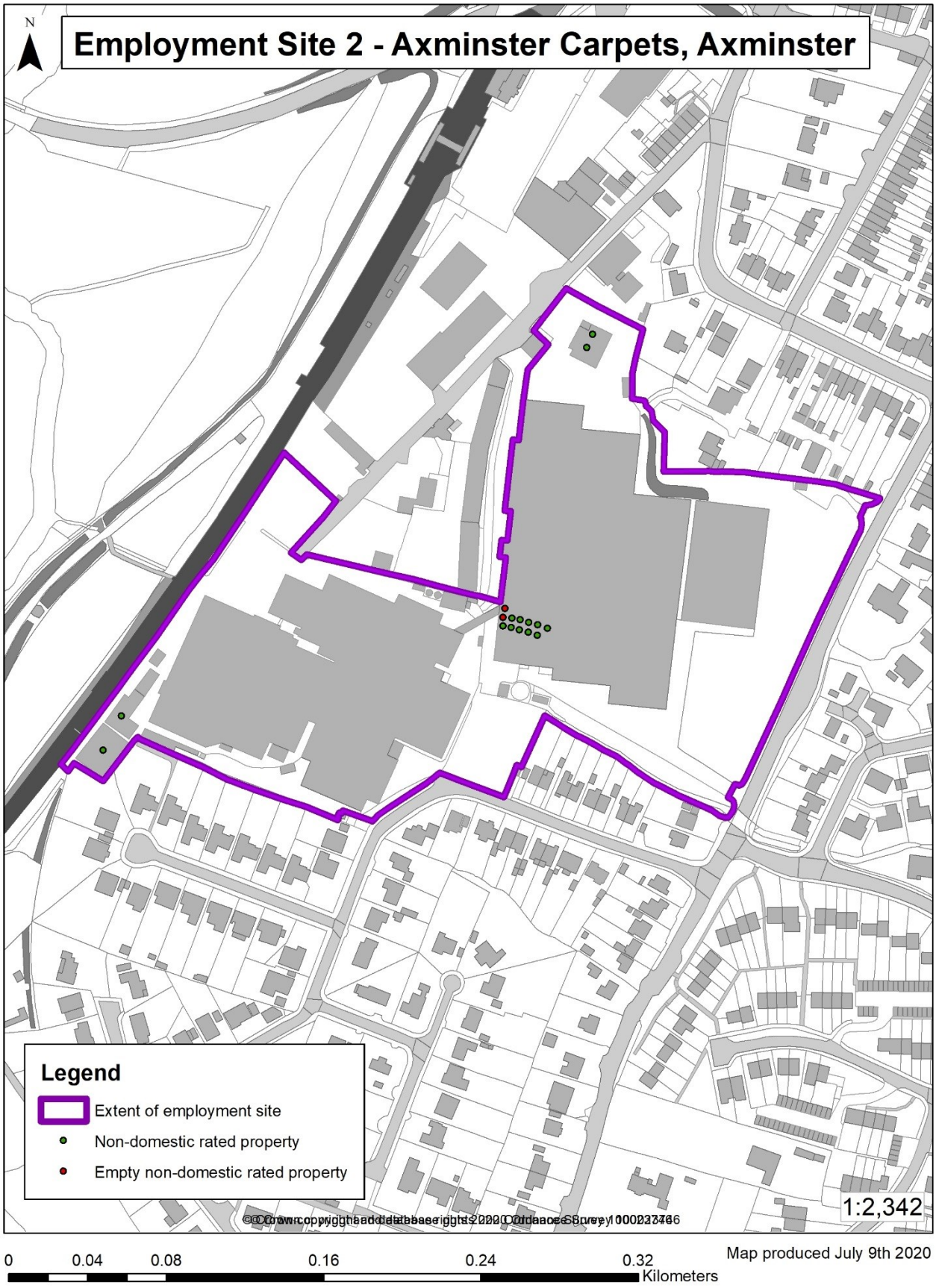
Description
The site is centred around the Axminster Carpets manufacturing factory and is located close to the town centre of Axminster. It is a generally a good quality site with good internal road servicing. However it does have some poorer quality units and untidy areas.

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 Railway Station. The plans 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 30,463m^2 Axminster Carpets occupy a significant area of factory floorspace; other business/premises at the site are very much more modest.

Non-Domestic Rated Properties
There are 16 units rated for non-domestic use, two of which were classed as empty at 31.3.2020.

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.


Employment Site 2 - Axminster Carpets, Axminster
N
Legend
Extent of employment site
Non-domestic rated property
Empty non-domestic rated property
1:2,342
0
0.04
0.08
0.16
0.24
0.32
Kilometers
Map produced July 9th 2020

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 plans below.

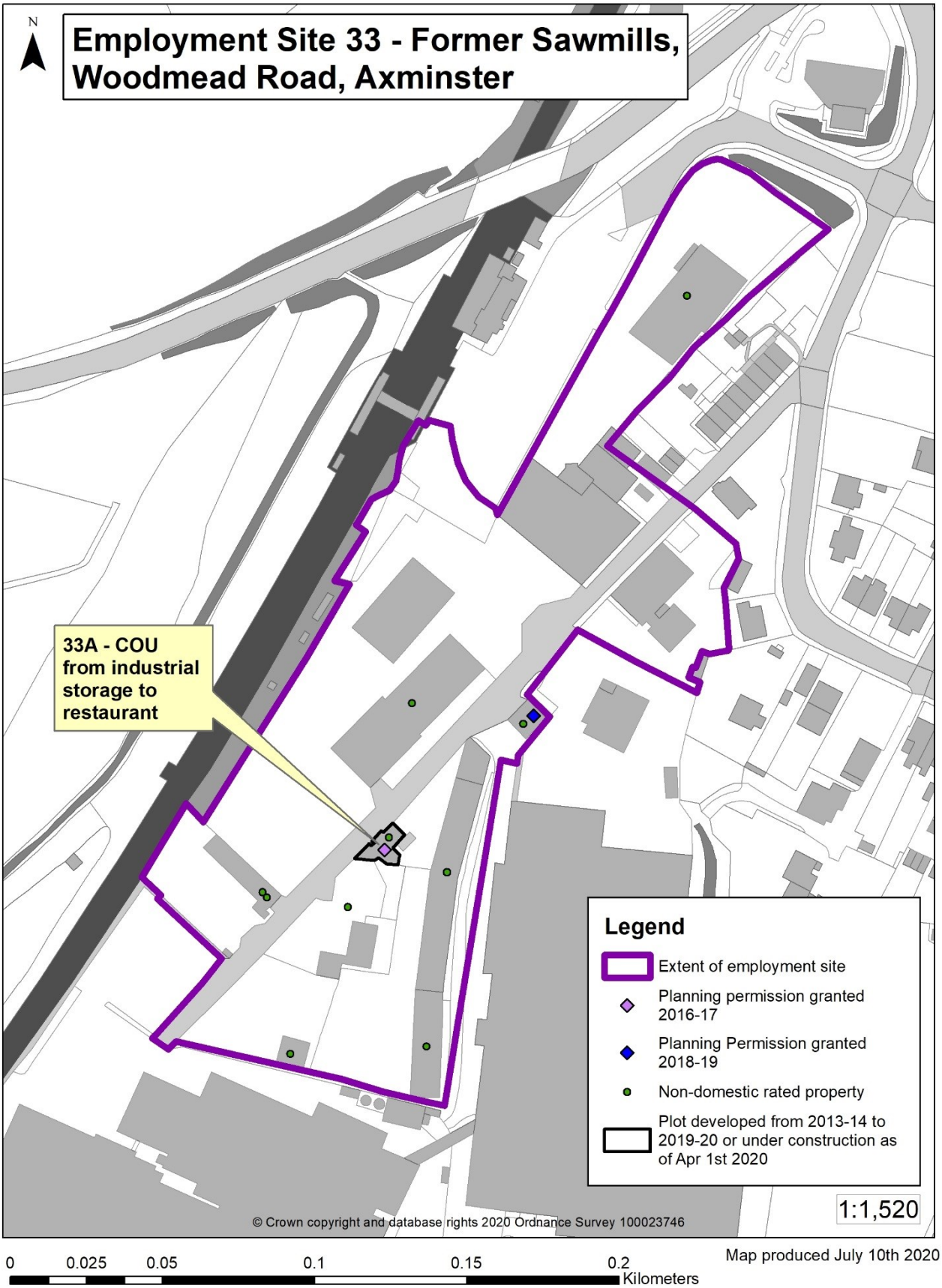
The Woodmead Road site includes a number of parcels of land that are in relatively low intensity use and as such might have potential for redevelopment.

Summary of Planning Activity
See also Appendix 3 – Plot 33A.

Loss of Employment Use
Plot 33A – Permission was given for a change of use at to a restaurant during 2016-17, which was completed during 2017-18.

Non-Domestic Rated Properties
There are ten units rated for non-domestic use, none of which were classed as empty at 31.3.2020.

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.


N
Employment Site 33 - Former Sawmills, Woodmead Road, Axminster
33A - COU from industrial storage to restaurant
Legend
Extent of employment site
Planning permission granted 2016-17
Planning Permission granted 2018-19
Non-domestic rated property
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
1:1,520
© Crown copyright and database rights 2020 Ordnance Survey 100023746
0 0.025 0.05 0.1 0.15 0.2
Kilometers
Map produced July 10th 2020

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 plans 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 is the largest company based at the site.

Summary of Planning Activity
See also Appendix 2 & 3 – Plots 15A to 15E.

Loss of Employment Use
Plot 15Aii – Construction of nursery and soft play centre; plot 15E - change of use from Class B1 (Office & Lightweight Industrial) to Class D2 (Assembly & Leisure).

Completions
Permissions at Plots 15Bi, 15C and 15D have all been completed.

Approvals
Plot 15Bii – Permission for an extension to an existing unit was granted in December 2015 but work had not started as of 31.3.2019.

Vacant Land
Permission at Plot 15Ai, granted in 2013, has not been implemented; it is currently laid out and signposted as a private car park.

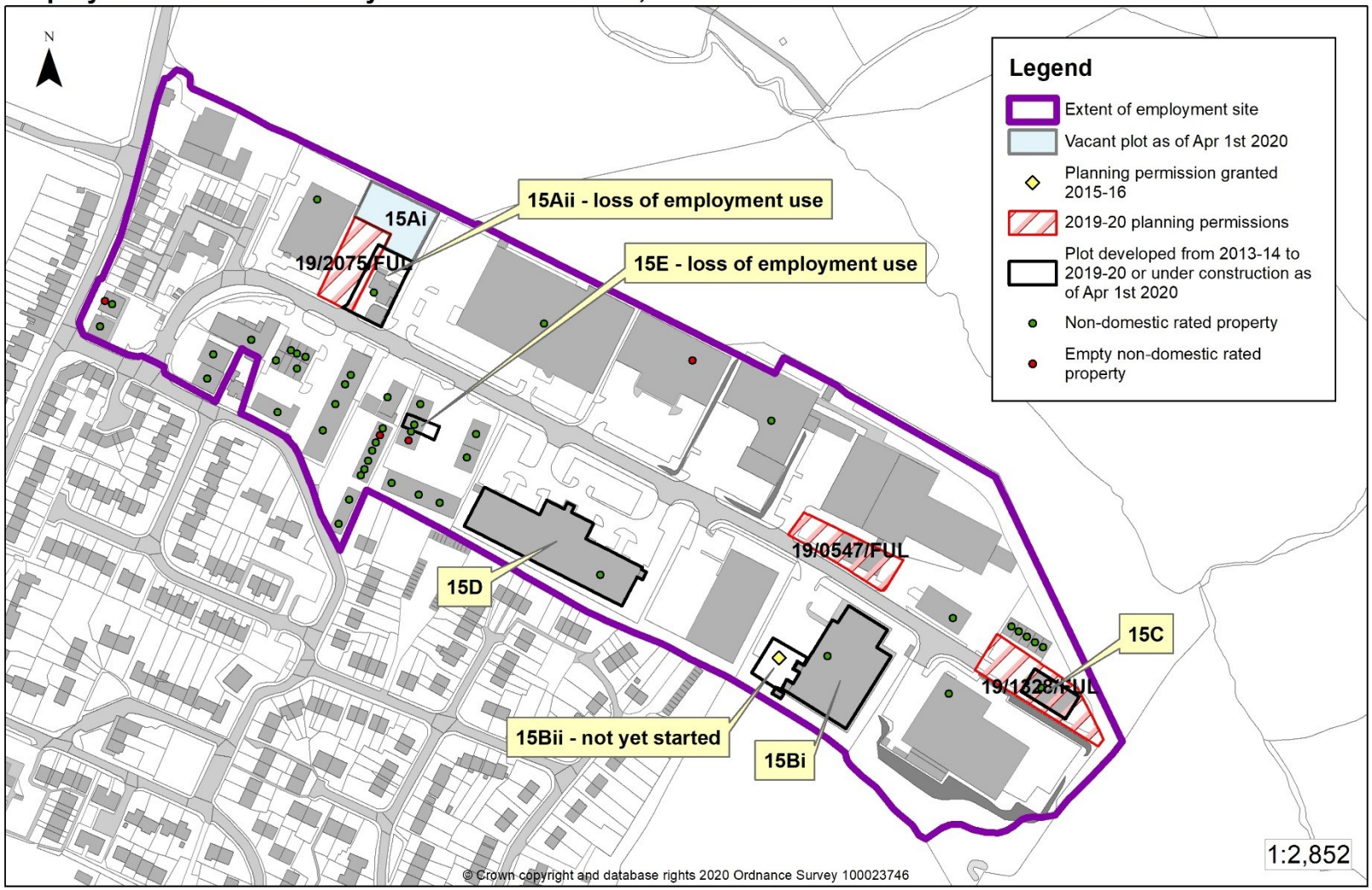
Non-Domestic Rated Properties
There are 62 units rated for non-domestic use, four of which were classed as empty at 31.3.2020.

Site Constraints
There is residential use to the south of the site.

New for 2019/20

A permission (19/0547/FUL) was granted on 01.05.2020 for the extension of a commercial unit at Axminster Power Tools, another (19/1328/FUL) was granted on 10.07.2019 for a two-storey extension to a light industrial unit at Seymours Yard and another (19/2075/FUL) on 20.12.19 for the construction of a new two-storey unit comprising warehouse space on the ground floor and offices on the first floor, adjacent to Tick Tock Day Nursery (this has resulted in Vacant Plot 15Ai being reduced in size). See also Appendix 2.

Employment Site 15 - Millwey Rise Business Park, Axminster



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 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 plans below.

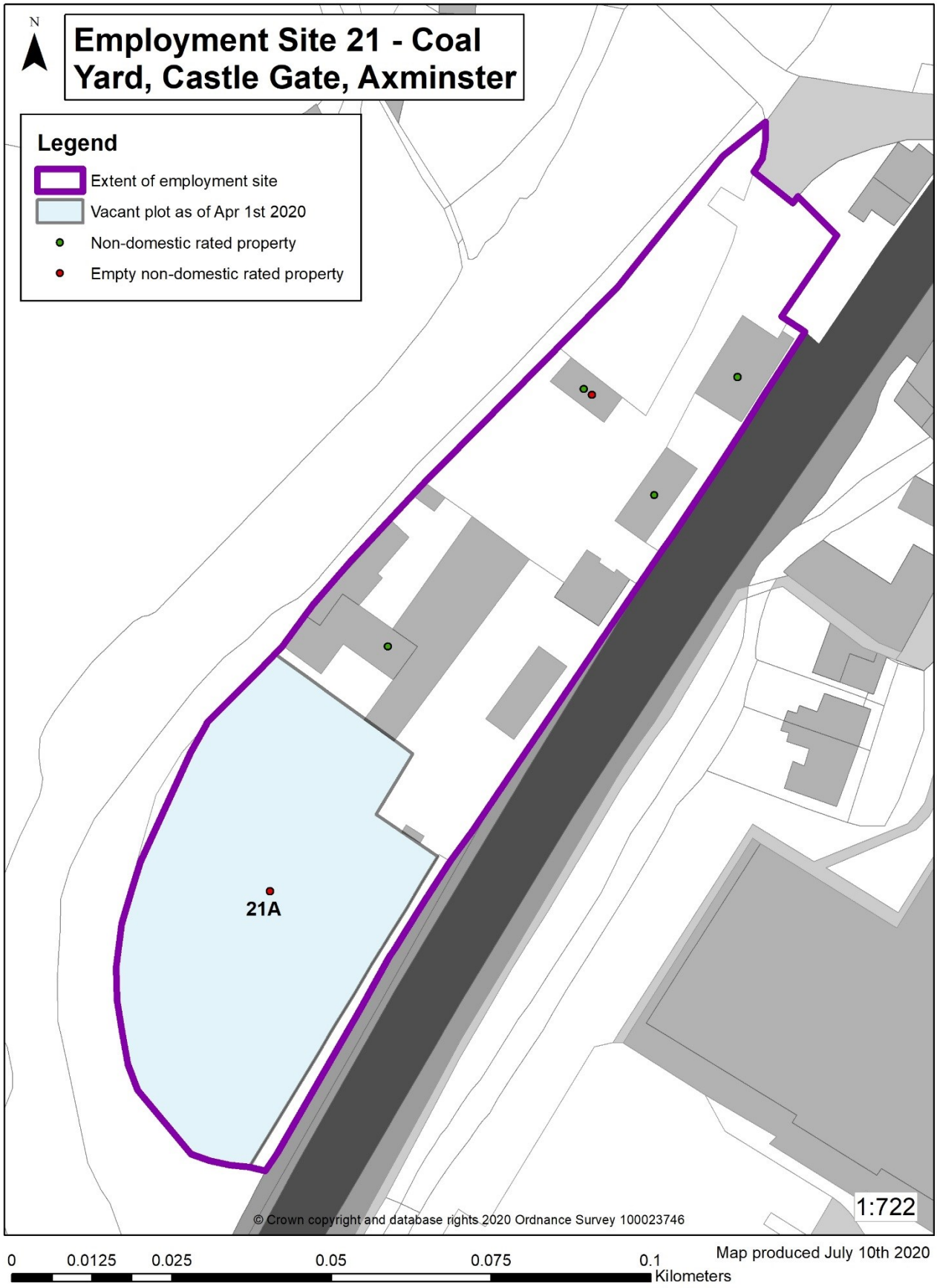
The site is of comparatively poor quality and is currently understood to be occupied by a mechanics workshop with open air car sales space and some general open space for storage use.

Summary of Planning Activity
See also Appendix 2 – Plot 21A.

Vacant Land
The southern part of the site (Plot 21A – the former PR Hutchings & Co / Brit Fuels store), 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 Properties
There appears to be six units rated for non-domestic us, two of which were classed as empty at 31.3.2020.

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.


N
Employment Site 21 - Coal Yard, Castle Gate, Axminster
Legend
Extent of employment site
Vacant plot as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
21A
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:722
0
0.0125
0.025
0.05
0.075
0.1
Kilometers
Map produced July 10th 2020

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

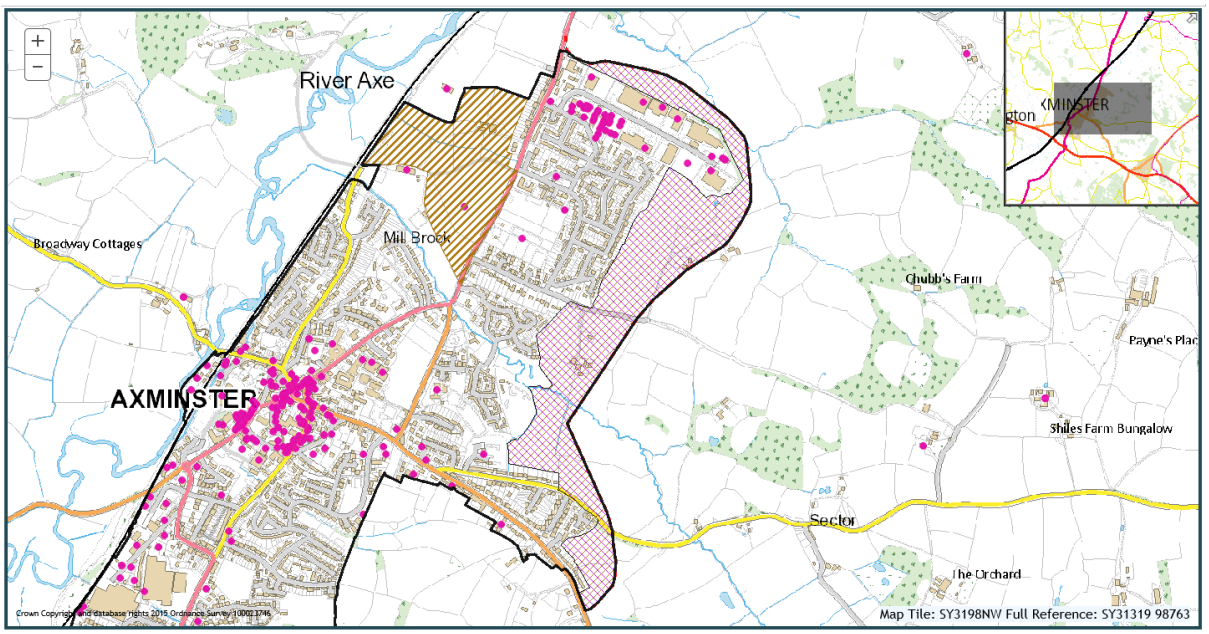
Ownership

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 the town's Masterplan area. 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.

Three applications are currently pending consideration: 19/0108/MOUT, 19/1074/MOUT and 19/0150/MFUL.



58 – Hunthay Farm, West of Axminster

Ownership
Ownership of the site is not known.

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

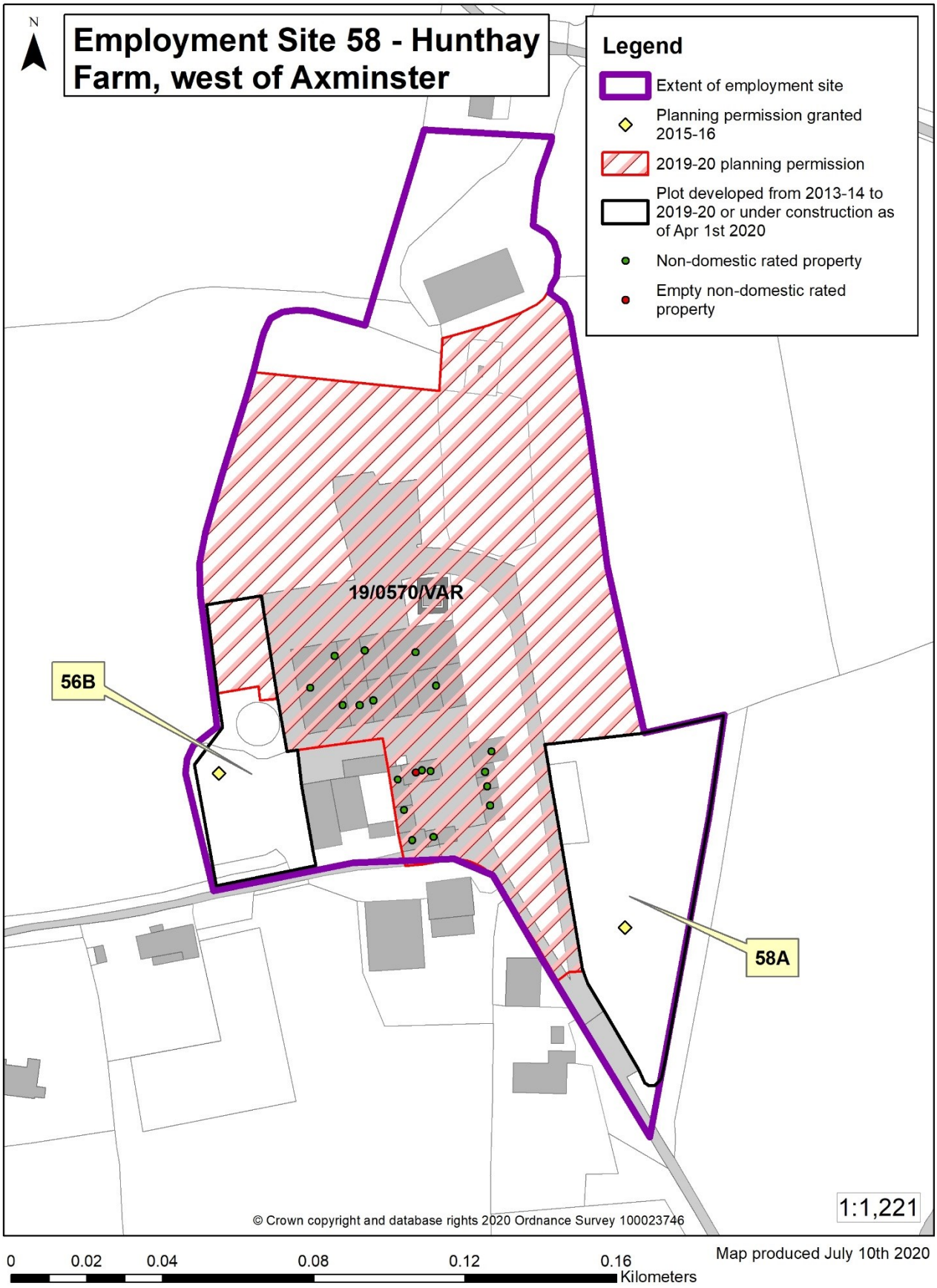
Summary of Planning Activity
See also Appendix 2 – Plots 58A and 58B.

Completions
Approvals were granted in 2015-16 for the construction of offices with parking (58A) and for 27 additional containers (plot 58B); both completed in 2018/19

Non-Domestic Rated Properties
There are 19 units rated for non-domestic use, of which one was classed as empty at 31.3.2020.

Site Constraints
Access is via a country lane.

New for 2019/20
A permission (19/0570/VAR) was granted on 07.05.2019 for the Variation of Condition 8 of the planning consent 09/1103/FUL to facilitate the siting of more than 165 storage container units on the site at any time. See also Appendix 2.


N
Employment Site 58 - Hunthay Farm, west of Axminster
Legend
Extent of employment site
Planning permission granted 2015-16
2019-20 planning permission
Plot developed from 2013-14 to 2019-20 or under construction as of Apr 1st 2020
Non-domestic rated property
Empty non-domestic rated property
19/0570/VAR
56B
58A
© Crown copyright and database rights 2020 Ordnance Survey 100023746
1:1,221
0
0.02
0.04
0.08
0.12
0.16
Kilometers
Map produced July 10th 2020

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 plans below.

Summary of Planning Activity
See also Appendix 2 – Plot 24A.

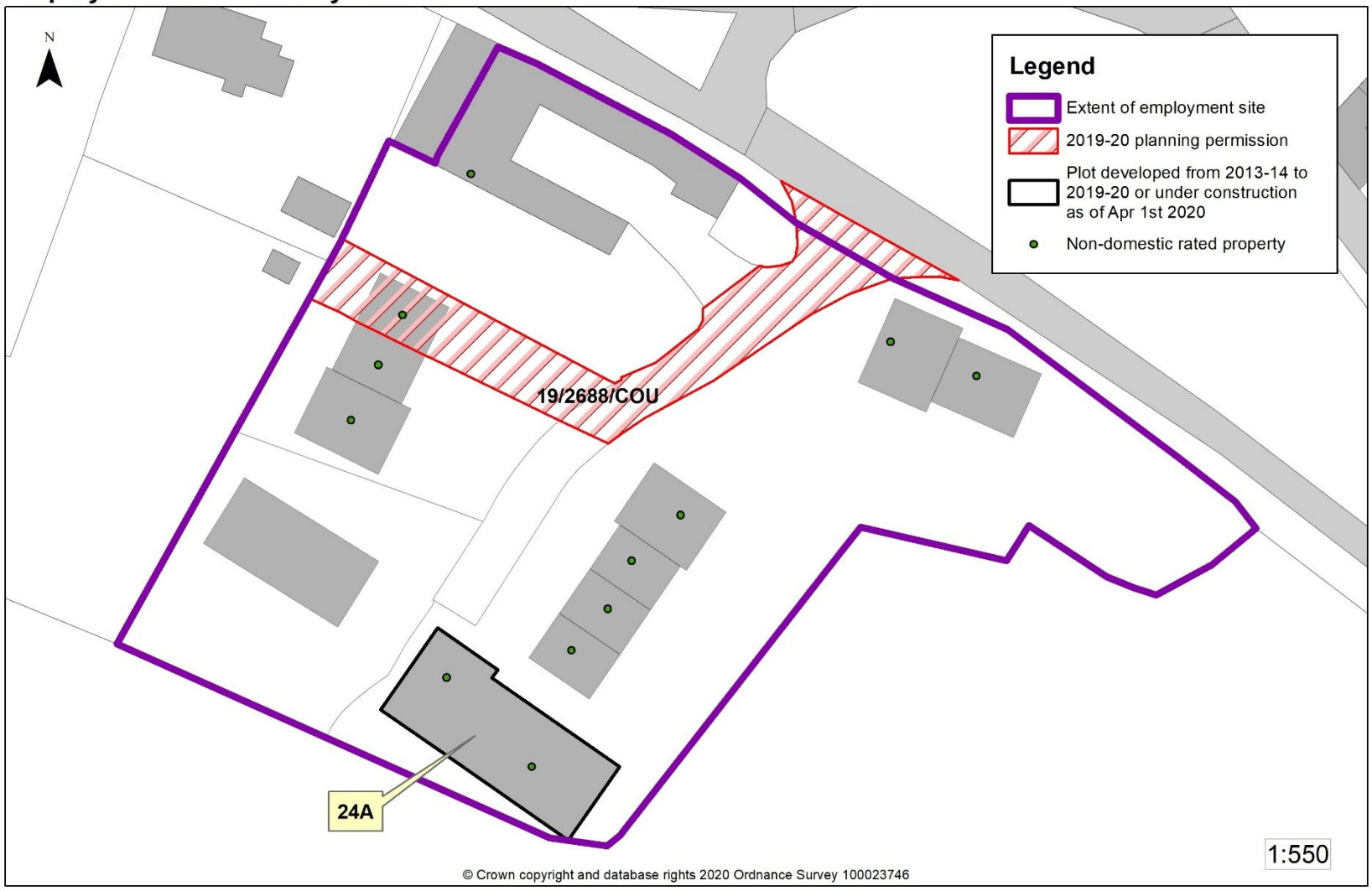
Completions
Plot 24A, a new workshop and offices, was completed in 2015-16.

Non-Domestic Rated Properties
There are 12 units rated for non-domestic use, none of which were classed as empty at 31.3.2020.

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.

New for 2019/20
A permission (19/2688/COU) was granted on 24.02.2020 for the Retrospective Change of Use from business use (B1) to general industrial (B2) use at Unit 2C. See also Appendix 2.

Employment Site 24 - Colyton Business Park



Map produced July 10th 2020

Appendix 2 – Schedule of Sites and Plots: Developed and Available

Appendix 2 provides the full schedule of activity during the Local Plan period with more detail on each plot and should be read in conjunction with site plans. Small sites are also included in this section.

n.b. Net Additional Area measurements are taken from the Planning Application or measured using eMap; Net Floorspace Gained measurements are taken from the Planning Application or measured using Civica.

Overview of Employment Land Review for 2019-20

Planning permissions
Nineteen planning permissions granted during 2019-20 amounted to approximately 5.56 hectares of net additional site area; seventeen permissions were for plots within major sites and two were at small sites.

Permissions under construction at March 31st 2020
There were six plots under construction, amounting to approximately 2.60 hectares of net additional site area, as of March 31st 2020. This figure includes work on plots at Woodbury Business Park, Dunkeswell Airfield and three smaller sites.

Outstanding permissions
At March 31st 2020, there were 56 site areas with extant planning permission amounting to approximately 42.86 hectares.

Completions
Sixteen completions during 2019-20 amounted to 23.51 hectares of net additional site area. This figure mainly comprises the new Amazon Distribution Centre, near Exeter, but also includes plots at Greendale Business Park and Mill Park Industiral Estate / Hogsbrook Units, as well as a number of smaller sites.

Allocated sites
Twenty-four plots of land across a number of employment sites are specifically allocated in the Local Plan for employment use or are otherwise seen as having possible development potential / being available; these allocations amount to approximately 64.16 hectares. This includes allocations within mixed use sites where specific plots are not identified; where this is the case, only one plot has been included in the total of 24 for each site but the overall area of land allocated for employment has been included in the total of 64.16ha.

n.b. From 2019/20: planning permissions concerning CoUs or Cert of Law were deemed complete in the monitoring period in which they were approved; when a PP deals with an extension or CoU, the net additional area developed is deemed the same as net floorspace gained; net floorspace has been entered at the time the development itself has been entered into the appendix (but not included in totals for obvious reasons); and, finally, although this report typically only deals with sites greater than 0.01ha / buildings that are 50m^2 or larger in floorspace, the method used in 19/20 has allowed for a greater number of developments to be monitored. Unlike in previous reports, aerial photos have not been used in the 2019/20 edition due to the fact up-to-date images were not available at the time of collating the appropriate data.

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sidmouth, Alexandria Road Industrial Estate	1A Site of former station and factory	This site is a Local Plan allocation and does not have an extant planning permission for development. No planning permission recorded	0	0	0	0	0	0	0	0	0	1,700	0	0	0	0
Sidmouth, Alexandria Road Industrial Estate	1Bi Alexandria Industrial Estate	Provision of 20 self-storage containers estimated to provide 295 m^2 of B8 floorspace on a site area of 960 m^2. Relevant planning applications - 17/2939/FUL	0	0	0	0	0	960	0	0	0	0	0	0	295	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sidmouth, Alexandria Road Industrial Estate	1Bii Former Gas Work site	Site is allocated in the Local Plan and is a residual area left over after application 17/2939/FUL was developed. The site has an existing vehicle storage/parking use so may not actually offer net additional development potential	0	0	0	0	0	0	0	0	0	654	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sidmouth, Alexandria Road Industrial Estate	1Biii Former Gas Work site	Site is allocated in the Local Plan, however it forms a vehicle storage/parking use, serving existing business units, and is not identified as offering development potential. A site area of zero is therefore identified	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sidmouth, Alexandria Road Industrial Estate	1C Sidmouth Tyres and Exhausts	New replacement vehicle repair and MOT workshop. Relevant planning applications - 12/1978/FUL	208	0	0	0	0	0	0	0	0	0	0	208	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Ottery Moor Lane	3A Goonvean Fibres	Erection of extension to existing industrial unit. Relevant planning applications - 14/2300/MFUL	0	0	1,071	0	0	0		0	0	0	0	0	1,071	0
Odhams Wharf, near Ebford	SITE 4 **New for 2019/20** Armada House Odhams Wharf Ebford EX3 0PB	Demolition of existing industrial unit and construction of replacement building, raising of site levels and construction of new bridge – 18/2504/MFUL	0	0	0	0	0	0	0	0	504	0	504 when complete	0	0	0
Dunkeswell, Dunkeswell Industrial Site	6A Alpha Lifting Services Unit 1 Flightway	Extension to existing business unit. Relevant planning applications - 14/0384/FUL	0	0	140	0	0	0	0	0	0	0	0	140	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6B Supacat Ltd Dunkeswell Airfield Honiton EX14 4LF	Planning permission was granted for construction of an extension to the south west of an existing industrial building. But permission expired on 26 June 2017 and was not implemented. Not recorded as an available plot, net site area recorded as zero. Relevant planning applications - 14/0914/MFUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dunkeswell, Dunkeswell Industrial Site	6C Unit 3B New Way Estate Dunkeswell Industrial Estate	Construction of industrial unit (B1/B2/B8 uses). Relevant planning applications - 12/0833/FUL	1,400	0	0	0	0	0	0	0	0	0	34	222	524	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6D CJ Keitch Engineering Dunkeswell Airfield	Construction of storage building. Relevant planning applications - 12/1418/FUL	0	400	0	0	0	0	0	0	0	0	0	0	180	0
Dunkeswell, Dunkeswell Industrial Site	6E Dunkeswell Industrial Site	Retrospective change of use from museum to light industrial/storage use. Relevant planning applications - 13/1175/COU	0	76	0	0	0	0	0	0	0	0	8	0	135	-143

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6F Units B1 - B6 Dunkeswell Industrial Park	Extension on south east elevation and alterations to south west elevation. Additional 354 m^2 workshop and office space. Relevant planning applications - 15/2910/FUL (possibly expired?)	0	0	0	0	0	0	0	0	350	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6Gi Unit 21 Flightway Dunkeswell Business Park	Extension to existing industrial unit. Measured extension is 432 m^2 of B2 use which is recorded as the net site area. Gross site area recorded as 1,520 m^2. Relevant planning applications - 16/2512/FUL	0	0	0	432	0	0	0	0	0	0	0	0	432	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6Gii Rain Nutrience Ltd Unit 21 Flightway	Extension to existing industrial unit to provide an additional 96 m^2 of B2 floorspace. It should be noted that this is a further extension to the development undertaken under permission 16/2512/FUL (on the southern side of the existing building). Relevant planning applications - 17/0891/FUL	0	0	0	0	98	0	0	0	0	0	0	98	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6Giii Unit 22 Flightway Dunkeswell	Extension to existing industrial unit to provide 189 m^2 of additional B2 floorspace. The development is on the western side of the existing building. Relevant planning applications - 17/2562/FUL	0	0	0	0	189	0	0	0	0	0	0	189	0	0
Dunkeswell, Dunkeswell Industrial Site	6H Unit 2 Flightway Dunkeswell Business Park	Extension to provide further office and living accommodation. To include 93 m^2 of extra B1 office accommodation. Relevant planning applications - 17/0710/FUL	0	0	0	0	0	0	0	0	93	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6I Unit 29 Marcus Road Dunkeswell	Demolition of existing structure and the erection of a portal frame building for manufacturing, storage and distribution of goods. Gross new building floorspace 297 m^2 - net additional area 181 m^2 of B2 floorspace. Relevant planning applications - 17/2519/FUL	0	0	0	0	0	0	0	0	181	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6J The Tower Marcus Road Dunkeswell	Erection of building for use as workshop space for artisan/craftspers on (use class B1) on land to the rear of The Tower - building floorspace 70 m^2 and gross and net site area measured at 215 m^2. Relevant planning applications - 17/0876/FUL	0	0	0	0	215	0	0	0	0	0	215	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	SITE 6 **New for 2019/20** Perry Of Oakley Ltd Dunkeswell Airfield Honiton EX14 4LF	Expansion of machinery assembly building with north east extension and south east lean-to extension and alterations to front of main building - 19/1966/FUL	0	0	0	0	0	0	0	0	923	0	330 when complete	593 when complete	0	0
Wilmington, East Devon Business Park	7A Plot in south west corner of business park	This is a vacant plot of land at the East Devon Business Park that has not been subject to any recent planning applications but may offer some development potential	0	0	0	0	0	0	0	0	0	2,000	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Ottery St Mary, Finnimore Industrial Estate	8A Northern vacant Plot	Site allocated for employment use and no extant planning permission	0	0	0	0	0	0	0	0	0	7,100	0	0	0	0
Ottery St Mary, Finnimore Industrial Estate	8B Western vacant plot - Land south of Hansford Way	Site allocated for employment use and no extant planning permissions	0	0	0	0	0	0	0	0	0	12,000	0	0	0	0
Ottery St Mary, Finnimore Industrial Estate	8C Eastern vacant plot	Site allocated for employment use and no extant planning permissions	0	0	0	0	0	0	0	0	0	3,500	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Seaton, Harbour Road Industrial Site	10A Harbour Road Industrial Site	Change of use to B2 (General Industry) for the maintenance and repair of vehicles. Scheme involved zero net new floorspace. Net site area also recorded as zero. Relevant planning applications - 14/2829/COU	0	0	0	0	0	0	0	0	0	0	-94	94	0	0
Seaton, Harbour Road industrial Site	10B Riverside Way Harbour Road	Erection of steel framed building for storage and distribution purposes (class B8). Relevant planning applications - 16/0017/FUL	0	0	0	400	0	0	0	0	0	0	0	0	400	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11A Land at Heathpark Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions	0	0	0	0	0	0	0	0	0	12,800	0	0	0	0
Honiton, Heathpark Industrial Estate	11B Land at Heathpark Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions	0	0	0	0	0	0	0	0	0	9,600	0	0	0	0
Honiton, Heathpark Industrial Estate	11D Land adjacent to railway line Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions	0	0	0	0	0	0	0	0	0	2,800	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11E Great Western Business Units (Unit 1) Devonshire Road	Construction of business studios (Class B1). Relevant planning applications - 12/0080/FUL	0	277	0	0	0	0	0	0	0	0	144	0	0	0
Honiton, Heathpark Industrial Estate	11F Otter Valley Products Footprint place Duchy Rd	Change of use to B2 (General Industry) from B8 (Storage or Distribution). Development was completed 2013-14 and, as it was a change of use, no net extra site area was recorded. Relevant planning applications - 13/1920/COU	0	0	0	0	0	0	0	0	0	0	0	381	-381	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11G Parnell Coaches Unit 7 Alliance Court	Construction of a covered area on the eastern elevation of Unit 7. Relevant planning applications - 15/1788/FUL	0	0	102	0	0	0	0	0	0	0	0	102	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11H Land at the west end of Devonshire Road (unit A)	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. Floorspace 370 m^2 (assumed evenly split across use classes), Application area 0.18 ha. Relevant planning applications - 16/1099/FUL	0	0	0	0	0	1,800	0	0	0	0	124	123	123	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11I Diamond House Reme Drive	Single storey extension to existing industrial unit (on southern elevation) adding 357 m^2 of additional B1 floorspace on a gross site area of 0.22 hectares, net site area taken as 357 m^2. Relevant planning applications - 17/2351/FUL	0	0	0	0	0	0	0	0	357	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11J Unit G Reme Drive Heathpark Industrial Estate	Proposed steel frame side extension to provide 120 m^2 of additional floorspace on a gross site area of 550 m^2 (net site are taken to be 120 m^2). Relevant planning applications - 17/2954/FUL	0	0	0	0	0	0	0	0	120	0	0	0	0	0
Honiton, Heathpark Industrial Estate	11K Devonshire Road	Site 11K forms the residual non-developed element of a Local Plan allocation site. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	0	0	2,230	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11L East Devon District Council Blackdown House Border Road	Construction of office block and associated car parking for new East Devon District Council headquarters. Relevant planning applications - 16/1292/MFUL	0	0	0	0	0	7,640	0	0	0	0	2,613	0	0	0
Honiton, Heathpark Industrial Estate	11M Vacant land to north and west of Coastguard Road Ltd industrial unit	This vacant plot of land lies to the north and west of the Coastguard Road Ltd industrial unit. Although it is not allocated in the Local Plan it is seen as having possible development potential.	0	0	0	0	0	0	0	0	0	7,400	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11N Orchard House Duchy Road Heathpark Industrial Estate Honiton	Installation of two pressure car washing bays and six customer parking bays. Relevant planning applications - 18/0130/FUL	0	0	0	0	0	0	0	0	316	0	0	0	0	0

Honiton, Heathpark Industrial Estate	11O Honiton Retail Park Reme Drive Heathpark Industrial Estate Honiton	Change of Use and subdivision of: Unit 1 restricted retail (A1 use class) to Unit 1a (Class A1 retail), Unit 1b (restricted retail & bulky goods) and Unit 1c (restricted retail & bulky goods, or Class B8 storage & distribution); and Unit 2 Country Store restricted retail to Unit 2a (restricted retail & bulky goods; or Class B8 storage and distribution) and Unit 2b (restricted retail & bulky goods); and associated alterations to elevations. No net additional area as permission is a COU but 536.5 m^2 has transferred from Class A to B8 and is recorded as such. Relevant planning applications - 18/1774/FUL	0	0	0	0	0	0	0	0	0	0	0	0	536.5	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12A Unit 55 Greendale Business Park	Retrospective application for the construction of industrial building (B2 General Industrial Use) and associated compound off existing spine road. Relevant planning applications - 13/0157/FUL and 13/2340/VAR	2,713	0	0	0	0	0	0	0	0	0	0	784	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12Bi Unit 38D Greendale Business Park	Reserved matters application (discharging appearance, landscaping, layout and scale) for two storey building and compound. Relevant planning applications - 14/2733/RES	0	1,532	0	0	0	0	0	0	0	0	0	0	500	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12Bii Unit 38D Greendale Business Park	Proposed extension to existing building (see 14/2733/RES) to provide an additional 114 m^2 of B1 floorspace. Two storey extension is on the southern side of the existing building. Relevant planning applications - 17/1337/FUL	0	0	0	0	114	0	0	0	0	0	114	0	0	0
Greendale, Greendale Industrial Estate	12C Unit 58 Greendale Business Park	Open compound for vehicle parking and storage. Relevant planning applications - 14/0265/RES	0	0	0	4,600	0	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12D FWS Carter And Sons Unit 56	Construction of building for storage and distribution use including yard, parking, cycle store and fencing. Relevant planning applications - 13/1941/RES	0	0	3,860	0	0	0	0	0	0	0	500	0	3,610	0
Greendale, Greendale Industrial Estate	12E Unit 31 Greendale Business Park (DHL)	Retention of new building for B1 (Business), B2 (General Industrial) and B8 (Warehousing) uses and construction of security fencing, temporary office/welfare accommodation. Relevant planning applications - 15/0287/FUL	0	0	6,315	0	0	0	0	0	0	0	0	0	570	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12F Unit 38C Greendale Business Park	Construction of warehouse (B8 use). Relevant planning applications - 15/0288/MFUL	0	0	1,568	0	0	0	0	0	0	0	0	0	1,568	0
Greendale, Greendale Industrial Estate	12G Unit 21 Greendale Business Park. FWS Carter and Sons	Proposed extension to existing warehouse building to form office at ground floor level and store above. B1(c), B2, B8 additional 716 m^2. Relevant planning applications - 16/1874/FUL	0	0	0	1,000	0	0	0	0	0	0	300	0	416	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12H Compound 60 Greendale Business Park	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. Relevant planning applications - 15/1783/MRES and 16/1212/FUL	0	0	0	3,900	0	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12I Compound 59 Greendale Business Park	Proposed fuel depot with seven 125,000 litre fuel tanks; LGV tanker and HGV tanker unloading facilities; 240 square metre (B1 use) modular office building; tanker, staff and visitor parking; and associated development. Site area of 3,900 m^2. Relevant planning applications - 17/0547/FUL	0	0	0	0	3,900	0	0	0	0	0	240	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12Ji Unit 52 Greendale Business Park	Proposed wood processing building including yard, off street parking and cycle store. Relevant planning applications - 11/0873/MFUL	0	0	0	5,700	0	0	0	0	0	0	0	1,400	0	0
Greendale, Greendale Industrial Estate	12Jii Unit 52 Greendale Business Park	Extension to industrial unit for B2 and B8 use. Additional 386 m^2 of floorspace, also recorded as net site area, of B2 use. Site recorded as completed in 2017/18. Relevant planning applications - 16/1881/FUL	0	0	0	0	386	0	0	0	0	0	0	386	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12K Compound 62 Greendale Business Park	Compound for the storage of empty roll off bins and Skips (B8 use), and installation of palisade fencing. There are no buildings involved so zero m^2 floorspace. Site area equals 3,740 m^2. Relevant planning applications - 17/2391/FUL	0	0	0	0	3,740	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12L Compound 61A Greendale Business Park	Compound for vehicle parking (B8 use), temporary building for welfare facilities for drivers and installation of palisade fencing. No building floorspace recorded. Site area of 2,100 m^2. Relevant planning applications - 17/2898/FUL	0	0	0	0	2,100	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12M Unit 46 Greendale Business Park	Erection of building for B1, B2, B8 and Sui Generis use for offices, workshop, parts storage and distribution, welfare, together with outside storage of vehicles. To provide 260 m^2 of B1 floorspace and 926 m^2 of B2 floorspace. Relevant planning applications - 17/0561/MFUL	0	0	0	0	6,000	0	0	0	0	0	260	926	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12N FWS Carter And Sons Greendale Business Park	Proposed first floor extension to estate building to create additional office space. To provide 126 m^2 of additional floorspace. Net site area taken to also be 126 m^2, gross area 0.2 hectares. Relevant planning applications - 17/2182/FUL	0	0	0	0	126	0	0	0	0	0	126	0	0	0
Greendale, Greendale Industrial Estate	SITE 12 **New for 2019/20** Land at rear of Brooklands Farm Woodbury Salterton	Certificate of lawfulness for established use as an open storage compound (use class B8) and associated engineering works – 19/0411/MFUL	0	0	0	0	0	0	2,280	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	SITE 12 **New for 2019/20** Unit 50 Greendale Business Park Woodbury Salterton Exeter EX5 1EW	Proposed extension and change of use to B8 storage – 19/0411/MFUL	0	0	0	0	0	0	0	0	10,238	0	0	0	1,812 when complete	0
Seaton, Harepath Industrial Estate	13A Land Off Harepath Road at end of Fosseway Park	Construction of seven industrial units/workshops. At summer 2019 no development has appeared to have taken place. Relevant planning applications - 14/0047/FUL (possibly expired?)	0	0	0	0	0	0	0	0	0	3,000	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Seaton, Harepath Industrial Estate	13B Harepath Industrial Estate	Change of use from B2 (food preparation) to B1c (light industry). Net site area recorded as zero as no net site area increase. Relevant planning applications - 14/2732/FUL	0	0	0	0	0	0	0	0	0	0	71	-71	0	0
Seaton, Harepath Industrial Estate	13C Land adjacent to Harepath Road Seaton	Provision of depot for scaffolding firm at the south end of site, with five smaller self-contained units at the north end of the site. Relevant planning applications - 05/0965/FUL	1,372	0	0	0	0	0	0	0	0	0	309	471	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Seaton, Harepath Industrial Estate	13D Harepath Industrial Estate Seaton	Change of use from B1 to B2 (MOT testing and car repairs). As it was a change of use no net extra site area was recorded. Relevant planning applications - 12/0435/COU	0	0	0	0	0	0	0	0	0	0	-145	145	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14Ai Land between Hill Barton Industrial Estate and A3052	Construction of eight factory units for Class B1(C), B2 or B8 uses together with associated access and parking (approval of reserved matters pursuant to outline planning permission 09/0282/MOUT). Relevant planning applications - 12/2753/MRES and 15/1952/VAR	0	0	7,000	0	0	0	0	0	0	0	415	1,400	2,000	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14Aii 3/4 Barton Court Jacks Way Hill Barton Business Park	Extension to factory unit to provide 224 m^2 of additional floorspace, assumed to be split equally between B1, B2 and B8 uses. Extension is on northern edge of existing building. Relevant planning applications - 17/1303/FUL	0	0	0	0	224	0	0	0	0	0	75	75	75	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14B Unit 4 Jack's Way Hill Barton Business Park	Reserved matters application for the erection of new unit for classes B1c (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) and associated works following outline approval 12/2597/MOUT. Relevant planning applications - 14/3039/MRES following 12/2597/MOUT and 09/0282/MOUT	0	0	0	10,000	0	0	0	0	0	0	476	5,753	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14C Travis Perkins Unit 1 Jacks Way Hill Barton Business Park	Proposed warehouse and office building, car parking, landscaping and new roadway to link Blackmore Road with Jacks Way. B1 office use 300 m^2, B8 use 2,488 m2; total 2,788 m2. Application site area 10,721 m^2 (1.07 ha), corresponds with plan net site area. Relevant planning applications - 16/1265/MFUL pursuant to 09/0282/MOUT and see 17/0189/VAR	0	0	0	0	10,721	0	0	0	0	0	300	0	2,488	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14D Hill Barton Business Park Mushroom Road	Construction of detached two-storey industrial building comprising offices (B1) with ancillary storage and associated car parking, bin and bike store. Relevant planning applications - 14/0951/FUL	0	0	920	0	0	0	0	0	0	0	0	0	180	0
Hill Barton Business Park, Hill Barton Business Park	14E Unit 2 Jacks Way Hill Barton Business Park	Retrospective application for use as vehicle storage compound including construction of temporary workshop building. Relevant planning applications - 13/2069/MRES	14,000	0	0	0	0	0	0	0	0	0	0	0	1,400	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14F Unit 2 Jacks Way Hill Barton Business Park (extension - storage compound)	Extension to existing vehicle storage compound (approved under 13/2069/MRES) including installation of security fencing and additional floodlights on existing columns. Relevant planning applications - 14/2650/FUL	0	0	4,000	0	0	0	0	0	0	0	0	0	4,000	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14G Unit 6 Stuarts Commercial Services Hill Barton Business Park	Proposed waste transfer building and office building (County Matter reference DCC/3857/2016). Proposed waste transfer building and office building (County Matter reference DCC/3857/2016). Additional B1(a) 255 m^2 and site area 1.7 hectares. Relevant planning applications - 16/1582/CM	0	0	0	0	17,000	0	0	0	0	0	255	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14H Unit 6 Stuarts Commercial Services Hill Barton Business Park	Change of use from B8 (storage and distribution) to Class B2 (van servicing and MOT) and external alterations to building. Also see 17/2695/VAR which varies operating hours. No net additional floorspace is created - 1,323 m^2 goes from B8 to B2. Relevant planning applications - 17/1733/FUL	0	0	0	0	0	0	0	0	0	0	0	1,323	-1,323	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	SITE 14 **New for 2019/20** Still Materials Handling Ltd Unit 4 Jacks Way Hill Barton Business Park Clyst St Mary Exeter EX5 1FG	Erection of an industrial building ancillary to the existing operations – 19/1800/FUL	0	0	0	0	0	0	0	0	1,300	0	0	0	250 when complete	0
Hill Barton Business Park, Hill Barton Business Park	SITE 14 **New for 2019/20** Hill Barton Business Park Blackmore Road Clyst St Mary EX5 1DR	Change of use of land from CHP Energy production to B2 / B8 processing and storage of aqueous urea solution – 19/1821/FUL	0	0	0	0	0	0	0	0	338	0	0	152.2 when complete	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Millwey Rise Industrial Estate	15Ai Land at Whitty Court Weycroft Avenue Millwey Rise	A previous permission existed on part of this land, 13/1664/FUL - for business uses - but this has expired and was not implemented. The site remains in the schedule as available as a Local Plan allocation. At summer 15Ai was laid out and signposted as a private car park. Relevant planning applications - 13/1664/FUL	0	0	0	0	0	0	0	0	0	2,180	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Millwey Rise Industrial Estate	15Bi ITT Industries Unit 16 Weycroft Avenue Millwey Rise	Construction of industrial/office units for B1(a) (office) and B1(c) light industrial use. Relevant planning applications - 13/0854/MFUL	0	0	5,000	0	0	0	0	0	0	0	2,600	0	0	0
Axminster, Millwey Rise Industrial Estate	15Bii ITT Industries Unit 16 Weycroft Avenue Millwey Rise	Side extension to existing industrial unit (extension located on south west of site), original unit originally built under application 13/0854/MFUL. Relevant planning applications - 15/2480/FUL (possibly expired?)	0	0	0	0	0	0	0	0	549	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Millwey Rise Industrial Estate	15C Land at end of Weycroft Avenue Millwey Rise	Construction of building to provide five industrial units (class B1). Relevant planning applications - 12/0199/FUL	0	2,834	0	0	0	0	0	0	0	0	285	0	0	0
Axminster, Millwey Rise Industrial Estate	15D Millwey Rise Industrial Estate	Extension to offices and external alterations - net site area recorded as zero. Relevant planning applications - 11/0966/FUL	0	0	0	0	0	0	0	0	0	0	43	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Millwey Rise Industrial Estate	SITE 15 **New for 2019/20** Unit 9A Axminster Power Tools Weycroft Avenue Millwey Rise Industrial Estate Axminster EX13 5PH	Proposed extension to commercial unit - 19/0547/FUL	0	0	0	0	0	0	0	0	1,265	0	140 when complete	0	0	0
Axminster, Millwey Rise Industrial Estate	SITE 15 **New for 2019/20:** Seymours Yard Weycroft Avenue Millwey Rise Industrial Estate Axminster EX13 5TQ	Two storey extension to light industrial unit - 19/1328/FUL	0	0	0	0	0	0	0	0	1,668	0	200 when complete	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Millwey Rise Industrial Estate	SITE 15 **New for 2019/20** Offices adjacent to Tick Tock Day Nursery Weycroft Avenue Millwey Rise Industrial Estate Axminster EX13 5HU	Construction of a new two storey industrial unit comprising of warehouse space on the ground floor and offices on the first floor – 19/2075/FUL	0	0	0	0	0	0	0	0	715	0	300 when complete	0	310 when complete	0
Exmouth, Liverton Phase 2	17A Bradfords Building Supplies Ltd Liverton Business Park	Construction of new industrial unit to accommodate builders' merchant (sui generis) and associated works. Relevant planning applications - 12/0785/MRES	12,800	0	0	0	0	0	0	0	0	0	0	0	0	1,858

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Liverton Phase 2	17B Vacant residual land area with outline planning permission	Vacant plot within Liverton business Park Phase 2. Plot has a gross site area of 13,300 m^2, but discounting steeply sloping land areas leaves a net plot size measured at 6,000 m^2. Relevant planning applications - 09/2533/MOUT	0	0	0	0	0	0	0	0	6,000	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Liverton Phase 2	17C Hartford Units Liverton Business Park	Construction of six industrial units (B1, B2 & B8 use) comprising open yard and parking area and new concrete access road. Relevant planning applications - 09/2533/MOUT and 15/1227/MRES	0	0	0	3,400	0	0	0	0	0	0	990	0	0	0
Exmouth, Liverton Phase 2	17D Howdens Liverton Business Park	Construction of industrial unit (B1, B2, B8 uses). Relevant planning applications - 09/2533/MOUT and 11/1490/VAR and 13/2798/MRES	0	2,320	0	0	0	0	0	0	0	0	0	0	0	800

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Liverton Phase 2	17E Screwfix Liverton Business Park	Proposed new industrial units B1 - 232 m^2, B2 - 116 m^2 & B8 - 116 m^2. Unit completed and occupied by Screwfix during 2017/18 monitoring year. Relevant planning applications - 13/2798/MRES	0	0	0	0	2,020	0	0	0	0	0	232	116	116	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Liverton Phase 3	17F Land north of Liverton Business Park west of roundabout	Vacant plot within Liverton business Park Phase 2. Plot has a gross site area of around 23,000 m^2, but discounting steeply sloping and wooded land areas leaves a net plot size measured at 12,000 m^2. Relevant planning applications - 09/2533/MOUT and 11/1490/VAR	0	0	0	0	0	0	0	0	12,000	0	0	0	0	0
Sidmouth, Manstone Yard	19 (South end of site – Council Yard) Manstone Yard	Construction of single-storey office building. Relevant planning applications – 16/2526/FUL	0	0	0	0	0	0	0	0	83	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury Salterton, Mill Park Industrial Estate	20A Mill Park Industrial Estate	Retention of extension for storage. Net site area recorded as zero. Relevant planning applications - 14/2753/FUL	0	0	0	0	0	0	0	0	0	0	0	0	19	0
Woodbury Salterton, Hogsbrook Industrial Estate	20B 10 Hogsbrook Units Woodbury Salterton	Change of use from agriculture to a micro-brewery (sui generis) to include external alterations. Relevant planning applications - 15/0481/FUL	0	0	264	0	0	0	0	0	0	0	0	0	0	264

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury Salterton, Hogsbrook Industrial Estate	20C 11-23 Hogsbrook units	Retention of conversion of buildings to 13 industrial units (Use Class B1(c) light Industrial, B2 General Industry and B8 Storage and Distribution). Relevant planning applications - 16/1786/FUL	0	0	0	10,000	0	0	0	0	0	0	1,105	615	2,340	0
Woodbury Salterton, Mill Park Industrial Estate	20D Mill Park Industrial Estate	Change of use of existing compound to B2 (General Industrial) and B8 (Storage and Distribution). As it is a change of use no net extra site area was recorded. Relevant planning applications - 18/0760/COU	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury Salterton, Mill Park Industrial Estate	SITE 20 **New for 2019/20** Land adjacent to Compound East 6 (Land At Hogsbrook Farm) Greendale Business Park Woodbury Salterton EX5 1EW	Retrospective change of use to B8 class use (storage and distribution) - 19/0034/COU	0	0	0	0	0	0	10,900	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury Salterton, Mill Park Industrial Estate	SITE 20 **New for 2019/20** Land adjacent to Compound East 6 (Land At Hogsbrook Farm) Greendale Business Park Woodbury Salterton EX5 1EW	Retrospective change of use to B8 class use (storage and distribution) - 19/0035/COU	0	0	0	0	0	0	18,300	0	0	0	0	0	0	0
Woodbury Salterton, Mill Park Industrial Estate	SITE 20 **New for 2019/20** 10 Hogsbrook Units Woodbury Salterton Exeter EX5 1PY	Retention of extension to industrial unit (including change of use from agriculture to Class B8 (storage) – 19/1046/FUL	0	0	0	0	0	0	5.320.4	0	0	0	0	0	134.9 when complete	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Coal Yard, Castle Gate	21A	Vacant plot of land to the south of the site	0	0	0	0	0	0	0	0	0	2,400	0	0	0	0
Colyton, Colyton Business Park	24A Unit 6 Colyton Business Park	Construction of workshop, store, offices and associated parking. Relevant planning applications - 14/1998/FUL	0	0	576	0	0	0	0	0	0	0	57	0	200	0
Colyton, Colyton Business Park	SITE 24 **New for 2019/20** Unit 2C Colyton Business Park Wheelers Yard Colyton EX24 6DT	Retrospective change of use from business use (B1) to general industrial (B2) use – 19/2688/COU	0	0	0	0	0	0	0	0	0	0	-67.86 when complete	67.86 when complete	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Intermodal Interchange / Exeter Logistics	25A Land at Hayes Farm Clyst Honiton; Western Part of Site	Distribution warehouse (use class B8) with ancillary offices and associated works - Lidl. Relevant planning applications - 16/0693/MRES pursuant to 10/2184/MOUT	0	0	0	0	210,000	0	0	0	0	0	0	0	65,757	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Intermodal Interchange / Exeter Logistics	25B Land at Hayes Farm Clyst Honiton; Eastern Part of Site	Provision of up to 110,000 m^2 of Use Class B8 development with ancillary use Class B1 and associated parking, servicing, yard areas, landscaping and engineering works - Amazon. Relevant planning applications - 17/0532/MOUT and 18/1770/MRES	0	0	0	0	0	0	185,400	0	0	0	0	0	110,000	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26A SW Ambulance NHS Foundation Trust Dakota Way	Ambulance special operations centre, parking area, service yard, landscaping, attenuation pond and associated infrastructure. Relevant planning applications - 13/0602/MFUL	0	10,000	0	0	0	0	0	0	0	0	0	0	0	2,109
Clyst Honiton, Skypark Business Park	26B DPD UK Spitfire Avenue	Erection of parcel distribution facility (Class B8) with associated offices/welfare space, parking, service yard, access, landscaping and associated infrastructure. Relevant planning applications - 14/0197/MFUL	0	0	22,700	0	0	0	0	0	0	0	0	0	5,633	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26Ci Skypark Clyst Honiton	Development of office block, public realm, landscaping and associated infrastructure. Permission 15/1215/MRES provides for two blocks. This is the first of the two and it was completed on 3 Jan 2018. Net and gross site is measured at 4,500 m^2. Floorspace is estimated at 2,100 m^2 (assumed B1). Relevant planning applications - 15/1215/MRES	0	0	0	0	4,500	0	0	0	0	0	2,100	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26Cii Skypark Clyst Honiton	Office block, public realm, landscaping and associated infrastructure. Permission 15/1215/MRES provides for two blocks. This is the second of the two and at 1 April 2018 a start had not been made, other than some ground clearance. Net and gross site is measured at 3,400 m^2. Relevant planning applications - 15/1215/MRES	0	0	0	0	0	0	0	0	3,400	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26D Skypark Clyst Honiton	Office block, landscaping, car parking and associated access and infrastructure (Reserved Matters application in pursuance of outline planning permission 06/3300/MOUT). Net site area measured is approximately 7,000 m^2. At 1 April 2019 the site had been completed later in 2018. Relevant planning applications - 16/1462/MRES	0	0	0	0	0	7,000	0	0	0	0	4,000	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26E Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	0	0	4,360	0	0	0	0	0
Clyst Honiton, Skypark Business Park	26F Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	0	0	102,000	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26G Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	0	0	51,000	0	0	0	0	0
Clyst Honiton, Skypark Business Park	26H Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	0	0	21,500	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26I Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	0	0	18,500	0	0	0	0	0
Clyst Honiton, Skypark Business Park	SITE 26 **New for 2019/20** SW Ambulance NHS Foundation Trust Association Skypark Clyst Honiton Exeter EX5 2FL	Demolition / conversion of two storey training building and erection of single storey extension to provide toilet and shower facilities, creation of offices on 1st floor mezzanine, and installation of external staircase - 19/1920/FUL	0	0	0	0	0	0	0	0	213	0	213 when complete	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Science Park, Exeter Science Park	27A Eagle House 1 Babbage Way Science Park	Development of office block for research and development (Class B1a and b). Relevant planning applications - 12/1420/MRES	3,747	0	0	0	0	0	0	0	0	0	1,449	0	0	0
Exeter Science Park, Exeter Science Park	27B/C Science Park Centre 6 Babbage Way	Development of office block for research and development (Class B1a and b). Relevant planning applications - 12/1427/MRES	0	0	6,500	0	0	0	0	0	0	0	2,125	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Science Park, Exeter Science Park	27D Plot south of Science Park Centre	Outline permission for Science Park - available plot for development. Relevant planning applications - 09/1107/MOUT and 14/0048/V106	0	0	0	0	0	0	0	0	3,500	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27E Plot East of Eagle House	Outline permission for Science Park - available plot for development. Relevant planning applications - 09/1107/MOUT and 14/0048/V107	0	0	0	0	0	0	0	0	4,500	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Science Park, Exeter Science Park	27F Science Park Centre 6 Babbage Way - Grow on Building 1 north of Eagle House	Grow On building 1 - Research and Development (Class B1b) building with associated landscaping, access and parking. Relevant planning applications - 16/0746/MRES	0	0	0	0	0	6,245	0	0	0	0	1,362	0	0	0
Exeter Science Park, Exeter Science Park	27G Science Park Centre 6 Babbage Way - phase 1 cluster of two 'Grow On' buildings west of Science Park Centre	Part of Phase 1 cluster within science park for two Grow-On buildings in line with Eagle House, and associated parking. Relevant planning applications - 16/0747/MRES	0	0	0	0	0	2,100	0	0	0	0	1,362	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Science Park, Exeter Science Park	27H Redhayes Southern and Eastern Car Park	Construction of car park (136 spaces) to serve Redhayes and Ridgetop Clusters and associated works. Original Plot H (0.73 ha) taken up and extra land. Recorded as zero employment development land as the use is for car parking. Relevant planning applications - 15/0758/MFUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Science Park, Exeter Science Park	27I Met Office Site Ridgetop Cluster Exeter Science Park	Met Office High Performance Computer Centre at the Science Park, including associated infrastructure, landscaping, access, fenced compound and ground re-grading works. Relevant planning applications - 14/2063/MRES	0	0	0	0	21,400	0	0	0	0	0	6,000	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Science Park, Exeter Science Park	27J Plot east of Met Office site	Approval of Tithebarn cluster and car park (27N) 15/1461 takes up part of this site. Part still available for employment uses, measured as drawn on site plan. Relevant planning applications - 09/1107/MOUT	0	0	0	0	0	0	0	0	20,300	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27Ki Plot at/ adjoining Sunnymead	Available/vacant plot. Relevant planning applications - 09/1107/MOUT	0	0	0	0	0	0	0	0	23,170	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Science Park, Exeter Science Park	27Kii Plot at/ adjoining Sunnymead	Approval of Reserved Matters for the access, appearance, landscaping, layout and scale of a new three storey Engineering Research and Development building (Class B1b) within the Anning Drive cluster. Relevant planning applications - 09/1107/MOUT 18/1247/MRES	0	0	0	0	0	0	0	0	3,130	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Science Park, Exeter Science Park	27L Plot north of Sunnymead	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 measured as drawn on site plan. Relevant planning applications - 09/1107/MOUT	0	0	0	0	0	0	0	0	27,150	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Science Park, Exeter Science Park	27M Tithebarn Cluster Car Park and Road	Construction of carpark and access road including infrastructure. A zero site area is recorded as the site is for car parking. Relevant planning applications - 15/1461/MFUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exmouth, Site at Victoria Way	34A Victoria Way	Demolition of garage and construction of five business/light industrial (B1 use) units. Net site area recorded as zero as no net site area increase. Relevant planning applications - 12/1136/FUL	0	0	0	0	0	0	0	0	0	0	250	0	0	-250

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Site at Victoria Way	34B Victoria Way	Construction of replacement B1 commercial units (revised scheme). Net site area recorded as zero as no net site area increase. Relevant planning applications - 09/0204/FUL	0	0	0	0	0	0	0	0	0	0	162	0	0	0
Exmouth, Devon Metalcrafts	34C Devon Metalcrafts Ltd Victoria Way Exmouth EX8 1EW	Erection of two storey light industrial unit (use class B1). Existing B8 66 m^2 floorspace, additional 121 m^2, total 187 m^2. Site measured as approximately 100 m^2. Relevant planning applications - 16/0324/FUL	0	0	0	0	100	0	0	0	0	0	121	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Seaton, Colyford Road, Seaton	36A Colyford Road Seaton EX12 2DQ	This site had a now expired permission, 14/0046/FUL, for demolition of existing buildings and construction of 14 industrial units/workshops (demolition and clearance work has taken place). Relevant planning applications - 14/0046/FUL	0	0	0	0	0	0	0	0	0	2,400	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Land South of Redgate	40A Land South of former Redgate House	This site is allocated in the Local Plan for employment uses. On 5 July 2017 an application was submitted (17/1539/MFUL) for erection of a three and four storey building housing an extra care scheme (Class C2). In 2018 an appeal against refusal was logged which was dismissed.	0	0	0	0	0	0	0	0	0	6,300	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sidmouth, Sidford Employment Site	41A Sidford Employment Site	Allocation in the Local Plan. In May 2018 the southern half of the site was subject to a planning application (18/1094/MOUT) for employment uses, application dismissed in October 2018. A three-day public inquiry was held in July 2019 and the Planning Inspectorate announced the following month that the appeal would be allowed.	0	0	0	0	0	0	0	0	41,800 (following July 2019 appeal)	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Land West of Hayne Lane	42A Land West of Hayne Lane	Site allocated in the Local Plan for employment use and no recent planning permissions. Site area recorded as a gross area, though it should be noted that a small part of the site is now in use as a garden centre, which is discounted from this employment site assessment work.	0	0	0	0	0	0	0	0	0	150,000	0	0	0	0
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43A Unit 4 Carling Technologies Fair Oak Close Exeter Airport Clyst Honiton Exeter EX5 2UL	Construction of detached pallet store and connecting canopy to Units 1 and 2. Relevant planning applications - 14/0551/FUL	0	0	499	0	0	0	0	0	0	0	0	0	356	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43B Goodrich Up Ltd Fair Oak Close Clyst Honiton Exeter Devon EX5 2UP	Extension to production facilities. Relevant planning applications - 06/0843/FUL	5,000	0	0	0	0	0	0	0	0	0	0	440	0	0
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43C Unit 6 Silverdown Office Park	Change of use from Medical (D1) to Office (B1). Relevant planning applications - 15/1092/COU	0	0	192	0	0	0	0	0	0	0	192	0	0	0
Exeter Airport Business Park, Exeter Airport Business Park Phase 2	44A Exeter Airport Business Park Phase 2	Local Plan allocation	0	0	0	0	0	0	0	0	0	75,400	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Liverton Phase 3	45A Land East of Liverton Phase 3	Local Plan allocation	0	0	0	0	0	0	0	0	0	27,300	0	0	0	0
Woodbury, Woodbury Business Park	46A Woodbury Business Park Woodbury Exeter EX5 1AY	Construction of industrial building comprising five storage and distribution units (B8 usage). Relevant planning applications - 11/1266/FUL	294	0	0	0	0	0	0	0	0	0	0	0	355	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury, Woodbury Business Park	46C Unit 4 Woodbury Business Park Woodbury Exeter EX5 1AY	Alterations and extensions to create 4/5 new business units and store. New B1 uses proposed to provide 313 m^2 floorspace on a site area estimated at 450 m^2. Uses assumed to be split between B1 and B2. Relevant planning applications - 17/2091/FUL	0	0	0	0	0	0	0	450	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Broadclyst, Lodge Trading Estate	48A Lodge Trading Estate Broadclyst	Change of use from A1 (retail) to B1 (offices), B2 (general industry) and B8 (storage and distribution). As it was a change of use no net extra site area was recorded. Relevant planning applications – 18/1666/COU	0	0	0	0	0	0	0	0	0	0	0	200	1,813	0
Clyst Honiton, McBains Business Units	50A Environment Agency Clyst Honiton Exeter EX5 2LL	Construction of steel framed storage unit. Relevant planning applications - 14/2775/FUL	0	0	250	0	0	0	0	0	0	0	0	0	175	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, McBains Business Units	50B McBains Business Units Road Past Exeter Airport	Proposed Industrial unit, roadways, parking and infrastructure. Building of 620 m^2 floorspace being demolished and replaced with a building of 1,000 m^2 floorspace - net increase of 380 m^2 B8 uses. As site redevelopment is proposed the site area is recorded as a net addition of zero (gross area = 6,000 m^2). Relevant planning applications - 16/1578/MFUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Clyst St Mary, Winslade Park	51 Winslade Park	Local Plan strategy 26B provides for mixed use development of a former employment site (now understood to be fully vacant). Policy provision includes requirement for 0.7 hectares of employment land - this amount is substantially below the amount of employment land that existed when the offices at this site were fully operations. Available land is identified as zero (implementation of the plan policy will result in a net loss of employment land). Two applications concerning the site were withdrawn on 04.03.2020	0	0	0	0	0	0	0	0	0	7,000	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Tithebarn Green, Tithebarn Green/ Mosshayne	55A Land south of Science Park Road - Local Plan Ref W213	Planning permission on this site exists for a mixed use development including employment uses. Actual floor space/site area based on land assessments rather than planning application. Relevant planning applications - 12/1291/MOUT	0	0	0	0	0	0	0	0	10,300	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Tithebarn Green, Tithebarn Green / Mosshayne	55B Land north of Science Park Road - Local Plan Ref W213	Planning permission on this site exists for a mixed use development including employment uses. Actual floor space/site area based on land assessments rather than planning application. Relevant planning applications - 12/1291/MOUT	0	0	0	0	0	0	0	0	35,600	0	0	0	0	0
Axminster, Hunthay Farm	58A Hunthay Farm EX13 5RJ	Construction of four offices for B1 and parking. Relevant planning applications - 15/1912/FUL and 17/2177/VAR	0	0	0	0	0	2,800	0	0	0	0	360	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Hunthay Farm	58B Hunthay Farm EX13 5RJ	Siting of additional 27 containers B1 and B8, 0.18 ha, 380 m^2. Relevant planning applications - 15/1910/FUL	0	0	0	0	0	1,800	0	0	0	0	380	0	0	0
Axminster, Hunthay Farm	SITE 58 **New for 2019/20** Hunthay Farm Axminster EX13 5RJ	Variation of condition 8 of the planning consent 09/1103/FUL to facilitate the siting of more than 165 storage container units on the site at any time - 19/0570/VAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst St Mary, Axehayes Farm	59A Axehayes Farm Clyst St Mary	Construction of seven business units (use class B1) and associated access roads and parking. Relevant planning applications - 14/0409/FUL and 15/1978/VAR	0	0	1,300	0	0	0	0	0	0	0	368	0	0	0
Clyst St Mary, Axehayes Farm	59B Axehayes Farm Clyst St Mary	Approval for six business units in a courtyard format with associated access road and parking. B1 office use, total of 822 m^2 (site area 2739 m^2). Relevant planning applications - 17/0151/FUL	0	0	0	0	0	0	0	0	2,739	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sidmouth, Dotton Farm	60A Dotton Business Units Dotton Farm	Construction of industrial building (use class B2). 150m^2 B2, application states site area 108 m^2, but is measured at approximately 480 m^2 from plans. Relevant planning applications - 16/0539/FUL	0	0	0	480	0	0	0	0	0	0	0	150	0	0
Broadhembury Colliton Barton	61A Land at Colliton Barton	Change of use from agricultural building to mixed use of B1 and B8 uses. Relevant planning applications - 15/2546/FUL	0	0	400	0	0	0	0	0	0	0	113	0	283	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Broadhembury Colliton Barton	61B Forest Produce Ltd Warehouse Colliton Barton	Change of use of former agricultural building to use class B8 (storage and distribution of food) and construction of extension to provide ancillary offices. Relevant planning applications - 16/1767/FUL	0	0	0	0	458	0	0	0	0	0	458	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Airfield	62A Air Westward Dunkeswell Airfield	Erection of pitched roof extension to aircraft storage shed for use as machinery storage shed (revision to 17/1886/FUL adding a pitched roof). Development will provide 212 m^2 of net additional sui-generis classified floorspace. Relevant planning applications - 18/0195/FUL and 17/1886/FUL	0	0	0	0	0	0	0	212	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Airfield	62B Mansell Raceway Dunkeswell Aerodrome	Erection of building containing workshop/storage, reception, visitor facilities and race control replacing existing porta cabins and associated outbuildings. Development involves a net increase in floorspace of 142 m^2 (classified as Sui Generis). Relevant planning applications - 16/2946/FUL	0	0	0	0	0	8,000	0	0	0	0	0	0	0	142

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Airfield	62C Dunkeswell Airfield Dunkeswell	Proposed aircraft storage shed. Estimated at 522 m^2 and recorded as proposed B8 storage use. Relevant planning applications - 17/0451/FUL	0	0	0	0	0	0	0	522	0	0	0	0	0	0
Dunkeswell, Dunkeswell Airfield	SITE 62 **New for 2019/20** Dunkeswell Aerodrome Dunkeswell Honiton EX14 4LT	Erection of an aircraft storage building and hard-standing for visitor parking – 19/0889/FUL	0	0	0	0	0	0	0	0	831.5	0	0	0	520.26 when complete	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Airfield	**SITE 62 New for 2019/20: 19/0198/FUL**	Construction of a detached cart workshop with first floor viewing terrace linked to the race building - 19/0198/FUL	0	0	0	0	0	0	0	0	103.1	0	0	0	0	100 when complete
Cranbrook, Cranbrook	W144 (A B and C) **Specific sites/plots not identified**	Permissions for residential and mixes uses have been granted and part implemented but no employment uses built so far. Strategy 12 - provides for 18.4 hectares of employment land at Cranbrook within the overall development. Specific site or plots are not identified.	0	0	0	0	0	0	0	0	0	184,000	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Goodmores Farm	W147 Goodmores Farm **Specific sites/plots not identified**	In summer 2019 an outline planning application (14/0330/MOUT) for residential development - for up to 350 dwellings and other uses, including employment – was approved. Relevant planning applications - 14/0330/MOUT	0	0	0	0	0	0	0	0	0	30,000	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Pinhoe, Old Park Farm	W210 and W113 Old Park Farm **Specific sites/plots not identified**	The reserved matters application includes some provision for employment uses which, estimated from site plans, measure a gross area of 7,200 m^2, net area of 5,000 m^2 and floor space of 2,000 m^2. Relevant planning applications - 10/0641/MOUT and 12/0130/MRES	0	0	0	0	0	0	0	0	5,000	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Seaton, North of Town - Harepath Road	118B North of Town - Harepath Road **Specific sites/plots not identified**	There are no current planning permissions on this land (at Summer 2018)	0	0	0	0	0	0	0	0	0	24,800	0	0	0	0
Axminster, Land north and east of town	E105 Land north and east of town **Specific sites/plots not identified**	There were no extant planning permissions at Summer 2018 for this land	0	0	0	0	0	0	0	0	0	65,000	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Awliscombe, Cottarson farm	**Small Site** Cottarson Farm Awliscombe EX14 3NR	Change of use of former farm buildings to monumental masons' workshop and store (use class B1/B8). No record of building used as a workshop or non-domestic rating. Relevant planning applications - 15/2741/FUL	0	0	0	176	0	0	0	0	0	0	176	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Awliscombe, Kains Park	**Small Site** Kains Park Storage Kains Park Farm Awliscombe Honiton EX14 3NN	Expansion of existing storage and distribution site including revisions to planning permission 07/1903/COU to allow storage of caravans, boats, trailers, machinery and vehicles. Only storage containers (that formed part of the permission) - site area of approximately 800 m^2 and floorspace of 300 m^2 - are recorded as employment use. Relevant planning applications - 16/2551/FUL	0	0	0	0	800	0	0	0	0	0	0	0	300	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Rock Mill Membury	**Small Site** Rock Mill Membury	Proposed alterations and change of use of former shop to office. Not rated for business use at 1 April 2018. Relevant planning applications - 15/1508/FUL (possibly expired?)	0	0	0	0	0	0	0	0	400	0	0	0	0	0
Aylesbeare, Sidmouth Road	**Small Site** Higher Barn Sidmouth Road	Construction of building for storage, packaging and distribution of willow products. To provide 77 m^2 of B8 floorspace on a net/gross site area estimated at 400 m^2. Relevant planning applications - 16/0163/FUL (possibly expired?)	0	0	0	0	0	0	0	0	400	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Branscombe, Bulstone Springs Farm	**Small Site** Bulstone Springs Farm Branscombe Seaton EX12 3BL	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. Development assumed to have not yet occurred. Relevant planning applications - 16/0649/COU	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadclyst, Wards Cross	**Small Site** Wards Cross Broadclyst	Change of use from agricultural to B use completed 2014-15 Relevant planning applications - 14/1511/COU and 14/1588/COU	0	3,260	0	0	0	0	0	0	0	0	662	662	662	-497

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Broadhembury, Bottom Barn	**Small Site** Bottom Barn Broadhembury Honiton EX14 3LN	Demolition of agricultural buildings and construction of a building to provide workshop, storage and office space, along with associated landscaping and provision of parking and turning space. Relevant planning applications - 15/0745/FUL	0	0	1,100	0	0	0	0	0	0	0	58	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Colyford, Whitwell Farm	**Small Site** Whitwell Farm Whitwell Lane Colyford Colyton EX24 6HS	Retrospective application for the importation, processing and storage of waste electrical cables and carpets, within existing agricultural barn. Floorspace B2 320 m^2 and site area 560 m^2. Relevant planning applications - 17/1602/CM	0	0	0	0	560	0	0	0	0	0	0	320	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Cranbrook, 7 Long Orchard	**Small Site** 7 Long Orchard Cranbrook Exeter EX5 7BA	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 m^2, 128 m^2 of B1 use. Not rated for business use at summer 2020. Relevant planning applications - 16/1701/FUL – THIS PROJECT IS NO LONGER GOING AHEAD	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Land adj Turbury Farm Dunkeswell Honiton EX14 4QN	**Small Site** Land adj Turbury Farm Dunkeswell	Outline application for the replacement of dilapidated buildings with a live-work unit. Proposal includes 75 m^2 workshop for use by electrical engineer on a site area estimated at 220 m^2. Relevant planning applications - 17/0734/OUT	0	0	0	0	0	0	0	0	220	0	0	0	0	0
Exmouth, 18A Rolle Street	**Small Site** 18A Rolle Street Exmouth EX8 1NJ	Change of use of first floor flat to B1 office. Relevant planning applications - 13/1800/COU	82	0	0	0	0	0	0	0	0	0	117	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Claremont Grove	**Small Site** 9 Claremont Grove Exmouth EX8 2JW	Change of use of dwelling to B1(a) office. Not rated for business at summer 2019. Relevant planning applications - 14/1699/COU (possibly expired?)	0	0	0	0	0	0	0	0	300	0	0	0	0	0
Exmouth, 129 Exeter Road Exmouth	**Small Site** Garages To Rear Of 129 & 131 Exeter Road	Change of use from Residential to B8 (storage). Relevant planning applications - 16/2733/COU	0	0	0	90	0	0	0	0	0	0	0	0	90	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Farringdon, Mantracourt Electronics Ltd	**Small Site** Mantracourt Electronics Ltd The Drive Farringdon Exeter EX5 2JB	Construction of extension to industrial unit and car parking area. To provide an additional 152 m^2 of B1 industrial space. Extension is to the north of the existing northerly building. Relevant planning applications - 17/0652/FUL	0	0	0	0	152	0	0	0	0	0	152	0	0	0
Feniton, Westleigh Willows Farm	**Small Site** Unit D1 Westleigh Willows Farm Feniton EX14 3BN	Extension to vehicle repair workshop. Relevant planning applications - 15/2160/FUL	0	0	0	0	100	0	0	0	0	0	100	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Feniton, Westleigh Willows Farm	**Small Site** Westleigh Willows Farm Feniton EX14 3BN	Industrial unit (B1, B2 and B8 Use Classes). Relevant planning applications - 10/2054/FUL	271	0	0	0	0	0	0	0	0	0	216	0	0	0
Hawkchurch, Land West Of Gate Cottage	**Small Site** Land West Of Gate Cottage (Chadacres) Hawkchurch	Lawful development certificate for change of use of part of barn to B1c use of 150 m^2; rated for B use from 25 Nov 2015 (but completion taken as 2016/17). Relevant planning applications - 14/2045/CPL	0	0	0	150	0	0	0	0	0	0	150	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, 40A High Street	**Small Site** 40A High Street Honiton EX14 1PJ	Change of use of first floor commercial unit from D1 dental surgery to mixed use A2/B1 (financial and professional services/office). Proposal involves a net gain of 226 m^2 of A2/B1 use and loss of 226 m^2 of D1. The dental use is assumed to have ceased in 2017 and completion of development is assumed to have occurred in 2017/18. Relevant planning applications - 17/2152/FUL	0	0	0	0	226	0	0	0	0	0	226	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Blamphayne Sawmill, Gittisham	**Small Site** Blamphayne Sawmill Gittisham EX13 3AN	Construction of workshops, stores and office/shop with associated landscaping and parking. Relevant planning applications - 15/1172/MFUL 17/2560/VAR 18/1745/VAR	0	0	0	0	0	12,100	0	0	0	0	1,125	**0**	**0**	**0**
Honiton, Blamphayne Sawmill, Gittisham	**Small Site** Blamphayne Sawmill Gittisham EX13 3AN	Extension to workshop. Relevant planning applications - 15/2370/FUL	0	0	0	180	0	0	0	0	0	0	0	180	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Honiton Garage Turks Head Lane Honiton EX14 1BQ	**Small Site** Honiton Garage Turks Head Lane Honiton EX14 1BQ	Demolition of existing buildings and erection of workshop, shop with fast food outlet. Relevant planning applications - 13/2698/MFUL and 17/2579/FUL	0	0	689	0	0	0	0	0	0	0	689	0	0	0
Honiton , Chapel Street	**Small Site** Robson House Chapel Street Honiton EX14 1EU	Change of use from larger house in multiple occupation (sui generis) to B1 business use. Relevant planning applications - 16/0225/COU	0	0	150	0	0	0	0	0	0	0	150	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Huxham, Huxham Barton	**Small Site** Huxham Barton Huxham Exeter EX5 4EJ	Change of use of redundant agricultural buildings to business units (Use classes B1a, B1b, B1c and B8) including demolition of steel frame lean to barns and formation of parking & storage areas. Site area of 2,100 m^2 with floorspace estimated at 650 m^2 evenly split across B1, B2 and B8 uses. Occupied in 2019/20.Relevant planning applications - 17/2243/FUL	0	0	0	0	0	0	2,100	0	0	0	216.7	216.6	216.7	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Kilmington, Land At Kilmington Quarry	**Small Site** Land At Kilmington Quarry Whitford Road Kilmington Axminster EX13 7RG	Retention of use of workshop building as a vehicle workshop (B2) use. This is a retrospective application with the use recorded as starting in 2015/16 monitoring year. The net floorspace is recorded as 130 m^2 of B2 uses on a net site area of 340 m^2. Relevant planning applications - 17/1657/COU	0	0	340	0	0	0	0	0	0	0	0	130	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Kilmington, Summerleaze Farm	**Small Site** Summerleaze Farm Gammons Hill Kilmington Axminster EX13 7RA	This second part of a larger site has a recorded additional site area of 750 m^2 with proposed 450 m^2 of B8 use logged against this site record, though it does actually straddle the two site areas. Relevant planning applications - 16/1730/FUL	0	0	0	0	0	0	0	0	750	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Kilmington, Summerleaze Farm	**Small Site** Summerleaze Farm Gammons Hill Kilmington Axminster EX13 7RA	Application 16/1730/FUL was for construction of storage building for scaffolding. However development for open air storage occurred on part of the site, 1,270 m^2, prior to the application being received (developed in 2015-16.) Relevant planning applications - 16/1730/FUL	0	0	1,270	0	0	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Lympstone, Nutwell Road	**Small Site** St Davids Dispensary Nutwell Road Lympstone Exmouth EX8 5AN	Construction of new industrial unit (amendments to approval 15/1888/FUL to construct additional bay and car parking). Additional 710 m^2: B1(a) 350 m^2, B1(c), B2, B8: 360 m^2. Relevant planning applications - 16/0629/FUL revision of 15/1888/FUL	0	0	0	0	3,000	0	0	0	0	0	1,060	0	360	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Monkton, Aplins Farm	**Small Site** Land south of Aplins Farm Monkton Honiton EX14 9QN	Erection of ice cream parlour including cafe, retail, office and making area, together with a new access off the existing layby. Whilst the development is predominantly for restaurant and retail floorspace of 280 m^2 there is 33 m^2 of office floorspace and 26 m^2 of other space. Occupied in 2019/20. Relevant planning applications - 16/3058/FUL	0	0	0	0	0	0	59	0	0	0	33	0	0	26

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Musbury, Axminster Road	**Small Site** The Old Reading Room Axminster Road Musbury EX13 8AZ	Change of use of building from (A2) office to artist's studio (B1). Relevant planning applications - 15/2645/COU	0	0	62	0	0	0	0	0	0	0	62	0	0	0
Ottery St Mary, Otter Nurseries	**Small Site** Otter Nurseries Gosford Road Ottery St Mary EX11 1LZ	New lean to warehouse extension to existing warehouse building of 250 m^2 net new B8 floorspace on a net site area of 250 m^2. Relevant planning applications - 17/2723/FUL and 17/0069/FUL	0	0	0	0	0	0	0	0	250	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Ottery St Mary, Otter Nurseries	**Small Site** Otter Nurseries Gosford Road Ottery St Mary EX11 1LZ	Construction of two storage buildings. Net development site area is measured at 12,800 m^2, with B8 floorspace of 3,667 m^2. One building appeared near completion on Google Maps in summer 2020, so expect 2020/21 occupation. Relevant planning applications - 16/0980/MFUL	0	0	0	0	0	0	0	12,800	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Ottery St Mary, Rainbow Plants, Holcombe Lane	**Small Site** Rainbow Plants Holcombe Lane Ottery St Mary EX11 1PG	Erection of new office, rest room and storage building. Providing 139 m^2 of net new B2 floorspace – this is taken to be the net and gross site area as well. Relevant planning applications - 18/0115/FUL	0	0	0	0	0	0	139	0	0	0	0	139	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Ottery St Mary, Cadhay	**Small Site** The Old Dairy Cadhay Ottery St Mary EX11 1QT	Variation of condition 2 of planning permission 07/1782/COU to allow class B1(a) (office) alongside the existing use for a workshop. Development completion recorded as 3 July 2017 (business rates start data) and floorspace and site area estimated at 100 m^2. Relevant planning applications - 17/0443/VAR	0	0	0	0	100	0	0	0	0	0	100	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Payhembury, Manor Farm	**Small Site** Devon Business and Education Centre Manor Farm Payhembury Honiton EX14 3HL	Demolition of existing barn and construction of office building (B1 use class). B1(a) 170 m^2. Net and gross site area 800 m^2. Business rates established at 2 Jan 2018. Relevant planning applications - 15/2774/FUL	0	0	0	0	800	0	0	0	0	0	170	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Rockbeare, Rockbeare Hill Quarry	**Small Site** Rockbeare Hill Quarry Rockbeare	Replacement of existing manufacturing building with new factory building for precast concrete manufacturing (Use Class B2 - General Industry). This is part of a large minerals (Aggregate Industries). Replacement of existing building for B2 use, precast concrete manufacturing giving an additional B2 use of 1,610 m^2. Application site area is 3.65 ha but area for extension only is recorded. Relevant planning applications - 16/1464/MFUL	0	0	0	0	0	0	1,610	0	0	0	0	1,610	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sidbury, East Devon Carriage Driving School	**Small Site** East Devon Carriage Driving School Putts Corner Sidbury Sidmouth EX10 0QQ	Change of use of buildings to be used for repair and maintenance of agricultural machinery, office and spare parts store. Providing 256 m^2 of additional B2 floorspace and 56 m^2 of B8. Development is assumed to have taken place with a site area of 1,400 m^2. Relevant planning applications - 17/0706/COU	0	0	0	0	1,400	0	0	0	0	0	0	256	56	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Uplyme, White Gate Garage	**Small Site** White Gate Garage (Bluebell Holt) Lyme Road Uplyme	Construction of a proposed MOT bay and workshops. Development would involve replacement of existing building with a floorspace of 125 m^2 with a new building of 188 m^2 – i.e. a net increase of 63 m^2 floorspace of B2 uses. Relevant planning applications - 17/0593/FUL	0	0	0	0	0	0	0	0	63	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
West Hill, Brickyard Lane	**Small Site** Land off Brickyard Lane	Development of workshops recorded as providing 5,582 m^2 of B8 uses. Relevant planning applications - 16/1024/MFUL 16/2292/VAR, variation and revision of 15/0643/MFUL	0	0	0	0	17,400	0	0	0	0	0	0	0	5,582	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Whimple, Brickyard Farm Whimple Exeter EX5 2PR	**Small Site** Brickyard Farm Whimple Exeter EX5 2PR	Construction of workshop and storage building, parking area and alterations to access, including new entrance gate and wall. Gross site area recorded as 7,000 m^2, net site area 1,100 m^2 and floorspace 400 m^2 of assumed B2 uses. Relevant planning applications - 17/1136/FUL and 17/0343/FUL	0	0	0	0	0	0	0	1,100	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Whimple, Moor View Industrial Estate	**Small Site** Moor View Industrial Estate Whimple Exeter EX5 2QT	Change of use of land for lorry trailer storage (retrospective application). Development back dated to a build date of July 2015 when first used for now approved activity. Open area site of 2,300 m^2 with no buildings and therefore no floorspace recorded. Relevant planning applications - 17/0283/COU	0	0	2,300	0	0	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Whimple, Unit E Country House Estate	**Small Site** Unit E Country House Estate London Road Whimple	Change of use of redundant unit to B1 office accommodation. Relevant planning applications - 10/0130/FUL	91	0	0	0	0	0	0	0	0	0	88	0	-88	0
Wilmington, Sutton Barton	**Small Site** Sutton Barton Wilmington Honiton EX14 9SH	Construction of building for the processing of dairy products. 246 m^2 floorspace of B1 use. Construction assumed to be in 2017-18. Relevant planning applications - 17/0740/FUL	0	0	0	0	246	0	0	0	0	0	246	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Yarcombe, Stopgate Farm	**Small Site** Stopgate Farm Yarcombe Honiton EX14 9NB	Change of use of the southern end two bays of the agricultural workshop to steel fabrication workshop (retrospective). Change to B2 use of 120 m^2. Relevant planning applications - 16/2544/FUL	0	0	0	120	0	0	0	0	0	0	0	120	0	0
Exmouth, Exeter Road	**Small site (new for 2018/19)** 27 Exeter Road Exmouth EX8 1PN	Change of use and extension to form first floor office (B1 use) and alterations to shopfront. Relevant planning applications - 18/0715/FUL	0	0	0	0	0	70	0	0	0	0	65.5	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Rockbeare, Land to west of New Road	**Small site (new for 2018/19)** Land to west of New Road Rockbeare Hill Exeter EX5 2HB	Demolition of existing office and erection of two ancillary buildings, Tempastore warehouse and sales cabin, and amended layout for outside display and storage, car parking and extension to the land to the south with security fencing. Total site area 0.96 ha (not counted as change from office to warehouse & sales; total net additional floorspace following development 449.5 m^2. Relevant planning applications - 18/0685/FUL	0	0	0	0	0	0	0	0	449.5	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Upottery, Buckeshayes Farm	**Small site (new for 2018/19)** Buckeshayes Farm Upottery Honiton EX14 9RQ	Use of land as a construction compound, including for storage of materials, vehicles, portable administration buildings, and siting of portable workers' accommodation for up to 30 workers (with associated welfare facilities) for two years (retrospective app). Relevant planning applications – 18/0413/FUL	0	0	0	0	0	6,000	0	0	0	0	0	0	6,000	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Ottery St Mary, Raxhayes Farm	**Small site (new for 2018/19)** Raxhayes Farm Holcombe Lane Ottery St Mary EX11 1PQ	Retention of two buildings for use as a workshop and storage. Relevant planning applications – 18/0656/FUL	0	0	0	0	0	1,531	0	0	0	0	85	0	106	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Southleigh, Glebe House	**Small site (new for 2018/19)** Glebe House Southleigh Colyton EX24 6SD	Change of use of existing dwelling house from (C3) residential use (incorporating a Bed & Breakfast business) to a mixed use as (C1) guesthouse and (A3) restaurant use; change of use of part of ground floor of existing outbuilding to micro bakery (B1c) use. Relevant planning applications – 18/1205/FUL	0	0	0	0	0	70 est.	0	0	0	0	70 est.	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury, Blackhill Quarry	**Small site (new for 2018/19)** Blackhill Quarry Woodbury Exeter EX5 1HD	Outline application seeking approval of access for construction of up to 3251 m^2 (35,000 ft^2) of B2 (general industrial) floor space with access, parking and associated infrastructure (details of appearance, landscaping, scale and layout reserved for future consideration). Relevant planning applications – 17/3022/MOUT	0	0	0	0	0	0	0	10,900	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Marcus Road	**Small site (new for 2018/19)** Land on corner of Marcus Road (land adjacent 3F) Marcus Road Dunkeswell	Construction of building to provide three industrial (B1 and B8) units and three residential (C3) units to be used as live-work units. B1(c) floorspace: 410.6 m^2; B8 floorspace: 138.9 m^2. Relevant planning applications – 18/1277/FUL	0	0	0	0	0	0	0	0	549.5	0	0	0	0	0
Thorverton, Fortescue Farm	**Small site (new for 2018/19)** Fortescue Farm Thorverton Exeter EX5 5JN	Change of use of two barns to Class B1 (business use), associated parking and drainage. Relevant planning applications – 18/1661/FUL	0	0	0	0	0	0	190	0	0	0	190	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Upton Pyne, Seychelles Farm	**Small site (new for 2018/19)** Seychelles Farm Upton Pyne Exeter EX5 5HY	Extension to light industrial unit (B1). Relevant planning applications – 18/2877/FUL	0	0	0	0	0	0	0	0	700	0	0	0	0	0
Exmouth, The Point	**Small site (new for 2019/20)** Unit 2 The Point Pier Head Exmouth EX8 1FE	Change of use from retail unit (class A1) to office (class B1) (Hall & Scott estate agents) – 19/0647/FUL	0	0	0	0	0	0	29.4 est.	0	0	0	29.4 est.	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Aylesbeare, Littlefield	**Small site (new for 2019/20)** Littlefield Oak Road Aylesbeare Exeter EX5 2DA	Change of use from veterinary practice (Class D1) to offices (Class B1A) – 19/0501/FUL	0	0	0	0	0	0	640	0	0	0	106 est.	0	0	0
Strete Ralegh, North Corner	**Small site (new for 2019/20)** North Corner Country House Estate London Road Strete Ralegh Whimple EX5 2NL	Demolition of garage block and parking area, and construction of office building (Use Class B1) and associated development – 19/0191/FUL	0	0	0	0	0	0	0	0	1,300	0	306.4 est. when complete	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Broadclyst, Crannaford House	**Small site (new for 2019/20)** Crannaford House Broadclyst Exeter EX5 3BD	Change of use from a business warehouse (Use Class B1) and retail premises (Use Class A1) (Town & Country Supplies) to general industrial use (Use Class B2) - 19/0630/COU	0	0	0	0	0	0	0	0	0	0	Split between B1 and A1 prior to change to B2 unknown			
Rousdon, Haye Buildings	**Small site (new for 2019/20)** Haye Buildings East of Newhaye Farm Sidmouth Road Rousdon	Certificate of Lawfulness to establish the use of barns for light industrial (B1c) and storage (B8) use – 19/0234/CPE	0	0	0	0	0	0	320 est.	0	0	0	175 est. split	0	175 est. split	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Colyton, The Town Mill	**Small site (new for 2019/20)** The Town Mill Rosemary Lane Colyton EX24 6LS	Partial demolition of flat roof factory building to facilitate sub-division to form seven (B1c) light industrial units, an estate manager's office and associated works including flood defence walling and re-roofing – 19/0287/FUL	0	0	0	0	0	0	0	0	972	0	972 when complete	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Yarcombe, Land at Crawley Farm	**Small site (new for 2019/20)** Crawley Farm Yarcombe Honiton Devon EX14 9AY	Certificate of Lawfulness to establish the use of Crawley Feed Mill site (Duffields Animal Feeds) for the manufacture of animal feedstuffs (in addition to previously consented storage and distribution use relating to animal feedstuffs) – 19/0968/CPE	0	0	0	0	0	0	3,840 est.	0	0	0	0	3,840 est.	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury, Rydon Farm	**Small site (new for 2019/20)** Rydon Farm Rydon Lane Woodbury Exeter EX5 1AR	Change of use of land from agricultural to self-storage facility (B8) and retention of 113 units plus provision of additional 10 units (157 in total) – 19/1356/FUL	0	0	0	0	0	0	4,000	0	0	0	0	0	0	0
Broadclyst, Solar Farm	**Small site (new for 2019/20)** Solar Farm West of Burrowtown Cottage Broadclyst Exeter EX5 3DA	Installation of secure storage container – 19/1410/FUL	0	0	0	0	0	0	14.77	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Land at Holbrook Farm	**Small site (new for 2019/20)** Holbrook Farm Clyst Honiton Exeter EX5 2HR	Demolition and replacement of agricultural building with erection of storage and distribution building (Use class B8) and associated works – 19/1184/FUL	0	0	0	0	0	0	0	0	1,900	0	0	0	205.1 when complete	-12.9 when complete
Woodbury Salterton, Lyndhayne	**Small site (new for 2019/20)** Lyndhayne Woodbury Salterton Exeter EX5 1PY	Proposed change of use of an existing agricultural building (Sui Generis) to commercial use (Use Classes B1 and B2) – 19/2063/COU	0	0	0	0	0	0	0	0	688	0	688 when complete	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst St Mary, Kenniford Farm	**Small site (new for 2019/20)** Kenniford Farm Clyst St Mary Exeter EX5 1AQ	Change of use of building from farm shop (Use Class A1) to offices (Use Class B1), including installation of door and window and construction of gas store (retrospective application) – 19/1783/FUL	0	0	0	0	0	0	0	0	2,830	0	67.4 when complete	0	0	0
Weston, Slade Cottage	**Small site (new for 2019/20)** Slade Cottage Weston Sidmouth EX10 0PL	Change of use of domestic dwelling (Use class C3) to office building (Use class B1(a)) – 19/2329/COU	0	0	0	0	0	0	0	0	440	0	105 when complete	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Area Developed in M^2							Future Net Additional Area at 31 Mar 2020 in M^2			Net Floorspace Gained (by planning use class) in M^2 - 2013 to 2020			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Under Construction	With Extant Permission	Allocated or Available	B1 Business	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Beer, Berry Hill	**Small site (new for 2019/20)** Garages West Of The Bungalow Berry Hill Beer EX12 3JP	Construction of first floor office under a pitch roof, provision of a rooflight to single storey store, new window and door to front elevation – 19/2376/FUL	0	0	0	0	0	0	0	0	89	0	29 when complete	0	0	0
Upton Pyne, Seychelles Farm	**Small site (new for 2019/20)** Seychelles Farm Upton Pyne Exeter EX5 5HY	Extension to light industrial unit (class B1) (revised design to that approved under 18/2877/FUL – see above) – 20/0210/FUL	0	0	0	0	0	0	0	0	207	0	207 when complete	0	0	0
Totals in Square Metres			41,978	20,699	78,568	30,628	308,075	58,116	235,143	25,984	428,604.60	641,564	38,895.74	23,211.46	219,306.20	4,309
Totals in Hectares			4.2	2.1	7.9	3.1	30.8	5.8	23.5	2.6	42.86	64.16	3.89	2.32	21.93	0.43

Appendix 3 – Schedule of employment land ‘lost’ to other uses

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost in m² - 2013 to 2019
Woodbury, Woodbury Business Park	46B	15/2056/COU - Change of use from industrial unit (use class B2/B8) to D2 (Assembly and Leisure)	712
Honiton, Heathpark Industrial Estate	11C	17/0428/FUL - This site had permission (15/0364/FUL) for construction of single storey industrial building for 381 m2 of B1 uses, development was completed and the site marketed, but not occupied. A subsequent permission was granted and implemented (17/0428/FUL) for change of use to a gym for B! Health & Fitness. The site was operational at Summer 2018	1,800
Sidmouth, East Devon District Council Offices	-	16/0872/MFUL - Following the Council's move to Blackdown House, the former EDDC HQ will be re-developed into an extra care retirement home by PegasusLife	7,722
Axminster, Former Sawmills, Woodmead Road	33A	16/2881/COU – Change of use from industrial storage building (B2/B8 use) to (A3) – Safar Restaurant	190
Axminster, Millwey Rise	15Aii	16/2470/FUL – Construction of Tick Tocks Day Nursery / Soft Play Centre and associated access and landscaping works	Site was previously vacant
Axminster, Millwey Rise	15E	18/1765/COU – Change of Use from use class B1 (Office & Lightweight Industrial) to use class D2 (Assembly & Leisure)	1,000
Ottery St Mary, Toadpit Lane West	Small Site	16/0133/PDP - Prior approval for a change of use from storage and distribution (Class B8) to a use falling within Class C3 (dwelling houses)	269
Exmouth, St Andrews Road	Small Site	18/2778/FUL - Change of use of workshop and store to a fitness studio and store (Class D2 Use). Alterations to roof to form a parapet wall with flat roof behind	32

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost in m^2 - 2013 to 2019
Dunkeswell, Dunkeswell Industrial Estate	**6 (new for 2019/20)**	19/2731/COU - Change of use from light industrial (B1) to Doggie Day Care Centre.	47.7
Honiton, Heathpark Industrial Estate	**11 (new for 2019/20)**	19/2150/VAR - Variation of Condition 3 of application 17/0428/FUL (change of use of building from B1/B8 (light industry/storage) to D2 (health club and gymnasium) together with the insertion of a first floor and associated external alternations) to permit extended opening hours	569
Honiton, Dolphin Court (Honiton Carpets)	**Small site (new for 2019/20)**	19/0308/COU - Change of use of existing first floor office into six residential flats	253
West Hill, The Pygthle, Lower Broad Oak Road	**Small site (new for 2019/20)**	19/0481/PDP - Prior approval for a change of use of 'West Pigsty' from storage (Class B8) to a use falling within Class C3 (dwelling houses)	187.42
Honiton, High Street (My Support And Care Services)	**Small site (new for 2019/20)**	19/0846/FUL – Change of use from Class B1 to D1	268
Seaton, Church House (John Wood)	**Small site (new for 2019/20)**	19/1688/FUL - Change of use of existing first floor picture gallery and picture framing unit (B1c Light Industrial) to form one residential unit (C3 dwelling house) and associated external works	100.4
Axminster, Axminster Railway Station Offices	**Small site (new for 2019/20)**	19/1931/FUL - Change of use from office space (Class B1) to a micro pub (Class A4)	36
Upexe, 1 Upexe Farm	**Small site (new for 2019/20)**	19/2225/PDP - Notification of prior approval for change of use from premises (Barn 3) in light industrial use (Class B1c) to a residential dwelling house (Class C3)	147
Upexe, 2 Upexe Farm	**Small site (new for 2019/20)**	19/2224/PDP - Notification of prior approval for change of use from premises (Barn 2) in light industrial use (Class B1c) to a residential dwelling house (Class C3)	455
Exmouth, 51 Parade	**Small site (new for 2019/20)**	19/2174/PDO - Prior approval of proposed change of use of upper floor offices (Class B1a) to four flats (Class C3)	199.7

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost in m^2 - 2013 to 2019
Stoke Canon, Unit 303 Imbert Green Technology Park	**Small site (new for 2019/20)**	19/2498/PDT - Notification for Prior Approval for proposed change of use of building and land within the curtilage from a carpenters workshop (Class B1) to registered nursery (Class D1) under Schedule 2, Part 3, Class T of the General Permitted Development Order	56.2
Salcombe Regis, Unit 6 Kingsdown Business Park	**Small site (new for 2019/20)**	19/2731/COU - Change of use from B1(c) (Light Industrial) to dog grooming/small dog day care (Sui Generis)	81.6
Rousdon, Charton Reservoir	**Small site (new for 2019/20)**	19/1050/FUL - Demolition of existing and construction of (smaller) replacement workshop and storage building	22
Honiton, Former TIC @ Lace Walk	**Small site (new for 2019/20)**	19/2466/COU - Change of use from business B1(a) use to restaurants and cafes (A3) and hot food takeaways (A5) use	70.1
Broadclyst, Instant MOT Centre	**Small site (new for 2019/20)**	20/0119/COU – Change of use from general industrial unit (Use Class B2) to a gym (Use Class D2)	669.4

Appendix 4 – Non-Domestic Rated Properties

At March 31st 2020, there were 1,295 premises within East Devon employment sites rated for non-domestic use; 130 of which (or around 10%) were classed as empty.

n.b. Previous versions of this appendix included a description of use for empty units based on their previous use (this is no longer listed as we can only estimate what a building would be used for in the future). Additionally, past counts may have inadvertently included NDR car parking spaces, land and mobile telecommunication masts, etc, but these have now been ignored (open air storage bays / compounds and storage containers have been included). Finally, units which may have been rated as one property (e.g. having a postal address of “Units 1-3”) may have been rated as separate units in previous count – this survey used data from the Council’s Non-Domestic Rated Properties GIS layer (as of 31.03.2020) verbatim (including units classified as exempt).

Ref	Name	TOTAL	In Use	Empty	WORKSHOP (not Vehicle Repair)	WAREHOUSE	RETAIL	STORAGE (including Land where counted)	FACTORY	OFFICE	SHOWROOM	VEHICLE REPAIR	UNKNOWN / OTHER
1	Alexandria Road Industrial Estate	41	41	0	6	0	2	6	0	0	0	1	26
2	Axminster Carpets, Woodmead Road	16	14	2	2	0	0	0	1	0	0	2	9
3	Ottery Moor Lane / Bramble Hill Industrial Estate	19	3	16	0	0	1	1	0	0	1	0	0
4	Odhams Wharf	13	11	2	2	1	0	0	0	2	0	0	6
5	Darts Business Park	34	31	3	7	0	0	6	0	0	0	0	18
6	Dunkeswell Industrial Estate	160	136	24	26	52	0	28	7	2	2	5	14
7	East Devon Business Park	18	16	2	5	1	0	3	0	3	0	2	2
8	Finnimore Industrial Estate	37	31	6	2	8	0	1	4	0	1	3	12
9	**NOT IN USE**												
10	Harbour Road, Industrial Estate	28	26	2	13	0	1	6	0	1	1	1	3
11	Heathpark Industrial Estate	136	133	3	27	39	3	16	7	2	1	3	35
12	Greendale Business Park, Woodbury	60	59	1	1	9	0	20	0	2	0	0	27
13	Harepath Industrial Estate	15	13	2	7	2	0	0	0	0	0	1	3
14	Hill Barton Business Park	52	46	6	1	13	0	6	2	1	0	0	23
15	Millwey Rise Industrial Estate	62	58	4	16	2	0	2	4	1	0	0	33
16	Liverton Business Park (Phase I)	26	25	1	15	0	3	0	1	1	1	0	4
17	Liverton Business Park (Phase II)	8	8	0	0	0	3	0	0	0	0	0	5
18	Dinan Way	9	9	0	1	1	1	0	1	1	1	2	1
19	Manstone Lane	10	8	2	5	1	0	2	0	0	0	0	0

Ref	Name	TOTAL	In Use	Empty	WORKSHOP (not Vehicle Repair)	WAREHOUSE	RETAIL	STORAGE (including Land where counted)	FACTORY	OFFICE	SHOWROOM	VEHICLE REPAIR	UNKNOWN / OTHER
20	Mill Park Industrial Estate & Hogsbrook Farm	64	60	4	10	4	0	10	0	0	0	1	35
21	Coal Yard, Castle Gate	6	4	2	0	0	0	0	0	0	0	1	3
22	Aylesbeare Common	5	4	1	0	4	0	0	0	0	0	0	0
23	Pound Lane Industrial Estate	52	50	2	4	3	1	19	3	2	2	2	14
24	Colyton Business Park (Wheelers Yard)	12	12	0	5	0	0	2	0	0	0	0	5
25	Intermodal Interchange	1	1	0	0	1	0	0	0	0	0	0	0
26	Skypark	9	8	1	0	0	0	0	0	0	0	0	8
27	Science Park	48	42	6	0	0	0	1	0	39	0	0	2
28	Dinan Way Trading Estate	34	29	5	6	6	0	5	0	0	4	1	7
29	Salterton Workshops	11	10	1	6	0	0	1	0	0	0	0	3
30	The Old Sawmills	15	15	0	3	5	0	0	2	0	0	0	5
31	Colletts Mill	3	3	0	1	0	0	2	0	0	0	0	0
32	Talewater Works, Talewater	4	4	0	2	0	0	0	0	0	0	1	1
33	Former Sawmills, Woodmead Road	10	10	0	0	0	0	1	0	0	1	2	6
34	Victoria Way	27	24	3	8	0	0	0	0	0	0	5	11
35	Pankhurst Industrial Estate	25	17	8	5	0	0	2	0	0	0	1	9
36	Colyford Road	1	0	1	0	0	0	0	0	0	0	0	0
37	Oilmill Industrial Estate	4	2	2	0	2	0	0	0	0	0	0	0
38	**NOT IN USE**												
39	Waldrons Farm	7	6	1	2	1	0	0	0	0	0	2	1
40	South of Redgate	0											

Ref	Name	TOTAL	In Use	Empty	WORKSHOP (not Vehicle Repair)	WAREHOUSE	RETAIL	STORAGE (including Land where counted)	FACTORY	OFFICE	SHOWROOM	VEHICLE REPAIR	UNKNOWN / OTHER
41	Sidford Employment Site	0											
42	West of Hayne Lane Employment Site	1	1	0	0	0	1	0	0	0	0	0	0
43	Exeter Airport Business Park (Phase I)	78	73	5	10	28	0	0	3	7	0	1	24
44	Exeter Airport Business Park (Phase II)	0											
45	Liverton Business Park (Phase III)	0											
46	Woodbury Business Park	27	24	3	0	1	0	6	0	5	0	0	12
47	Addlepool Business Centre	6	6	0	0	0	0	0	0	6	0	0	0
48	Lodge Trading Estate	5	4	1	0	2	0	1	0	0	0	0	1
49	Hungry Fox Estate	13	13	0	1	0	0	8	0	2	0	0	2
50	McBains	20	17	3	0	10	0	2	0	1	0	0	4
51	Winslade Park	2	1	1	0	0	0	0	0	1	0	0	0
52	Cranbrook *												
53	Goodmores Farm *												
54	Old Park Farm & Pinn Court Farm *												
55	Tithebarn / Mosshayne	0											
56	North of Town on Harepath Road, Seaton *												
57	Land North and East of Town, Axminster *												
58	Hunthay Farm	19	18	1	2	3	0	1	0	0	0	0	12
59	Axehayes Farm	8	0	8	0	0	0	0	0	8	0	0	0
60	Dotton Farm	11	11	0	3	1	0	2	0	0	0	0	5

Ref	Name	TOTAL	In Use	Empty	WORKSHOP (not Vehicle Repair)	WAREHOUSE	RETAIL	STORAGE (including Land where counted)	FACTORY	OFFICE	SHOWROOM	VEHICLE REPAIR	UNKNOWN / OTHER
61	Colliton Barton	5	5	0	1	1	0	0	0	0	0	0	3
62	Dunkeswell Airfield	17	14	3	0	0	0	3	0	0	0	0	11
	TOTAL	**1,295**	**1,165**	**130**	**205**	**202**	**16**	**163**	**35**	**87**	**15**	**37**	**405**
	* specific site / plots not yet been identified												


East
Devon
District Council