

Planning policy

East Devon - Employment Land Review

For the year ending 31 March 2025



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Introduction

1.1 This report provides a review of employment land at 31st of March 2025 in the East Devon district. Focusing on the development and planning permissions granted since the 31st of March 2019. The work identifies the major employment sites and business parks in the district and within these employment areas it records and identifies:

- Site areas and building floorspace that has been developed.
- Allocated or undeveloped plots of land that could be suitable for future development.
- The current quantity of Non-Domestic rated premisses and their current occupancy status.

1.2 Reference is made to planning permissions that have been implemented and any extant planning permissions on the land as of the 31st of March 2025.

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.

1.5 The report also contains a summary of wage levels, unemployment rates and employee/job numbers in East Devon, sourced from the Local Economic Review (LER).

1.6 This report can be read alongside previous monitoring reports. It should be noted that as development has been completed, there have been some adjustments made to the boundaries of employment sites, keeping up to date with present extents.

Data used and definitions of employment land

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 employment land, the land and buildings that fall within the B and certain E classifications in the Use Classes Order. The Planning Portal provides more information, see:

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

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;

E(g) – Uses which can be carried out in a residential area without detriment to its amenity (this Use Class was previously known as B1 and is formed of three parts):

- *E(g)(i) Offices to carry out and operational or administrative functions,*
- *E(g)(ii) Research and development of products or processes,*
- *E(g)(iii) Industrial processes.*

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; Public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4; Drinking establishments with expanded food provision – from 1 September 2020, previously Class A4; Hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5; Venues for live music performance – newly defined as ‘Sui Generis’ use from 1 September 2020; Cinemas – from 1 September 2020, previously Class D2(a); Concert halls – from 1 September 2020, previously Class D2(b); Bingo halls – from 1 September 2020, previously Class D2(c); Dance halls – from 1 September 2020, previously Class D2(d).

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 and E(g) uses, in a limited number of cases Sui Generis and other E 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 or E(g) 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 are 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.

2.6 It should be noted that many sites/buildings that provide jobs do not fall into a B/E(g) 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/E(g) use class categorisation. Whilst acknowledging their importance this report does not report on jobs and sectors that are or could be looked upon as a non-B/E(g) 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/E(g) 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 (100m²) or greater in size and buildings which are 50m² floor space or greater in size.

2.8 Vacant plots are identified based on being specifically allocated for B/E(g) uses in Local or Neighbourhood Plans, or expectation that such uses would be the most appropriate use of the land.

Planning context for this Review

National Planning Policy Framework (NPPF)

- 3.1 Government planning policy exists in the form of the [National Planning Policy Framework](#).
- 3.2 The latest NPPF update was published in December 2024 and identifies that the purpose of the planning system to contribute toward the achievement of sustainable development with three interdependent overarching objectives: economic, social, and environmental.
- 3.3 The Framework identifies at paragraph 85 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 83 the NPPF advises:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

Employment policy in the East Devon Local Plan

- 3.5 The East Devon Local Plan, which can be found on the [East Devon website](#), 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 an older 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 respect of Jobs and Economic Growth, in the table that follows paragraph 4.1. Subject matter number 1, these are to:
- Improve average income levels.

- Diversify the sectors where jobs can be found.
- Improve local job opportunities.
- 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 is to identify suitable land for employment use and allocate it for future development. 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.
- Amount of employment land lost to residential development.

Employment policy in the East Devon Emerging Local Plan

3.10 The new East Devon emerging local plan, currently at Reg 19 and can be found on the [East Devon website](#), covers the period from 2020 to 2042. At time of publishing, the emerging local plan is between reg 19 consultation. It sets out an update to the local plan and its policies for future development and allocations for employment uses in East Devon, influenced by monitoring findings.

3.11 The emerging East Devon Local Plan sets out SP04: Employment provision and distribution strategy. Aiming to create a resilient, sustainable, and inclusive economy for East Devon. SP04 justifies and allocates 178.16Ha of employment land to satisfy the quantified forecast need set out in the Economic Development Needs Assessment. More detail will be provided within subsequent editions of this report when the emerging local plan is made.

3.12 The East Devon Local Development Scheme advises of adoption of the new local plan in 2026.

Employment sites in East Devon

4.1 This review is centred on assessment of the major B/E(g) 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 usually contains a range of separate businesses and or plots of land. As an example, Heathpark in Honiton is referred to as an employment site which encompasses a range of businesses alongside 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, 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 31st of March 2023, or which are allocated, and or vacant ready 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 becoming formally identified with the most up to date information shown and described.

4.3 It should be noted that this report does not seek to identify every B/E(g) Use Class employment site in East Devon (i.e., every site or location in the district where B/E(g) 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:

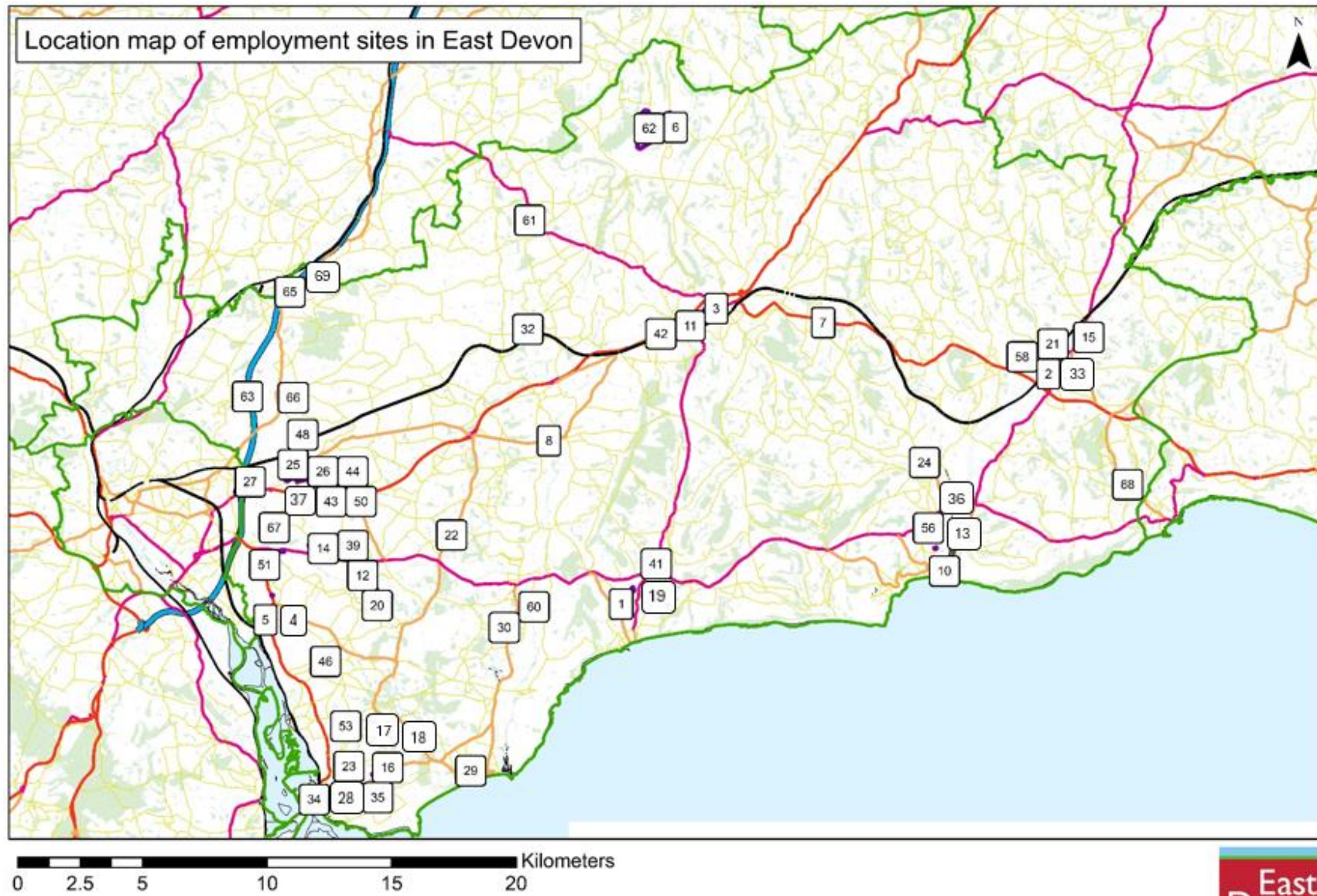
- a) They cover an area of at least 0.1 hectares or 1,000 m²
- b) Where there are vacant or underused plots with possible scope for infill development
- c) Where there are a range of occupiers/users and as such there could be some turnover of stock or occupants.

4.4 Sites occupied by a single business or organisation are typically not specifically reported on in this assessment. Although new permissions of note will be reported as small sites.

4.5 The plans in Appendix 1 show vacant or underutilised 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-principal 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.

4.6 Below is a list of Employment sites which have been used in the calculations within this report. Not all are allocated, and not all are newly developed sites. It should be noted that in earlier employment monitoring work there were sites numbered 9, Otter Mill, Ottery St Mary and 38, Sidmouth, Old East Devon District Council Offices, 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.

No	Employment Site	No	Employment Site	No	Employment Site
1	Alexandria Road Industrial Estate, Sidmouth	25	Exeter Logistics Park, Clyst Honiton	49	Hungry Fox Estate, near Cranbrook
2	Axminster Carpets, Woodmead Road	26	Skypark, near Clyst Honiton	50	McBains, East of Exeter Airport
3	Ottery Moor Lane, Honiton	27	Exeter Science Park, near J29 of the M5	51	Winslade Park, Clyst St Mary
4	Odhams Wharf, near Ebford	28	Dinan Way Trading Estate, Exmouth	52	Cranbrook
5	Darts Business Park, near Ebford	29	Salterton Workshops, Budleigh Salt'n	53	Goodmores Farm, Exmouth
6	Dunkeswell Industrial Site, Dunkeswell	30	The Old Sawmills, Colaton Raleigh	54	Old Park Farm & Pinn Court Farm, Pinhoe
7	East Devon Business Park, near Wilmington	31	Colletts Mill, Talewater, Talaton	55	Tithebarn Green, Exeter Science Park
8	Finnimore Industrial Estate, Ottery St Mary	32	Talewater Works, Talewater, Talaton	56	Land north of town, Harepath Rd, Seaton
10	Harbour Road Industrial Estate, Seaton	33	Former Sawmills, Axminster	57	Land north and east of town, Axminster
11	Heathpark Industrial Estate, Honiton	34	Victoria Way, Exmouth	58	Hunthay Farm, west of Axminster
12	Greendale Business Park, Woodbury Salterton	35	Pankhurst Industrial Estate, Exmouth	59	Axehayes Farm, near Clyst St Mary
13	Harepath Industrial Estate, Seaton	36	Colyford Road, Seaton	60	Dotton Units, Newton Poppleford
14	Hill Barton Business Park, near Farringdon	37	Oilmill Industrial Estate, Clyst St Mary	61	Colliton Barton Units, Broadhembury
15	Millwey Rise Business Park, Axminster	39	Waldrons Farm, near Farringdon	62	Dunkeswell Airfield
16	Liverton Business Park (Phase 1), Exmouth	40	South of Redgate, Exmouth	63	Poltimore, Hatchland road
17	Liverton Business Park (Phase 2), Exmouth	41	Sidford Employment Site, Sidmouth	64	Beare Farm, Broadclyst
18	Dinan Way, Exmouth	42	West of Hayne Lane, Honiton	65	Beare Trading estate, Broadclyst
19	Manstone Lane, Sidmouth	43	Exeter Airport Business Park (Phase 1)	66	Winter gardens, Broadclyst
20	Mill Park Industrial Estate, Woodbury Salterton	44	Exeter Airport Business Park (Phase 2)	67	Bishops court, Broadclyst
21	Coal Yard, Castle Gate, Axminster	45	Liverton Business Park, Exmouth (Phase 3)	68	Old primary school, Uplyme
22	Aylesbeare Common Business Park	46	Woodbury Business Park, Woodbury	69	Station Yard & The Old Cider Works, Hele
23	Pound Lane Industrial Estate, Exmouth	47	Addlepool Farm business park, Clyst St George		
24	Colyton Business Park, Colyton	48	Lodge Trading Estate, near Broadclyst		



Employment floorspace developed in East Devon

5.1 10,693 square meters of employment floorspace was created in 2024-25. Together, since 2007, there has been 305,985 square meters of net floorspace developed. In 2024-25, most floorspace was created within the B2 land use class, 4874M². Although the total floor space created in 2024-25 falls below the average annual floorspace created over the last 17 years, completions in 2017/2018 raised the average, potentially resulting from the implementation of allocations from the 2011-2031 LP published in 2016 and enterprise zones in the west end.

5.2 Tabled below is information from 2007/08 through to 2024/25 for net additional floorspace built for B1/E(g), B2, B8 and recorded Sui Generis uses. Yearly totals are present alongside with resulting annual averages.

Completion Year	Net additional floorspace built in M ²				
	B1 / E(g)	B2	B8	Sui Generis	Total
2007-08	1,947	1,200	42	353	3,542
2008-09	3630	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	2,213	1,917	2,191	1,858	8,179
2014-15	1,091	662	1,477	2,269	5,499
2015-16	8,434	2,387	21,986	264	33,071
2016-17	2,092	7,603	1,338	0	11,033
2017-18	9,337	2,366	74,734	0	86,437
2018-19	11,547	123	6,524	142	18,336
2019-20	1,378	5,806	8,183	26	15,393
2020-21	3,287	557	4,644	0	8,487
2021-22	7,135	548	23,815	-20	31,478
2022-23	19,590	70	799	341	20,800
2023-24	2,146	3,618	2,142	-346	7,560
2024-25	4,875	1,434	2,576	1,808	10,693
Totals (M²)	83,639	43,367	164,886	14,094	305,985
Total (Ha)	8.36	4.34	16.49	1.41	30.60
Annual Average (M²)	4,647	2,409	9,160	783	16,999

5.3 The net additional floorspace figures give a picture of development levels year on year and the historic variations. Floorspace values can be considered as a useful proxy for potential employment opportunities, however, are not a tell all figure. Over the previous years there has been a positive trend of employment land creation and employee jobs. More information on employee jobs can be found in this document and the LER.

5.4 Past employment completion records can be found in Appendix 2 for the years 2013/14 through to 2024/25 which give basis to the data seen in the floorspace data collated above. Actual site records for the years before 2013/14 are not shown but data has been drawn from previous monitoring reports. Appendix 2 also shows details of sites which are under construction, with extant permission, and allocated.

Other floorspace ‘lost’ to Non-Employment Uses

5.5 In 2024-25 a total of 3119 square meters of floorspace was lost through 6 site changing land use. Floorspace loss and sites lost per year have both seen historic downward trends. However, 2024-25 has seen an increase in both, resulting in 9794 square meters of employment floorspace lost in the last 6 years. 24/0588/FUL permitting the conversion of an industrial unit to a paddle tennis centre, -2083M², was responsible for most of the land lost in 2024-25. However, compared to the floorspace gained in the same period this is still small. Land lost is taken into consideration in the net figures above. It should also be noted that there are a number of permissions, which have been approved, that permit employment floorspace loss which are yet to be completed. A number of pending permissions are also present and can be seen in Appendix 3.

5.6 The loss of employment land occurs when a site, plot of land, or building that was formerly in employment use is reclassified as being a non-employment B/E(g) Use Class. This can be through development, redevelopment or just a use class change via an approved permission. Where a new Use Class replaces an alternative Use Class, e.g., B2 use to B8 use, a loss of floorspace for the ‘lost use’ is recorded and this informs calculations. Some Sui Generis classifications, which have been taken as an employment use loss and Appendix 3 gives a detailed breakdown of both original uses and new uses for each plot in question.

5.7 The table below outlines the employment land lost over the past 5 years, detailing how many sites were lost and the total floor space per year and in total.

Year	Sites Lost	Floorspace lost
2019-20	16	3195
2020-21	5	2370
2021-22	4	539
2022-23	2	420
2023-24	1	151
2024-25	6	3119
Total	34	9794

Future employment land in East Devon

6.1 The overall total of land with extant planning permission, on which development has not commenced is 49.93 Hectares. The amount of land which is considered under construction is higher than in previous years at 3.81 Hectares. The granting of planning permissions has also resulted in the total remaining allocated land dropping to 122.9 Hectares.

6.2 The table below details the amount of land in hectares which is defined as under construction, with extant permission, and allocated for development.

Source of supply at 31st March 2025	Meters Squared	Hectares
Under construction	38,114	3.8
With Planning Permission but development not started	499,305	49.9
Remaining Allocated Land	1,228,688	122.9
Total	1,766,107	176.6

6.3 The table shows that in total there is 122.9 hectares allocated for employment use. Most land has been allocated through the Local plan; however, Neighbourhood plans have also allocated land at a more local scale. Although development is more likely due to the in-principal acceptance for development offered by allocation, it is possible for development to occur in employment sites shown in this report which are not in allocated.

6.4 Most of the allocated land is 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 28.18 hectares remaining.
- b) Science Park provision of 14.63 hectares of land remaining.
- c) Exeter Airport Business Park Phase 2 with 5 hectares.
- d) Policy provision at Cranbrook for 10.04 hectares of employment land.
- e) Exeter Logistics Park, referred to in policy as intermodal interchange in the local plan, has 11.88 hectares of remaining vacant land although more is allocated.

6.5 These sites provide a total in excess of 100 hectares of allocated 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.

6.6 Some larger business parks have been successful in gaining outline permission then, as phased development calls for it, seek to gain full or Reserve matters permissions. Large outline permissions covering entire business parks could be seen to be inflating the quantity of employment

land reported. which is imminently developable, approximately 23Ha. These sites tend to be allocations in the current local plan which may lose allocation status when the emerging local plan is published. This, however, is unlikely to have too much of an effect on the developments of the sites as general policy compliance is expected.

6.7 Outside of the West End, across the rest of East Devon provision is more modest in scale, levels of provision are lower with examples of substantial remaining allocated land present at:

- a) Land west of Hayne Lane at Honiton with 14.38 hectares
- b) Policy provision north and east of Axminster for 8 hectares
- c) Liverton business park phase 3, Exmouth for 3 hectares
- d) Honiton Heathpark industrial estate totalling 1.28 hectares
- e) Ottery St Mary, Finnimore Industrial Estate together totalling 1.76 hectares

6.8 It should be noted that site areas detailed above should only be regarded as a guide. Some allocated sites have little or no infrastructure in place and site figures quoted may need to accommodate not only development plots but also distributor roads, car parks, vehicle manoeuvring spaces, footpaths, or development specific landscaping. Alongside, more recently, the need for biodiversity net gain. In these cases, final net development areas for employment uses would typically be much lower than current gross site areas. An example is land at Hayne Lane in Honiton, which has no site infrastructure in place and when complete will occupy a sizeable amount of land.

6.9 In contrast, however, where sites have already 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 or site areas would be expected to be largely developable. 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 as infrastructure is present leaving the remaining plot to be developed into a use class definable area.

6.10 This plot focused thinking has been considered by the LER which looks at the larger employment sites in terms of developable plots as opposed to an overall deliverable area. This results in a lower total value for the sites looked at within the report and could be seen as a more representative description of developable land. However, the exact plots are to be defined by the applicant in the process of gaining planning permission so extents may change.

6.11 Further information on the development of sites can be found in Appendix 2 and the progress of allocated sites in appendix 5.

Business premises at employment sites

7.1 On April 1st, 2024, there were 1,326 premises within East Devon employment sites rated for non-domestic use; 109 of which (8%) were classed as empty, up 3% from 2022-23. Resulting in an occupancy of 92%.

7.2 The joint most common unit types are workshops and warehouses, both accounting for 18% of units which are in use. Storage and office units account for 15% and 9% of the other units which are in use.

7.3 Exeter Science Park has 13 empty units while Dunkeswell Industrial Estate and Heathpark Business Park have 9 empty units. These 3 sites have the highest number of empty units, together accounting for 28% of all empty units across East Devon.

7.4 The data required for this analysis comes from the non-domestic rated property database and the data related to the employment sites can be found in Appendix 4.

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. This information and more is covered in the local economic review (LER) and can be found on the East Devon Website: [Local Economic Review](#). The data on employment statistics, both this report and the LER, is drawn from Nomis. Described in more detail in the introduction of the LER.

8.2 In summary, it is reported that East Devon has seen the median annual pay reduce slightly after a trend of steady increase, however, median annual pay was less affected by Covid 19. East Devon's economic activity levels compare well against other Devon areas, with economic inactivity amongst 16-64 years olds declining 3% since 2022. Also reported in 2002, job density reached 0.78, just below figures for the Southwest: 0.89 and the UK: 0.87, a job density of 1.0 would mean that there is one job for every resident aged 16-64. Further detail on number of jobs can be found in the LER linked above.

8.3 Census data details the work location of all employed East Devon residents, highlighting that 77% of residents work in the district. Where residents of East Devon work outside of the district, the most common location is Exeter, to which 14% of East Devon residents commute. Showing East Devon as a part of England's second largest travel to work area, as reported in Exeter's Reg 19 plan.

Appendix 1 – Schedule of Employment Sites and Plots







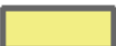




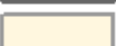


Appendix 1 contains Details and plans of the main employment sites 1-67. Details include ownership where known, a description of the site, a summary of planning activity, details of vacant land, information on premises rated for non-domestic use and details of any known site constraints. Completions and planning permissions within the employment sites are also shown and described.

Planning permissions from 2020-2021 have been retained at a high level of accuracy, however, only notable incomplete sites, completions, and important information about permissions from 2015 through to 2020 have been kept in each specific employment site subsection. Any further information about these sites should be found in Appendix 2, Schedule of Sites and Plots.

In previous iterations of this report the term 'available' has been used to describe a plot that is allocated yet had no planning permission in place. However, this definition led to confusion regarding the actual availability for business use as apposed to the desired definition of available for development. Work has been put in to reduce confusion by clarifying what sites are allocated and which sites are vacant. Being clear that a vacant site is that which has no development within.

Allocated vacant plots are within previously allocated areas and are distinctly spereate from vacant plots which have no alloction. Vacant sites with no allocation are a notation of potential future infill locations within employment sites which have been monitored within this report. This document does not allocate new land, it just highlights what is present at the monitoring point of 31st March 2025. More information about the allocated land can be found in Appendix 5.

Map Key explanation

-  Occupied NDR Properties
-  Empty NDR Properties
-  Pending 2024-25
-  Granted 2024-25
-  Granted 2023-24
-  Granted 2022-23
-  Granted 2021-22
-  Granted 2020-21
-  Previously Developed
-  Vacant Plot
-  Previously Granted
-  Enterprise Zone
-  Extent of employment site
-  EDDC Boundary

NDR Properties

Non-domestic rated properties, where occupied, are as shown in green and empty properties shown in red.

Planning Applications

Planning applications which are yet to be decided are shown in a hatched colour dependant on their year of submission.

Granted / Planning Permissions

Planning permissions are colour coded for the years in which they were granted from light blue for 2015-2020, green 2020-21, yellow 2021-22, orange 2022-23, and purple for 2023-24 and red for 2024-25. In some cases, old maps have been retained resulting in different key colours.

Vacant plots

These plots are shaded Pink. Many, but not all, are allocated by virtue of being in the Local Plan or a Neighbourhood Plan.

Previously granted permissions

Permissions which have been permitted between 2015-16 to 2019-20 but are incomplete but of note are shown in light purple to signify similarity with vacant plots.

Enterprise zones

Enterprise zones, applicable in Exeter Science Park (27), Exeter Sky Park (26) and Exeter airport Business Park (Phase 2) (44) are shown in a hatched light orange, highlighting the areas against the greyscale base map.

Employment sites

Employment sites are outlined in a thick purple line.

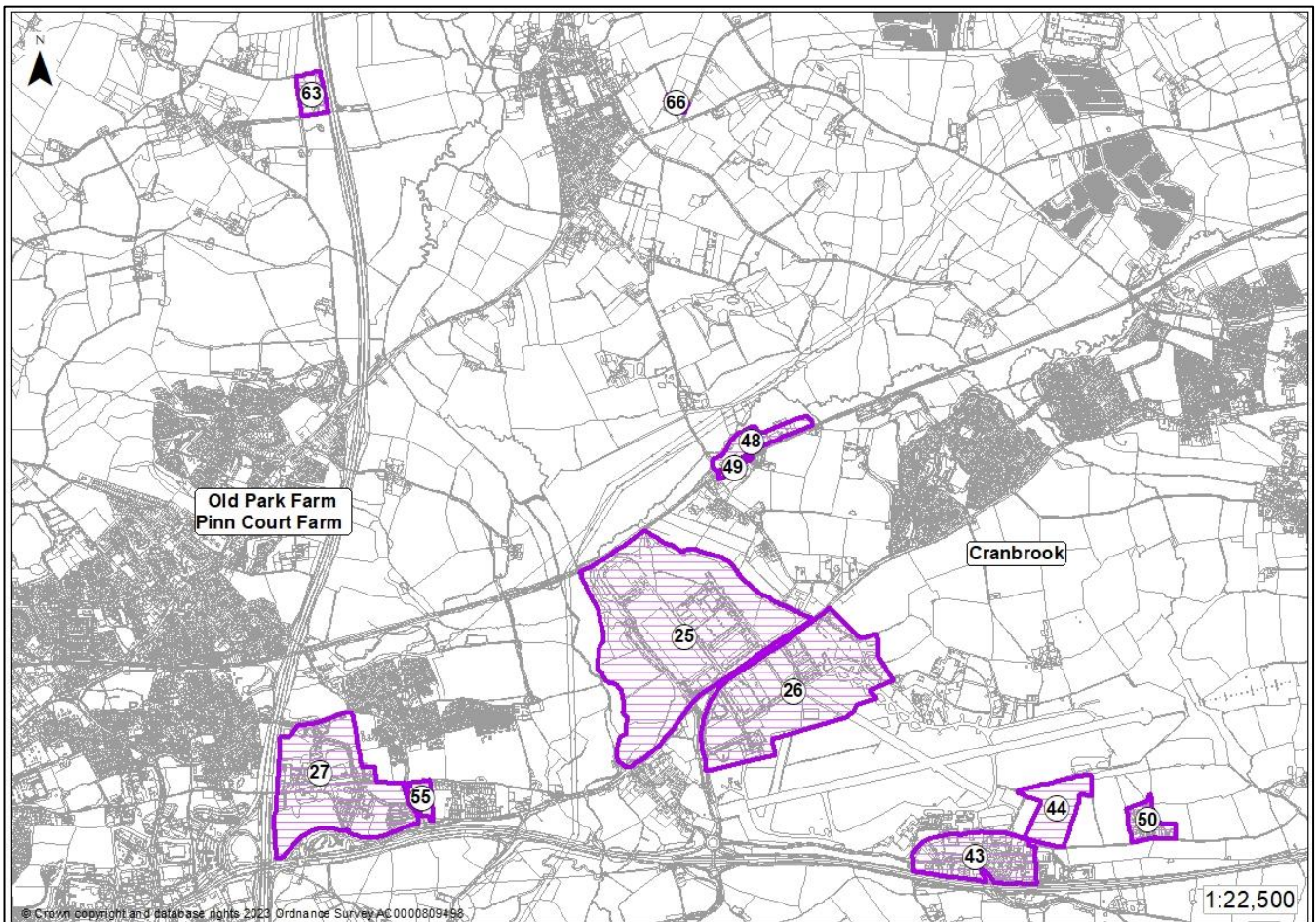
East Devon district council boundary

Shown in a thick red line.

Appendix 1A - Western Area: West End and North-western Sites

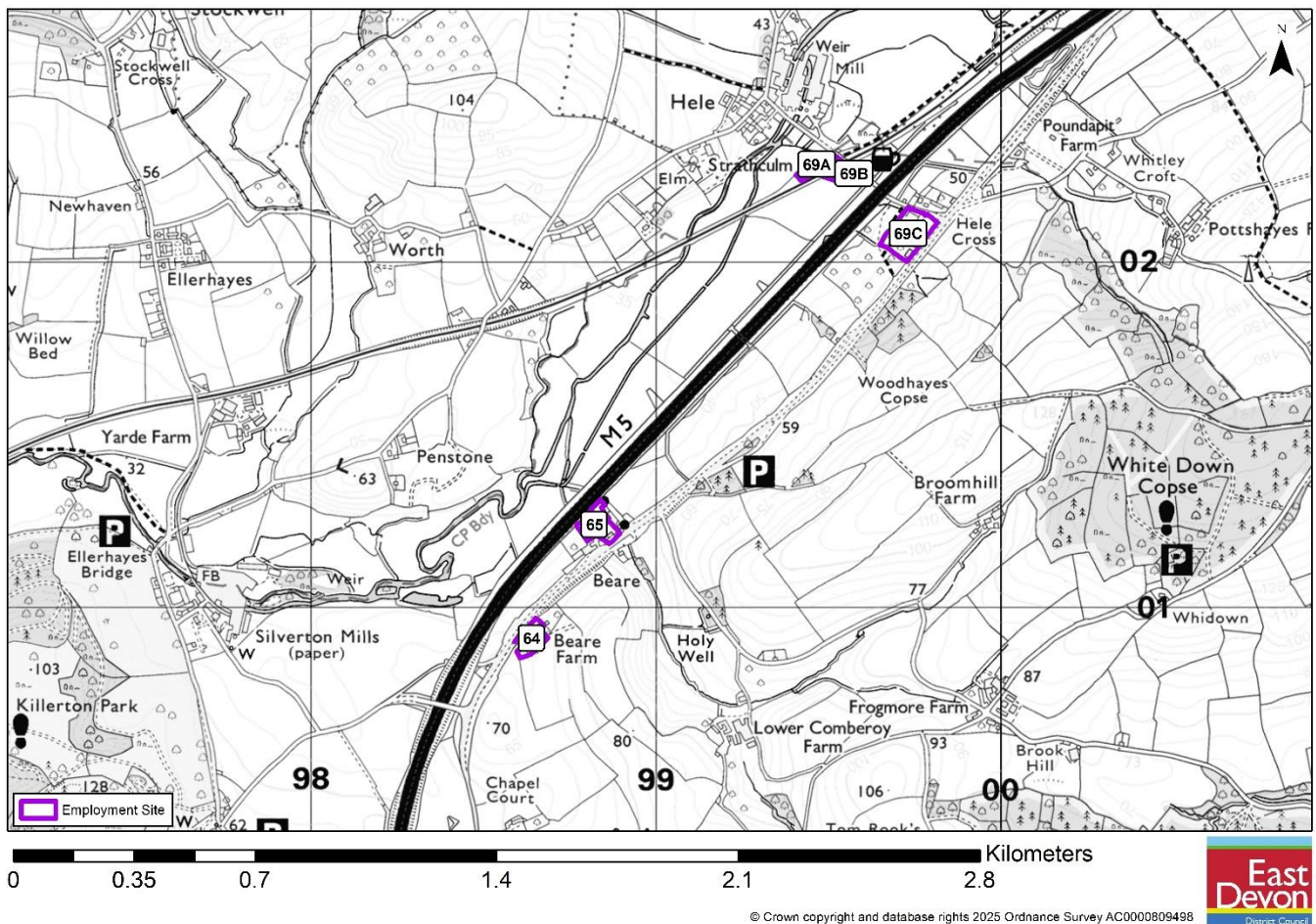
The East Devon Local Plan highlights that a series of big strategic schemes are to be developed in the west of the district. This part of East Devon falls close to the city of Exeter and is identified for strategic scale growth and development.

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). The new for 2023 sites; Poltimore Barton, Beare trading estate, Beare farm, and Winter gardens are also grouped into this section, however, are not thought of in local plan terms to be part of the west end.



Included in this section are; Site 25 – Exeter Logistics Park; 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 but lay beneath or close to the labels shown above.



Included in this section although not considered 'west end' are sites 64 – Beare Farm, 65 – Beare Trading Estate and 69 - Station Yard and The Old Cider Works, Hele. Located to the Northeast of Exeter neighbouring the M5.

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, 31.28 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.

The boundary of the site has been amended for the 2020/21 review to make allowance for a land swap. This provides space for a housing development (18/2799/MOUT) to the north-west of the site (significantly reducing the size of vacant plots 27L and 27Ki) but expands the boundary to the south-east of the site (adjacent to Plots 27B/C, 27D and 27E) incorporating land previously part of Site 55 (Tithebarn Green / Mosshayne).

Completions

During the last 8 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 'supercomputer' centre was completed in 2016.

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

Work on the Redhayes Southern & Eastern and the Tithebarn Cluster car parks has now finished.

Plot 27Kii was granted Reserved Matters permission in July 2018 for a new three-storey engineering research and development building, completed in 2020-21.

A reserved matters permission (20/2031/MRES) was granted on 8.1.2021 concerning part of Plot 27D for the construction of a new 3-storey Research and Development Building and has since been completed. 27Di has since been used for landscaping and another internal access road.

Non-Domestic Rated Properties

Buildings at plots 27A, 27B/C, 27F, 27G and 27I are rated for non-domestic use, totalling 51 units across the site. This site contains mainly offices, rated as 'nondomestic'. 38 of the units within the site were occupied, leaving 13 empty.

Planning Activity

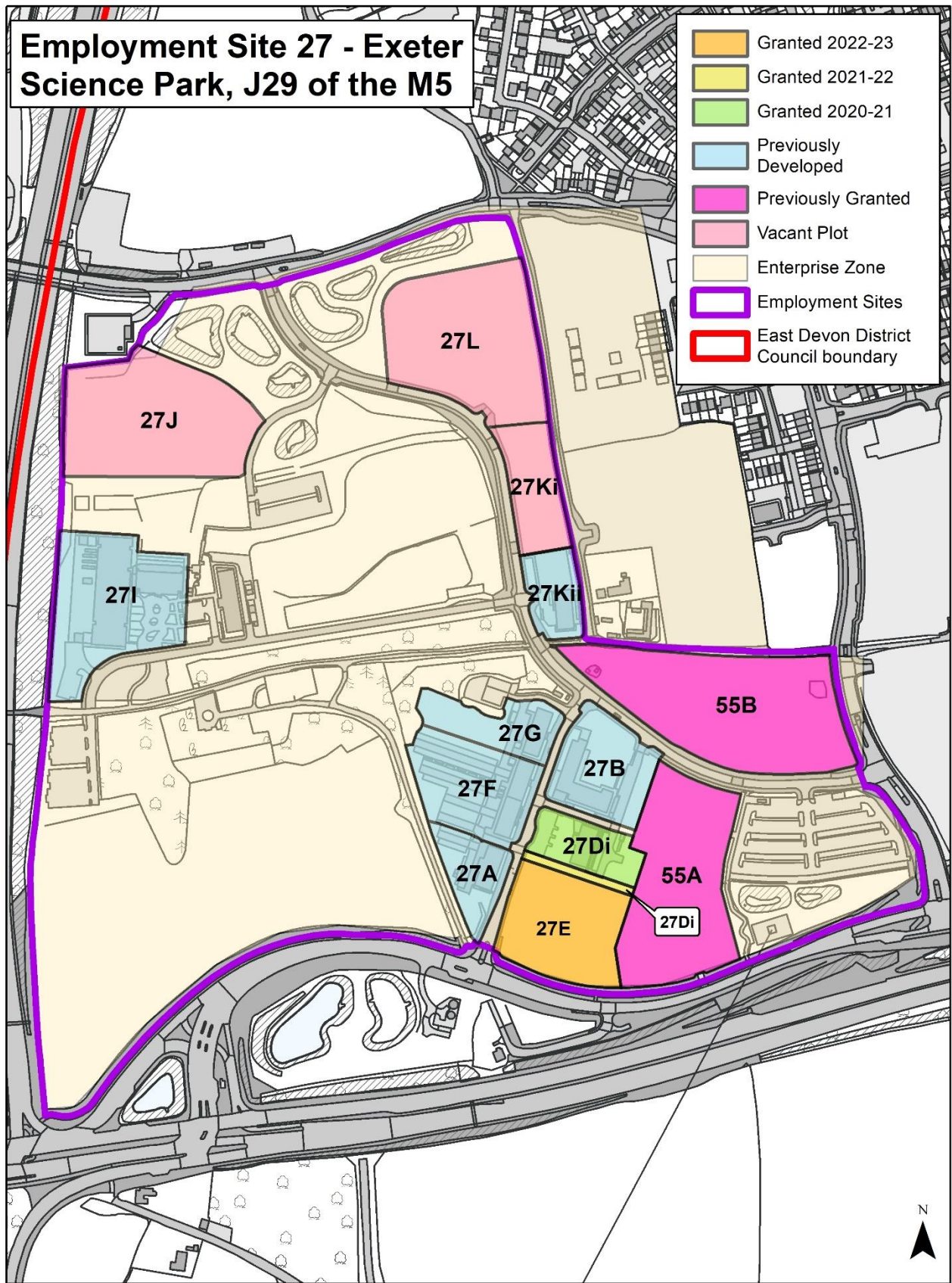
An outline permission (18/2797/MOUT) was granted on 29.7.2020 for Research and Development uses, with ancillary Class B1a and B1c uses, on the land previously part of Site 55 (Tithebarn Green / Mosshayne). Plot 55A and 55B. Incomplete

A reserved matters permission (20/2031/MRES) was granted on 27.09.2021 for the construction of a new three-story research and development building. Plot 27D. Complete

A reserved matters permission (21/2053/MRES) granted on 22.09.2021 for a new internal estate road on part of plot 27Di. Complete

A reserved matters permission (22/0856/MRES) was granted on 19.04.2022 for a 150-bed hotel and conference facility (class C1) and ancillary uses, plus associated infrastructure including new highways access on the previously vacant plots 27E. Complete.

Plots 27J, Ki and L are vacant covering 3 hectares in total. Adjustments to these sites to be more in line with the original outline permission 09/1107/MOUT and 15/1461/MFUL. As plots 27J, Ki and L fall within these permissions they have been counted as with permission.



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0 0.05 0.1 0.2 0.3 0.4 Kilometers

1:3,800

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

Ownership

Land at Tithebarn Green / Mosshayne, often referred to as Exeter Gateway Office Park, 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, covering 1.63 hectares.

The boundary of the site has been amended for the 2023/24 review, with the new permission 22/0975/MFUL, shown as plot 55D on the map below. This permission has employment land use types permitted for development to the west of the site and residential to the east. Only the employment land has been included within the employment site.

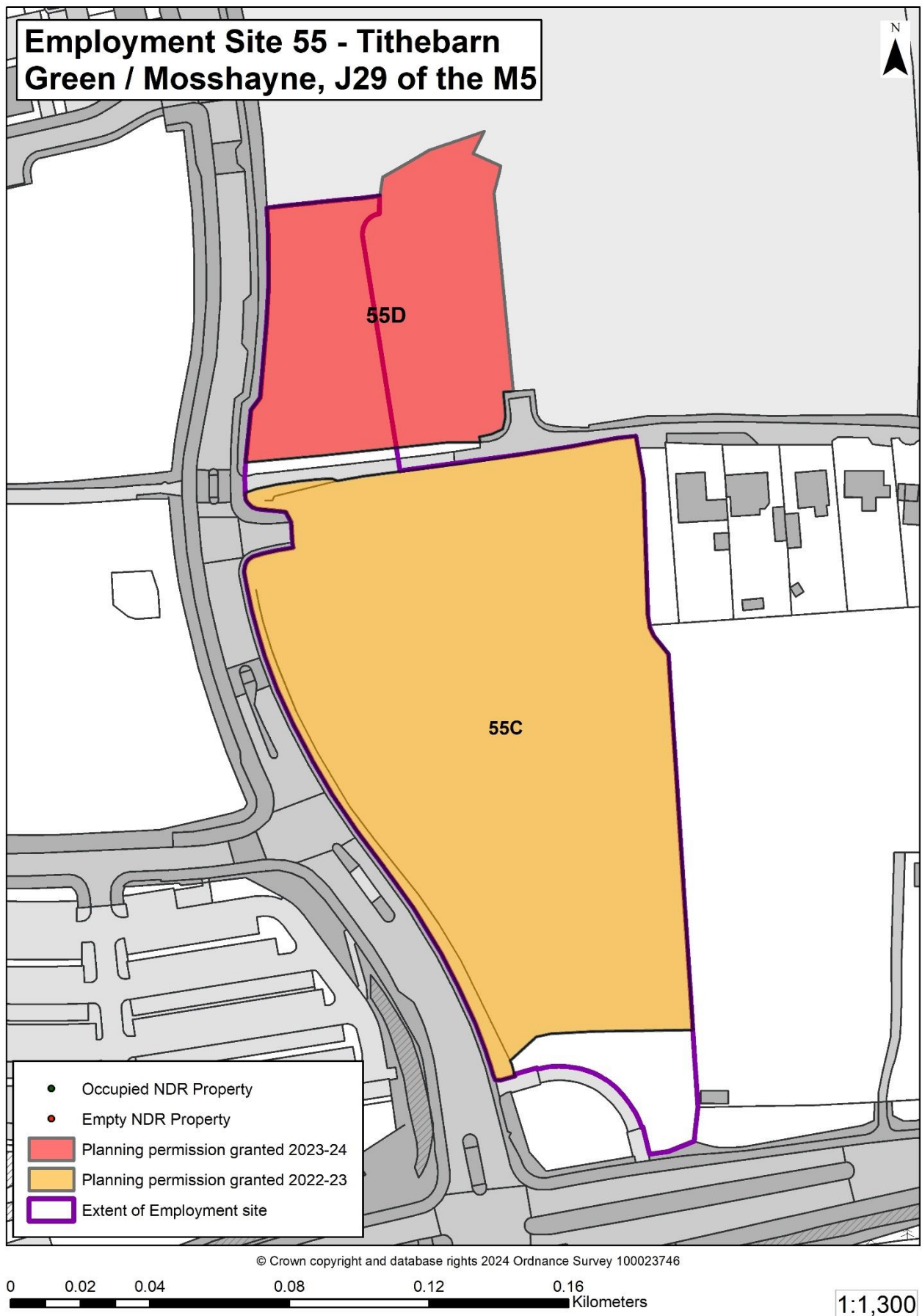
The site is adjacent to an Enterprise Zone and there is a residential development to the east of the site.

New for 2022/23

An Outline application (21/3148/MOUT) granted on 23.03.2023 for up to 6,000 Sqm GIA (6,350 Sqm GEA) of office development with associated infrastructure. Plot 55C.

New for 2023/24

A permission (22/0975/MFUL) was granted by appeal on the 20.03.2024 for the construction of four commercial, business and service units (Class E) and nine dwellings with associated access, parking, and infrastructure. The whole site can be seen in Plot 55D with only the employment land use area being included within the employment site boundary, the west of the site. Development to the north has seen the completion of a café, however, onsite development is yet to start.



25 – Exeter Logistics Park, near Clyst Honiton

Ownership

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

Description

Exeter Logistics Park 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.

Exeter Logistics Park was specifically envisaged for B8 uses and was allocated in the Local Plan by name to provide a location for the handling and movement of goods. Big development has been seen in previous years with a range of distribution centres being completed, detailed below.

Summary of Planning Activity

See also Appendix 2 – Plots 25A and 25B.

Completions

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

Plot 25B – Amazon warehouse and distribution facility is now in use.

Plot 25Bi – Amazon warehouse and distribution facility carpark and loading area is now in use.

Plot 25C – Forgeway depo and distribution centre is now in use.

Plot 25D – DHL warehouse and distribution facility is now in use.

Non-Domestic Rated Properties

There were 3 non-domestic rated buildings on site, all of which were in use.

Vacant land

Sites 25F and 25G are vacant and together total 11.88 Hectares, the area within the employment site to the northeast which is not accounted for in a plot has been utilized by water related infrastructure.

Planning Activity

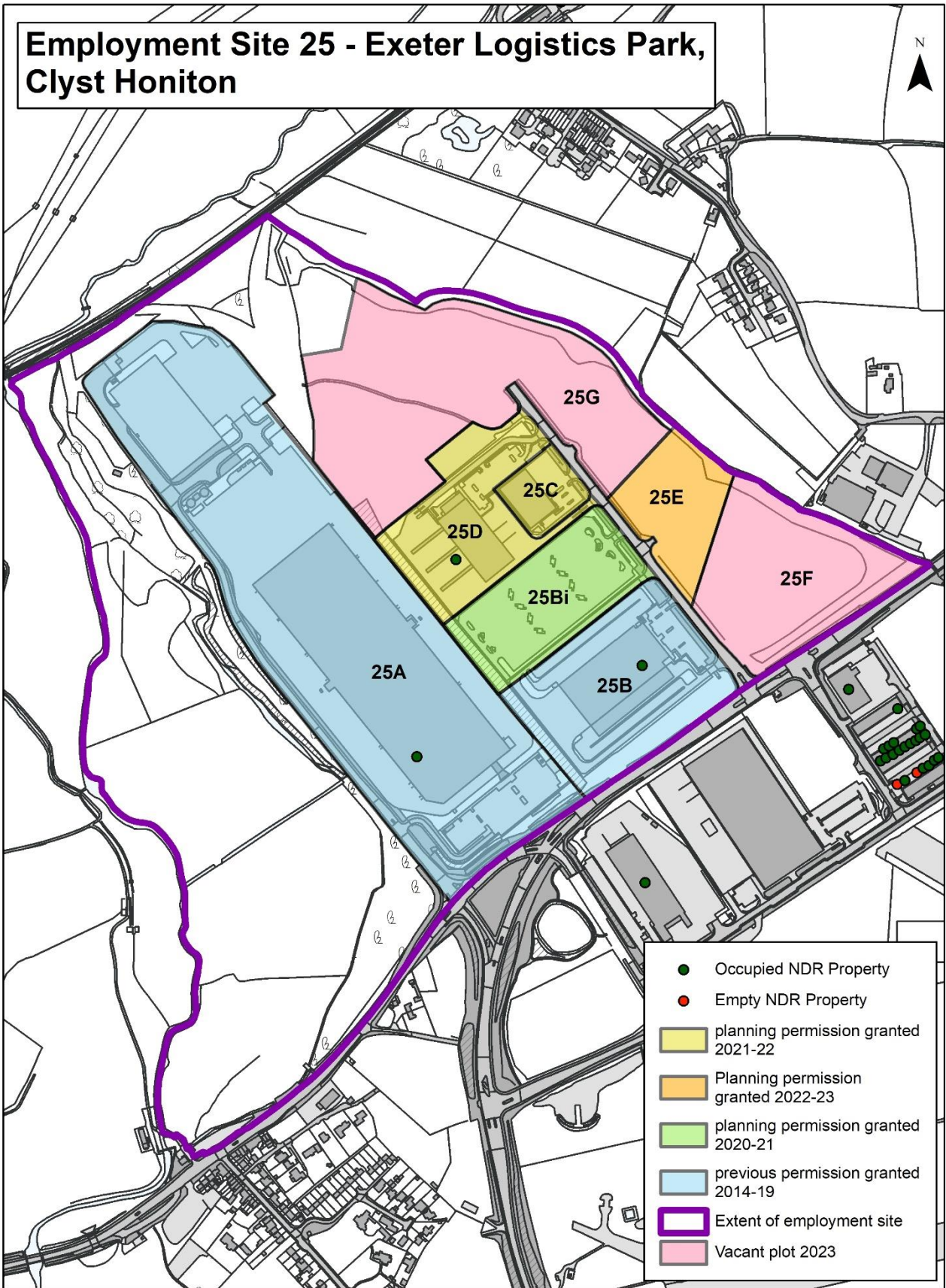
A reserved matters application (20/0281/MRES) was granted on 08.05.2020 as a pursuant to the outline planning permission ref no (17/0532/MOUT) for the construction of a van storage area with associated structures, access road. Plot 25Bi. Complete.

Reserved Matters Application (21/0283/MRES) on 01.02.2021 was approved for a warehouse unit and associated infrastructure (Use Class B8) and associated works. Plot 25C (DC4). Complete, see above. Complete.

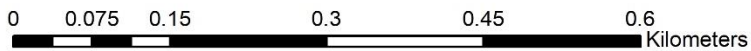
Reserved Matter Application (21/0282/MRES) on 01.02.2021 was approved for warehouse use unit and associated infrastructure (Use Class B8) to be used together with (21/0283/MRES). Plot 25D (DC3). Complete, see above.

Reserved Matters Application (22/2422/MRES) on 21.03.2023 was approved for a warehouse unit and associated infrastructure (Use Class B8) and associated works. Plot 25E (DC9). Complete.

The permission 18/1770/MRES details the phased approach which covers the latter phases, shown as plot 25F and 25G.



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1:5,900

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 40 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 the Clyst Honiton bypass.

Skypark lies on land that was formerly part of Exeter Airport. It is a high-quality business park supporting a range of business enterprises and one of the South West's key strategic employment sites having been allocated in the Local Plan. The site has Enterprise Zone status and has high development potential. The site is shown on the plans below.

In the north-east corner of the site, an energy plant has been built. An ambulance command centre and a DPD distribution centre are also operational. More recently, Stovax have opened a manufacturing facility with associated offices and showrooms. Extensions to the ambulance command centre have been constructed to allow refuelling and further parking.

Summary of Planning Activity

See also Appendix 2 – Plots numbered 26.

Completions

Permissions granted for plots, 26B (DPD Ltd), 26Ci (Skypark Energy Centre) and – in 2018/19 – 26D (Arc Homes Southwest) are completed.

Approvals

Plot 26C – In 2015-16 approval was given for two office blocks (this is the second of those permissions); yet to be started at 07.08.2023. This plot is currently developed as a carpark.

Vacant Land

Plots 26E, F, G, H, and I are still vacant. Totalling 12.84 hectares.

Non-Domestic Rated Properties

There are 9 buildings rated for non-domestic use, none of which were classed as empty. Two of the buildings are understood to be long standing airport related premises.

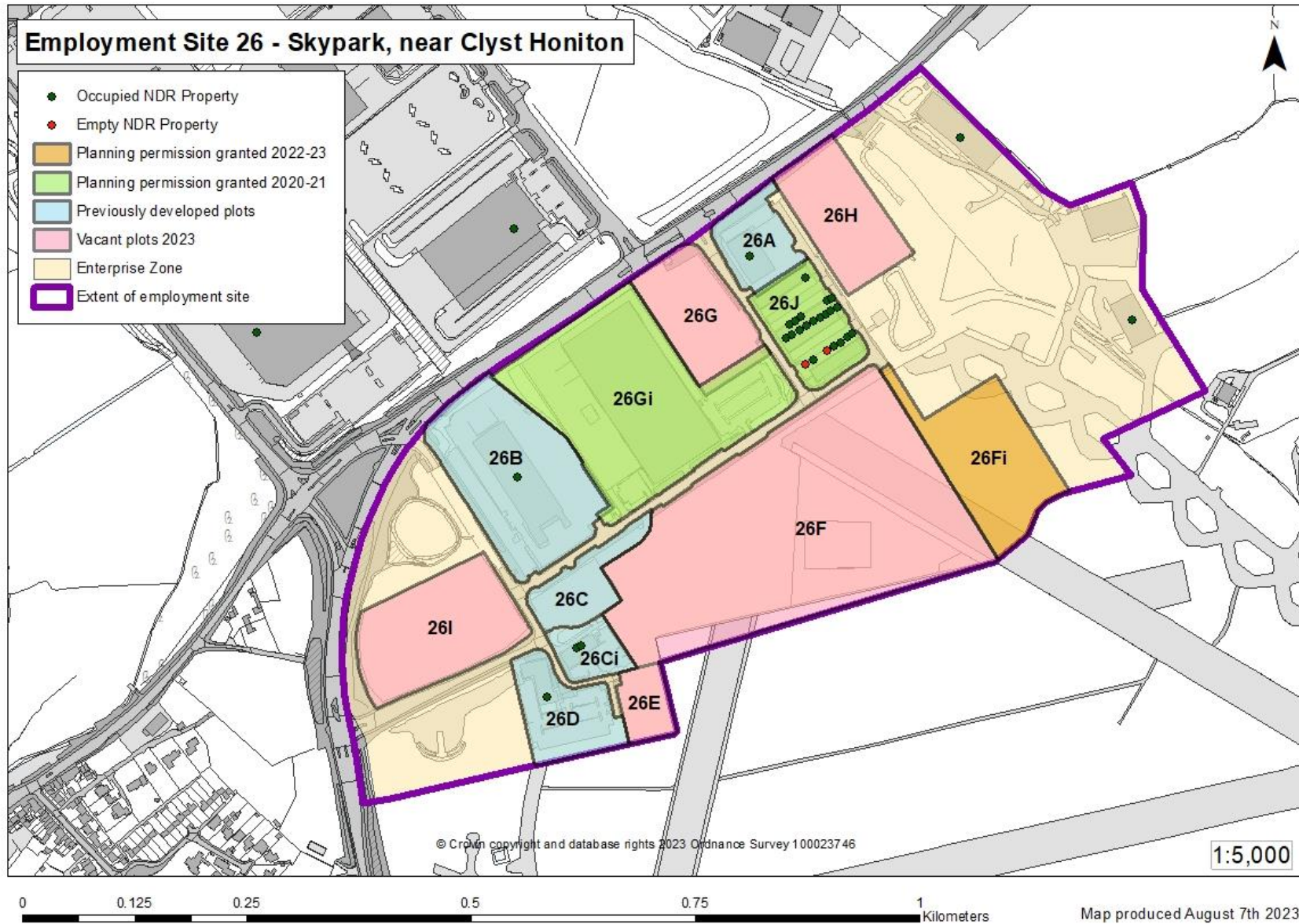
Planning Activity

A permission (19/1920/FUL) was granted on 18.10.2019 (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. Plot 26Ai. Complete.

A reserved matters permission (20/1773/MRES) was granted on 27.01.2021 for the construction of 25 business / light industrial commercial units. Plot 26J. Complete.

A reserved matters permission (21/0175/MRES) was granted on 21.01.2021 for the construction of a new manufacturing facility, landscaping, car parking, yard space, and associated infrastructure. Plot 26Gi. Complete.

A permission (21/3125/MRES) was granted on 20.09.2022 for the construction of 35 industrial units and a commercial unit. Plot 26Fi. Under construction, close to completion.



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. The southern section of the site bounded by the B1384 now goes by the name Exeter International Office Park.

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.

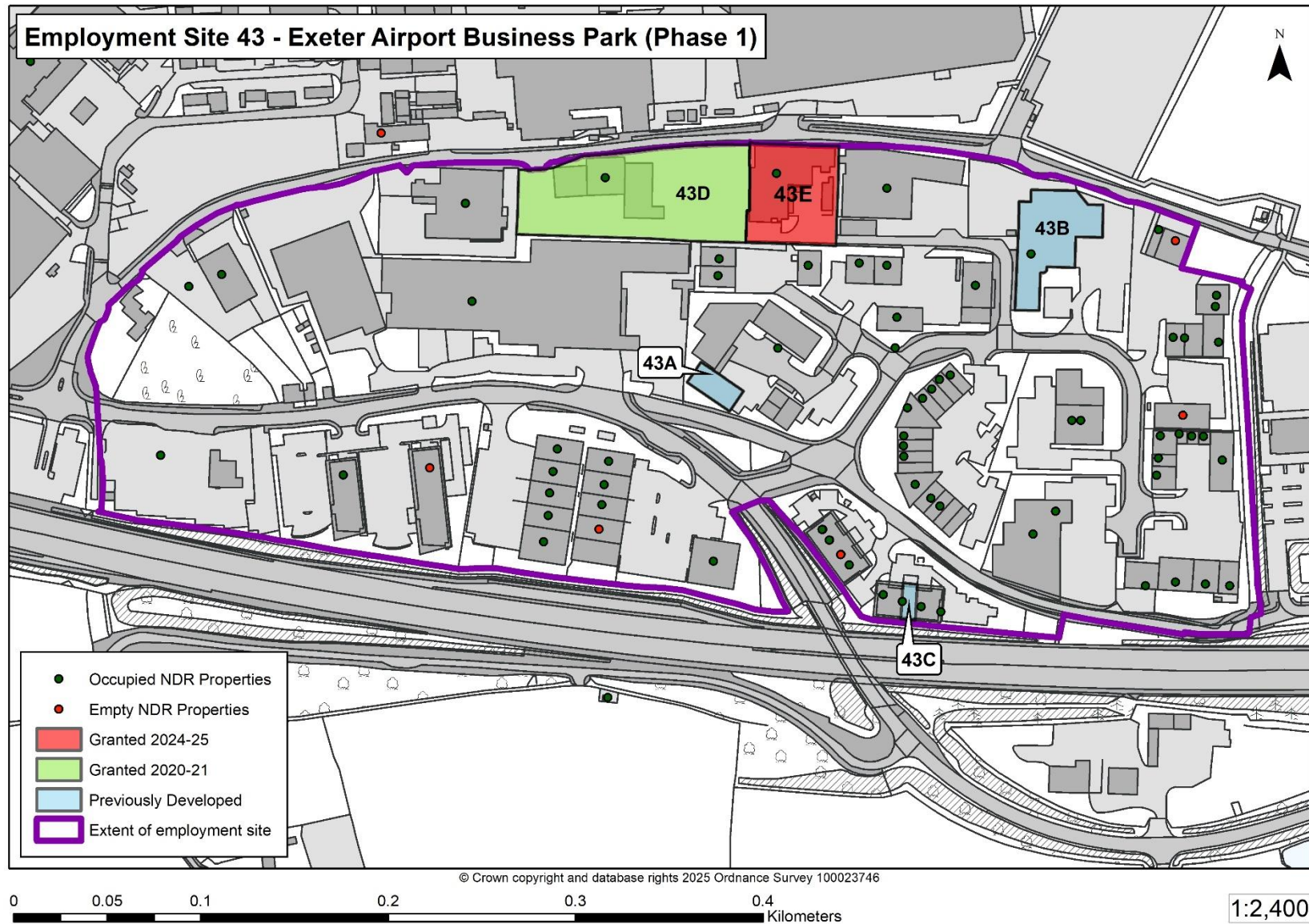
Non-Domestic Rated Properties

There was a total of 77 buildings rated for non-domestic use, of which 7 were classed as empty. Most of the units which were occupied are classified as workshops.

Planning Activity

A certificate of lawfulness (20/2613/CPE) to establish lawful use of the buildings (and its associated curtilage) as a storage and distribution facility (falling within use class B8) with ancillary office was issued on 10.2.2021. Plot 43D. Complete.

A Full permission (24/1049/FUL) was granted on 21.09.2024 for the demolition and redevelopment of the site to provide two replacement employment buildings. Resulting in a net loss of employment land. Plot 43E.



44 – Exeter Airport Business Park (Phase 2)

Ownership

The site is in private ownership.

Description

Power Park, referred to in this document to allow continuity, as Exeter Airport Business Park Phase 2 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 near the A30. The site, which has Enterprise Zone status over its entirety, covers an area of 7.6 hectares and is shown on the plans below. Importantly, this site is considered another enterprise zone. Viability may be impacted by the access to site along a narrow road.

Summary of Planning Activity

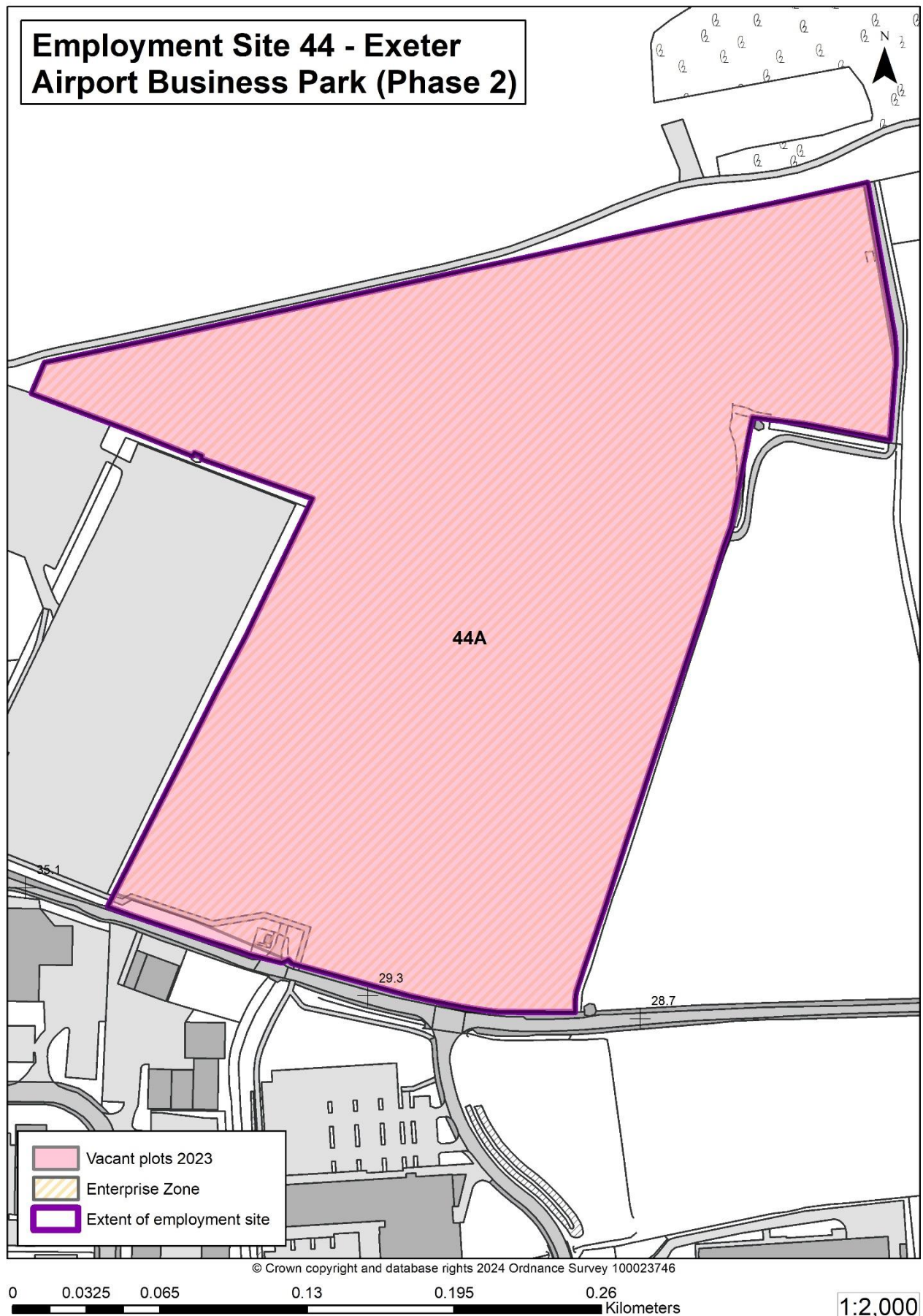
See also Appendix 2 – Plot 44A.

Vacant Land

Plot 44A is allocated in the Local Plan (with no extant permission) and has a total area of 7.58 hectares. Site still vacant as of 2033/23

New for 2022/23

Local Development Order (22/0914/LDO) was approved on 05.05.2022 to permit up to 26,000sqm floor space for employment generating uses and ancillary, along with associated site infrastructure, earth works, access, and landscaping.



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 was expanded for the 2018/19 review to include a permission (see Approvals) and again in 2020/21 to accommodate the Certificate of Lawfulness for Established Use which was granted to allow more B8 class use. Meaning the total site area is now 4.12 Ha.

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

Summary of Planning Activity

See also Appendix 2 – Plot 48A.

Approvals

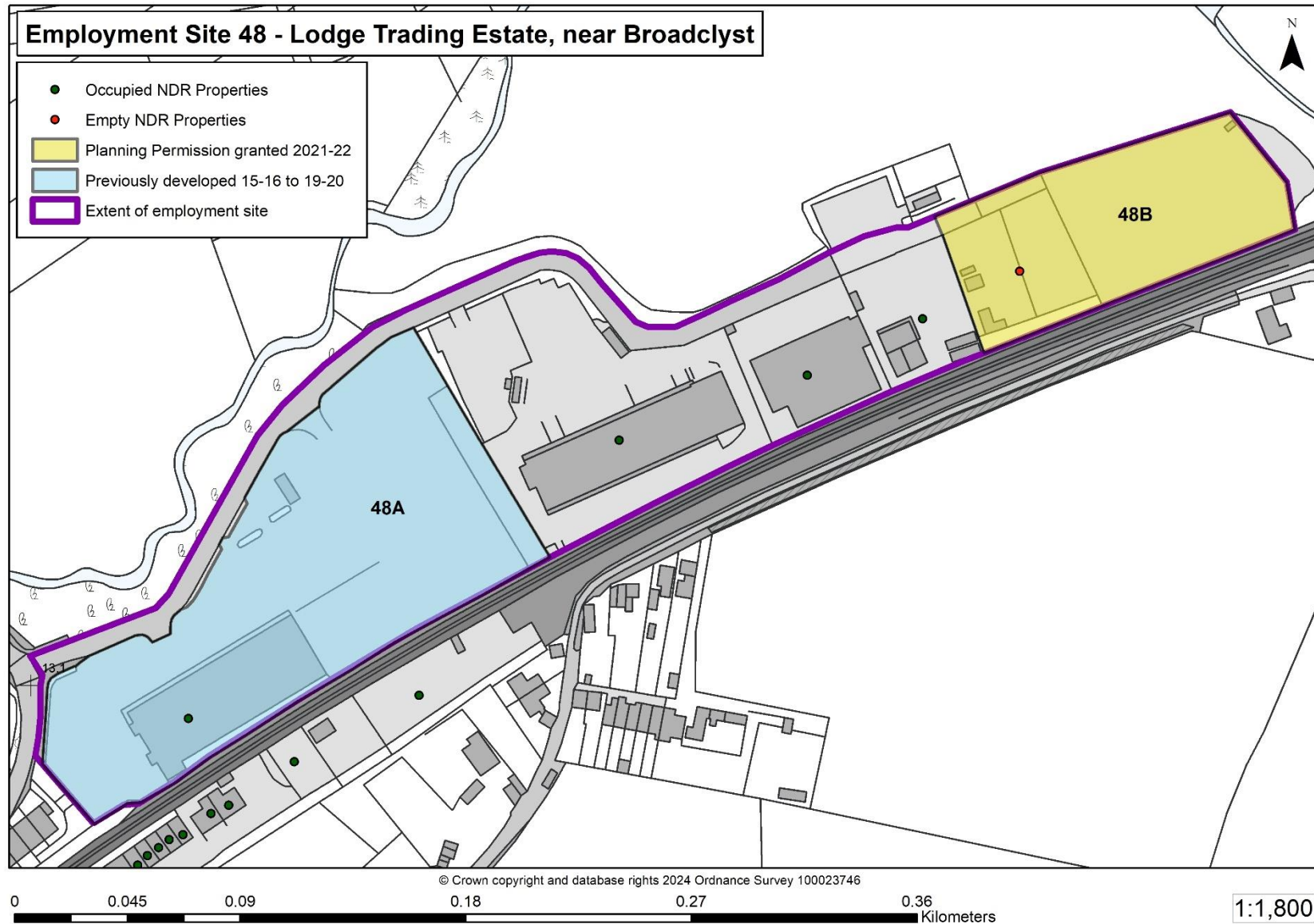
Change of use from A1 (retail) to B1 (offices), B2 (general industry) and B8 (storage and distribution) – 18/1666/COU (Plot 48A).

Non-Domestic Rated Properties

There are 5 non-domestic rated properties, one of which is empty. These units 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.

New for 2022/23

A Certificate of Lawfulness for Established Use (21/2740/CPE) was granted on 19.04.2021 permitting the continued use of land for B8 storage and distribution with ancillary offices on site. Plot 48B. Completed.



49 – Hungry Fox Estate, near Cranbrook

Ownership

The ownership of the Hungry Fox estate is not known.

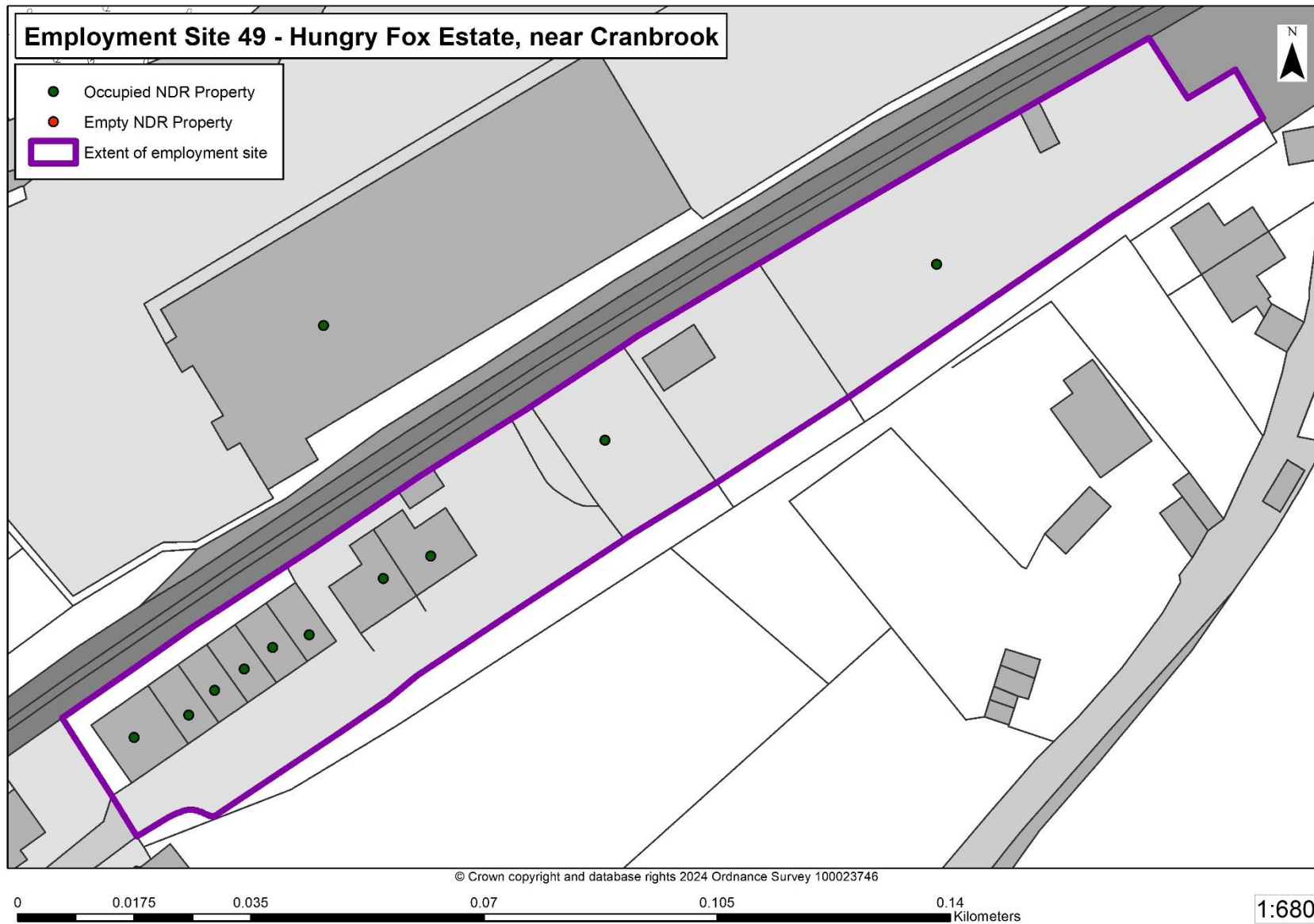
Description

The estate is located on Station Road, approximately 1.6 kilometres south of the village of Broadclyst and adjacent to 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 eastern extent, a large area of open-air storage.

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

Non-Domestic Rated Properties

There are 11 non-domestic rated properties, none are classed as empty. Most units within the employment site are classed as storage



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 southwestern 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 10.07.2023.

Non-Domestic Rated Properties

There are 19 non-domestic rated units, of which 2 are classed as empty.

Most units are used for warehousing.

Planning Activity

A prior approval of proposed change of use from Class B1 (office) to Class C3 (dwelling house) (20/2856/PDO) was granted on 8.3.2021. Plot 50Ci. Complete

Major outline permission (22/2578/MOUT) was granted on 23.02.2024 to demolish an existing building and construction of a commercial building of up to 2400sqm GIA, including commercial, business and services (Use Class E) and storage or distribution (Use Class B2). Plot 50C. Extant.

A Variation of a permission (22/2199/VAR) was granted on 11.01.2023 of the application (16/1578/MFUL) approved 06.09.2017 for a proposed Industrial unit, roadways, parking and infrastructure) to allow alterations to the roof pitch, elevations and materials. Plot 50B. Complete.

Later 24/1807/FUL was granted on 20.02.2025 for the extension of the same warehouse completed on Plot 50B.



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).

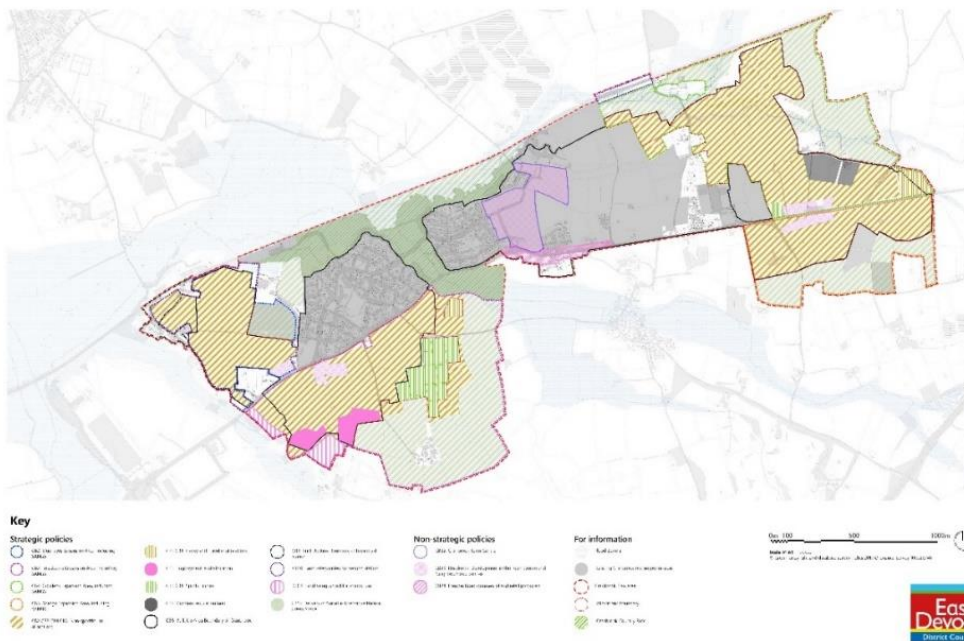
The map below identifies the extent of the overall East Devon Local Plan land allocated currently at Cranbrook (pink, blue and mauve areas). The employment land provision is within Cranbrook, but specific sites or locations are not currently allocated. There is policy provision within the Cranbrook Plan for employment land development within Treasbeare totalling 4.9 hectares. Cobdens expansion area has 1250 msq of employment land.

Grange expansion area has 1600 msq of employment land.

Blue Hayes expansion area has no set figure of employment land allocated area but is a requirement. Details on further allocations can be found in Appendix 5.

Applications have been made on the eastern expansion sites (15/0047/MOUT) but a decision is yet to be made as of 12.07.2023.

Cranbrook Plan - Policies Map



59 – Yeo Business Park, near Clyst St Mary

Ownership

Ownership of Yeo Business Park is not known.

Description

Part of the site is also known as Axehayes farm. This is a relatively new employment site by virtue of a 2017 appeal for seven business units being allowed, extending the existing employment site. This site is noted as an employment area in the Clyst Honiton Neighbourhood Plan.

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 0.7 hectares.

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

Summary of Planning History

See also Appendix 2 – plots 59A and 59B

Non-Domestic Rated Properties

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

Planning Activity

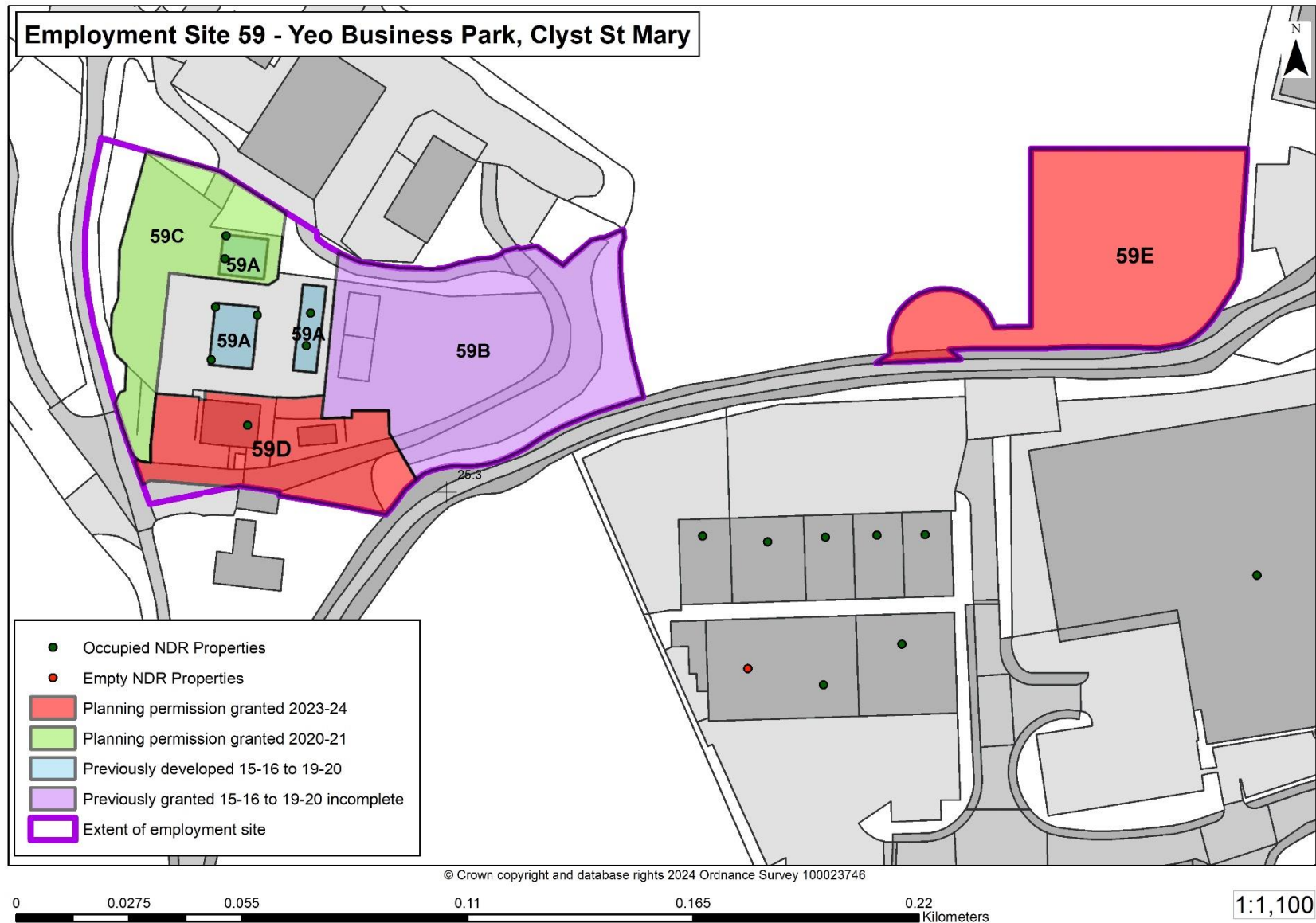
Plot 59A (14/0409/FUL and 15/1978/VAR) a collection of three buildings was completed in 2015-16.

Plot 59B (17/0151/FUL) was approved in 2017 for the construction of 7 business units. Complete.

The permission (20/1023/FUL) was granted for a two-storey side extension, with parking spaces, on 30.6.2020. Plot 59C.

A permission (23/1653/FUL) was granted for the enlargement of existing business premises. Plot 59D. incomplete.

Although not within the previous boundary of Yeo Business Park the permission 23/1296/FUL is located close by and is of note, this permission for the erection of storage/workshop/office building and associated works. Now included within the same employment site as Yeo business park, the site can be identified as Plot 59E. Complete.



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.

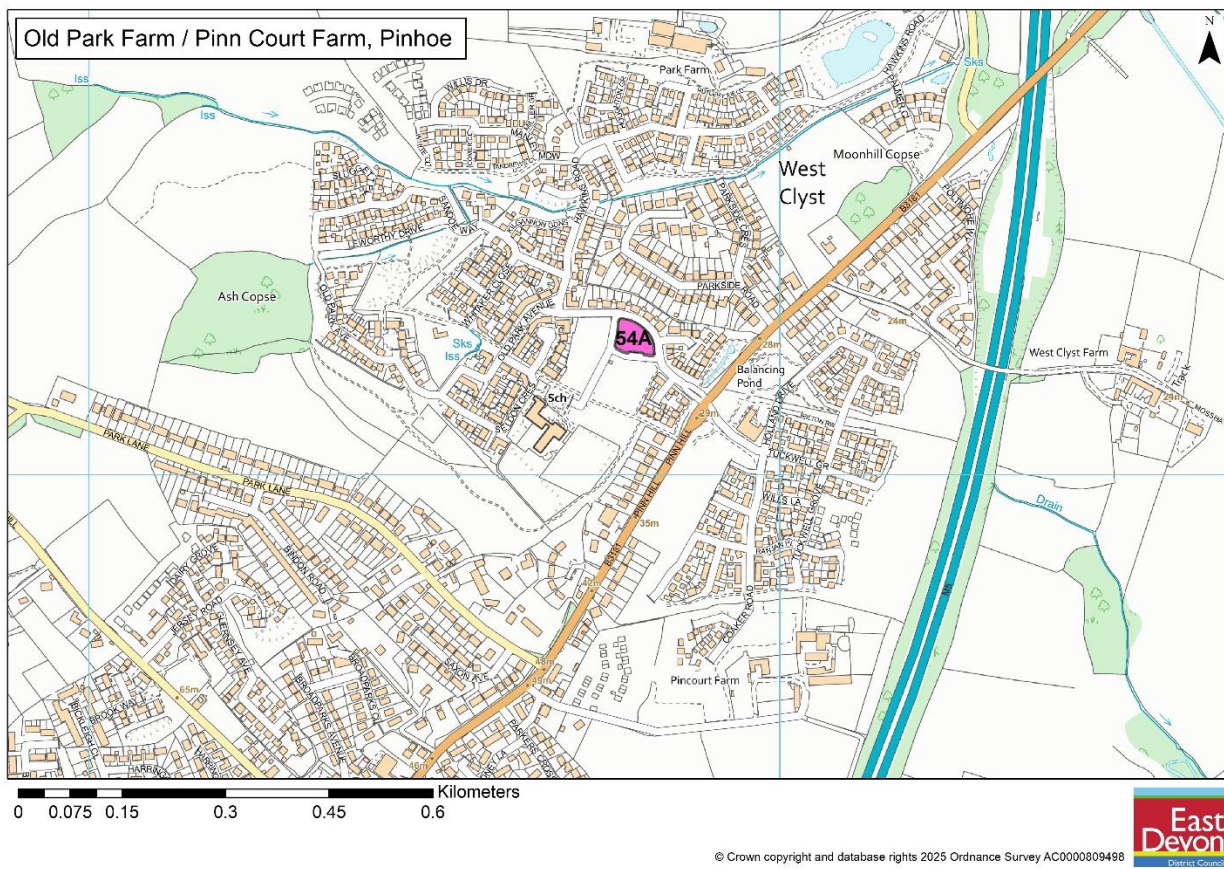
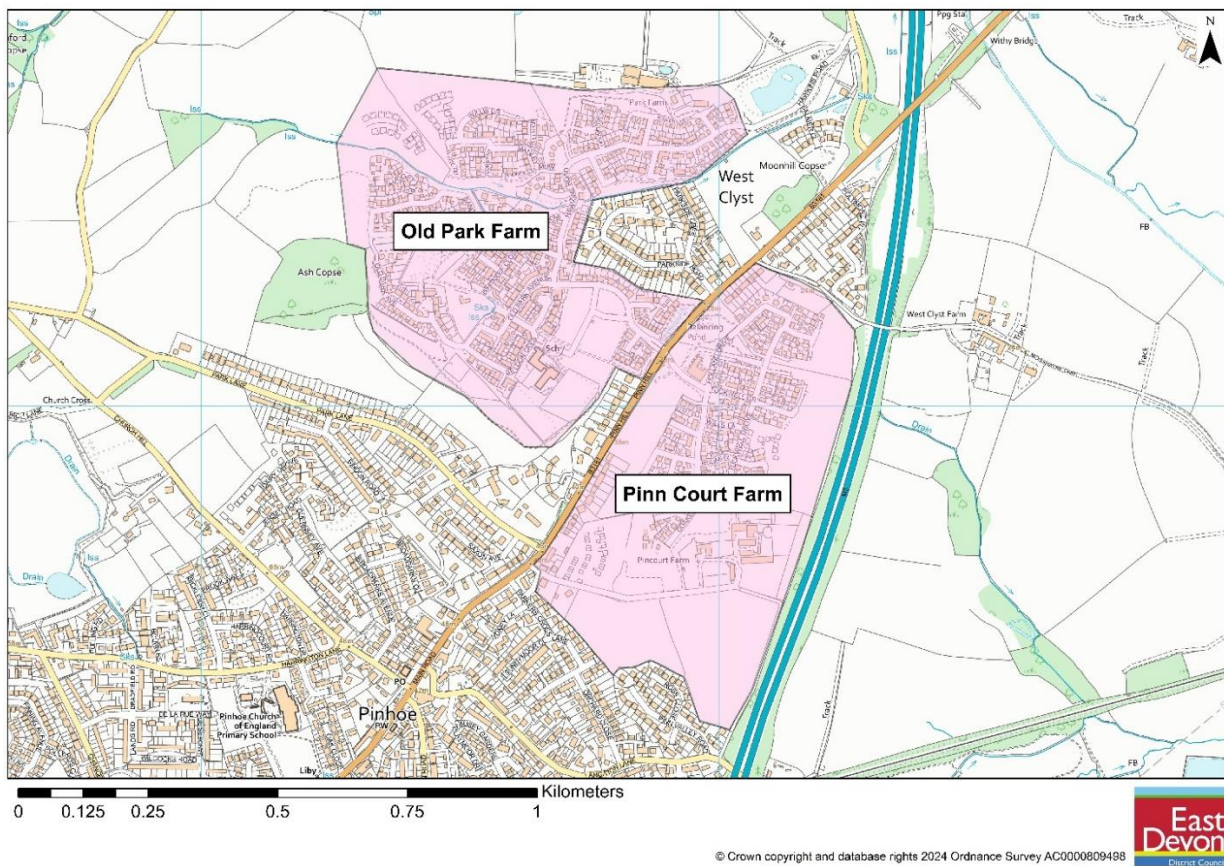
Description

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, visible on the maps below, exist and include provision for an area that equates to around 0.58 hectares of employment land development.

Previously, the local plan allocated provision for 3 Ha of employment land within the urban expansion of Pinhoe, however, this lower figure of 0.58 Ha could be seen as a more realistic expectation of employment development.

Within Old Park Farm, 16/3021/MFUL as granted in 2017 and highlights the area where the employment land will be built. 54A.

Pinn Cort Farm has seen most of the development completed with relatively little employment land creation. There are non-domestic rated properties within the site, however, none that fit the requirement for an employment site.



63 – Poltimore Barton, Hatchland road, Poltimore

Ownership

The ownership of Poltimore Barton is unknown.

Description

Poltimore Barton is a small industrial estate to the east of Poltimore, close to the M5 as it passes out of Exeter to the north. In 2009 this site was given permission (09/0808/COU) to change the land use from equestrian (D2) to B2 allowing a range of industrial units to be made. Large warehouses used by Westex and smaller units for light industrial use and storage by companies such as Wilton Bradley and Belowground are present on the site. The site currently extends over 27314.8M² and the M5 runs to the east.

Summary of Planning Activity

See also Appendix 2 – previously a small site, now site 63.

Non-domestic Rated Properties

3 NDR properties can be found on site, 2 occupied and 1 empty.

Planning Activity

The permission 21/0312/FUL was granted on the 18/05/2021 for the change of use to include additional B8 (Storage and Distribution) (together with ancillary offices) use and retain existing B2 (General Industrial) use; approval for two historic extensions to the existing building; approval for a new proposed loading/docking bay building, replacement site offices and loading/docking canopy. Plot 63A. Completed

The permission 21/2932/FUL was granted on the 03/03/2022 for the construction of a single storey side extension to existing storage unit. Plot 63Ai. Completed.

The permission 22/1536/FUL was granted on the 19/10/2022 for the extension to the existing hard surface yard. This permission was possible due to the relocation of an agricultural Dutch barn under the permission 21/3003/FUL which was granted on 21/08/2022. Plot 63Aii. Completed.



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0 0.015 0.03 0.06 0.09 0.12 Kilometers

1:1,050

64 – Beare Farm, Broadclyst

Description

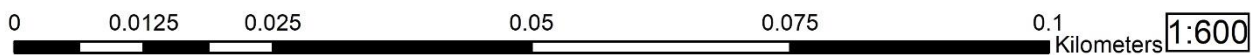
Beare Farm is an employment land allocation which seeks to inspire development on the site specifically for the land uses E(g)(i), E(g)(ii), and E(g)(iii), particularly for local food and drink production and/or small light industrial workshops. This site was allocated through the Broadclyst Neighbourhood Plan. The site covers 0.57 Ha. The B3181 runs the length of the site to the northwest. It is worth noting, this land is in inalienable land in the ownership of the National Trust and forms part of the Killerton Estate.

Summary of Planning Activity

Although there is no planning history to site, the designation in the neighbourhood plan means that it is valuable to monitor the progress of the site going forward. Understanding the development on the site aims to allow an example to be made and inform Neighbourhood Plan allocations of a similar nature in the future.



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65 – Beare Trading Estate, Broadclyst

Description

Beare Trading Estate is located to the north of Broadclyst and is sandwiched between the M5 and the B3181. The site covers 0.78 hectares. There have been active employment land uses on the site with permissions dating back into the late 1970s. Due to the site being well established there have been few planning applications on the site in recent years.

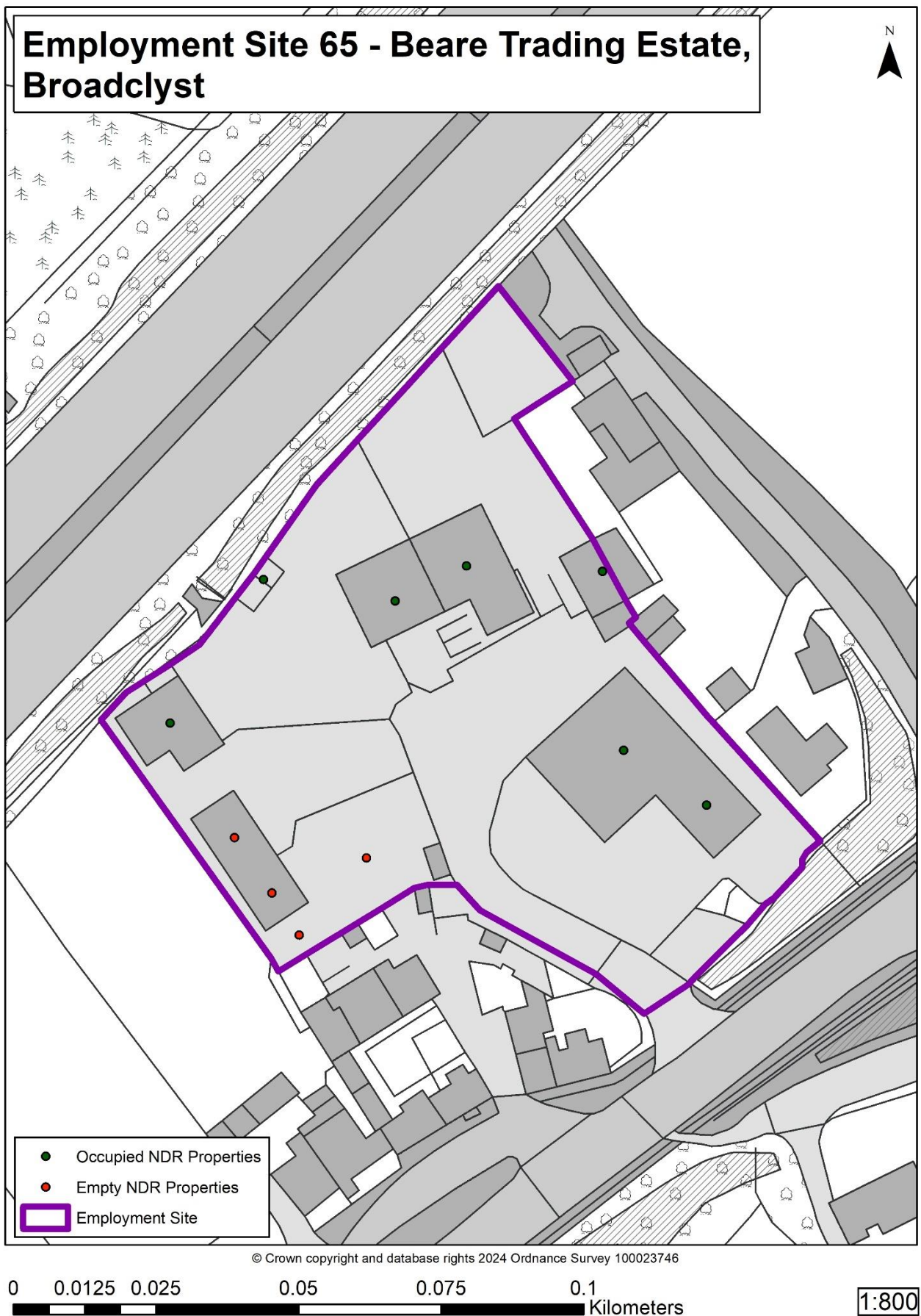
Alongside being situated between the M5 to the northwest and the B3181 to the southeast there are residential properties neighbouring the site on either side.

Summary of Planning Activity

Other than historic planning permissions there are no permissions within the last 10 years.

Non-Domestic Rated Properties

Five of the total 14 units within Beare Trading Estate are empty. The majority of the occupied units are used for storage.



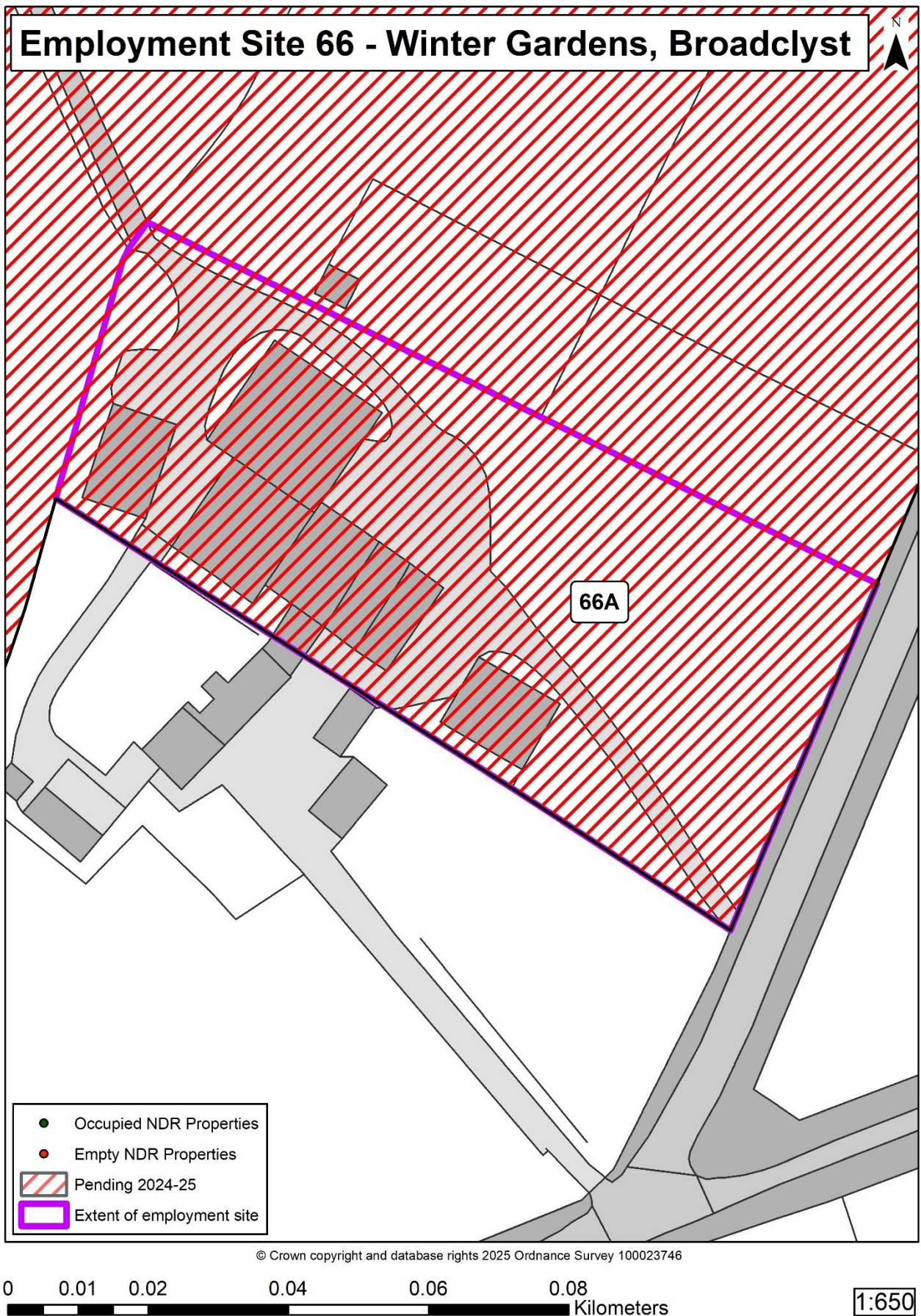
66 – Winter Gardens, Broadclyst

Description

Winter Gardens is an employment land allocation which seeks to inspire development on the site specifically for the land uses E(g)(i) and E(g)(iii). This site was allocated through the Broadclyst Neighbourhood Plan. This site is located off the B3131 which runs to the southeast of the site from which the access to the site is gained. The site covers 0.54 Hectares with existing agricultural barns on the site offering a vision for change of use options.

Planning Activity

The planning application 25/1133/MOUT is pending consideration on the site and surrounding area. Brcl_12, the neighbouring site has been allocated in the reg 19 version of the local plan. This application has a concept master plan focusing employment development covering the site below.



69 - Station Yard and The Old Cider Works, Hele.

Description

Station Yard is split by the Exeter to London Paddington trainline, just off the B1318 in the village of Hele. Station Yard is the name of the northern section of the employment site but for this report will be used to describe the employment land in the area both north and south of the train line.

The Old Cider Works at Hele is located over the M5 to the South from Station Yard with the B1318 running along the southeastern edge of the site. Current uses are Antiques auctioneers, The antiques Village, and demolition and salvage, Olds Demolition and Salvage Ltd.

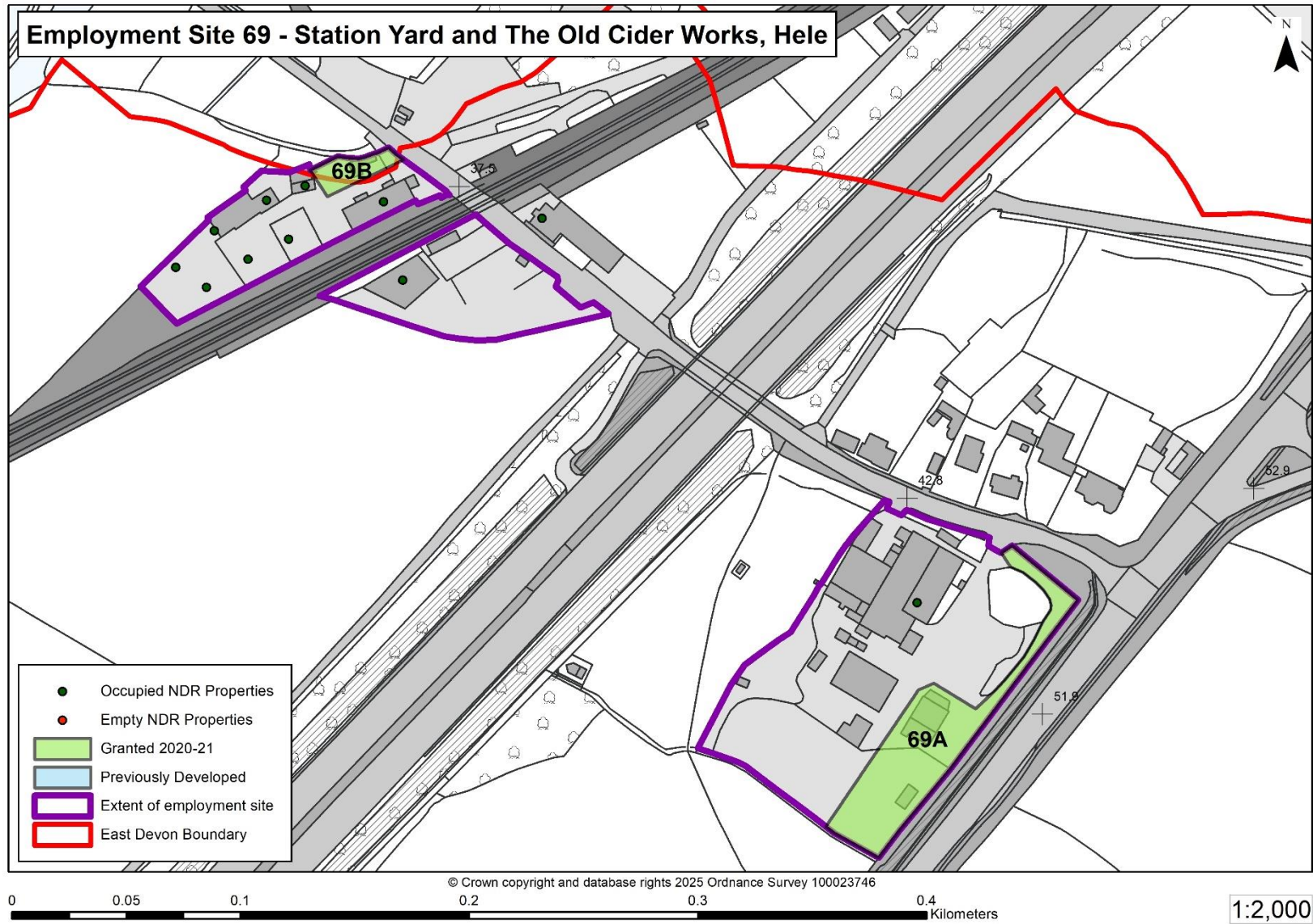
Although outside of East Devon, Mercury Business Park is a short distance Northeast along the B1318. Also outside of East Devon, Devon Valley Mill a large paper mill with longstanding heritage on site, is also located close by, north of Station Yard, neighbouring Hele village square.

The M5 and London Paddington trainline splits development in this area, however, with an underpass and level crossings in place access is not impeded.

Planning Activity

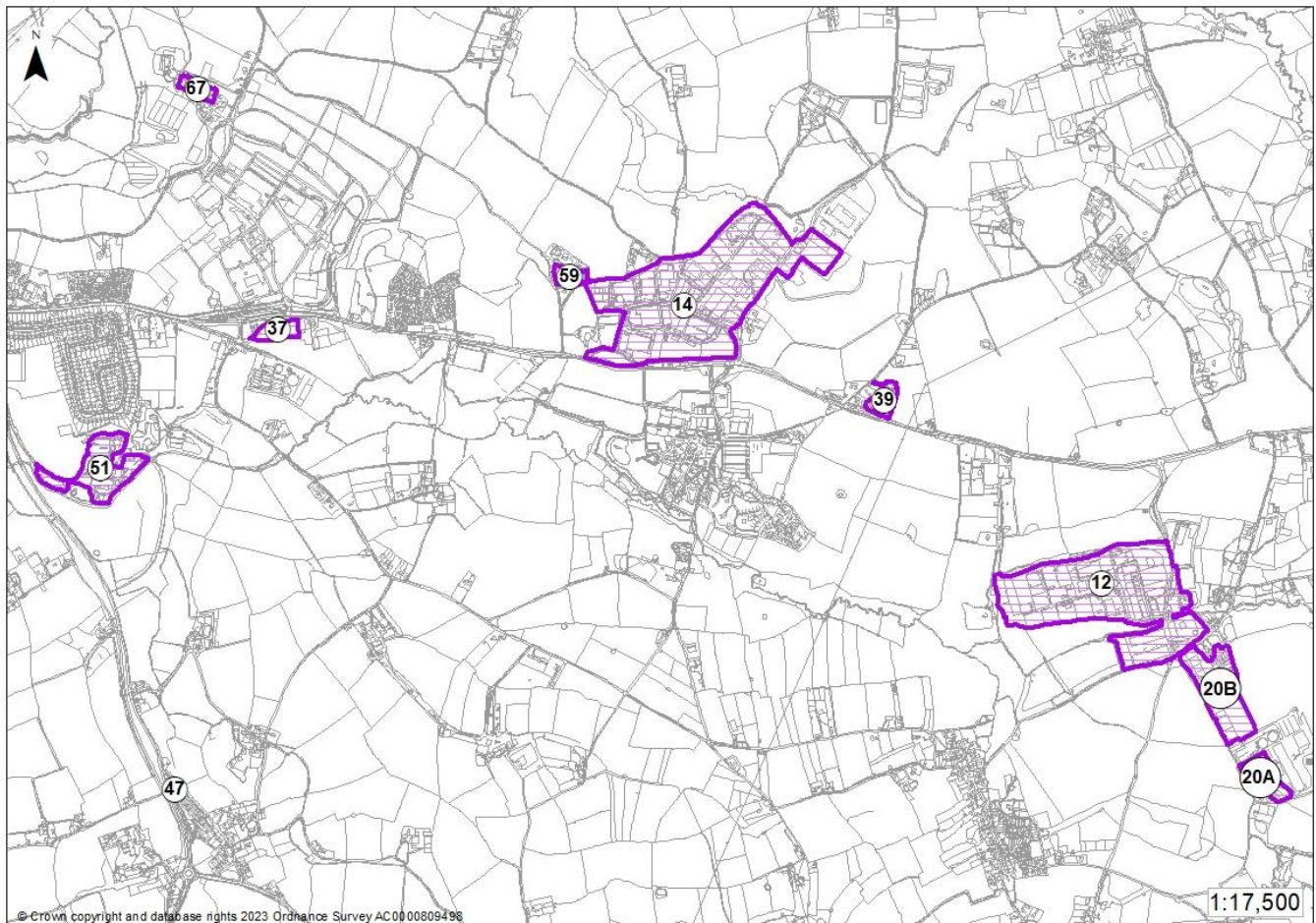
A permission granted for a new industrial building, 20/2411/FUL, on the Old Cider Works was granted on 18.12.2020. 69A

Permissions 21/1297/FUL and 21/1298/LBC were withdrawn, however, more recently 22/1382/FUL has been granted on the 22.04.2024 to replace original yard buildings with new light industrial units, with parts being retrospective. 69B



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 20A/B – Mill Park Industrial Estate / Hogsbrook Units; Site 37 – Oilmill Industrial Estate; Site 39 – Waldrons Farm Industrial Estate; Site 51 – Winslade Park; Site 59 – Axehayes Farm; and Site 67 – Bishops Court.

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 nearly 29 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.

Hill Barton falls in both Farringdon and Clyst Honiton as the parish boundary runs north south through the business park. There is a flood zone to the north and south of the site.

Completions

There have been nine completions during the last five years – Plots 14Ai (8 factory units) (12/2753/MRES) then later (15/1952/VAR), 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 57 non-domestic rated units, 7 of which are empty. There are a mix of uses on the site with 19 units being used for warehousing.

Planning Activity

A permission (19/1800/FUL) was granted on 7.10.2019 for the erection of an industrial building ancillary to the existing operations at Still Materials Handling Ltd (Plot 14I) 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, Plot 14J. See also Appendix 2.

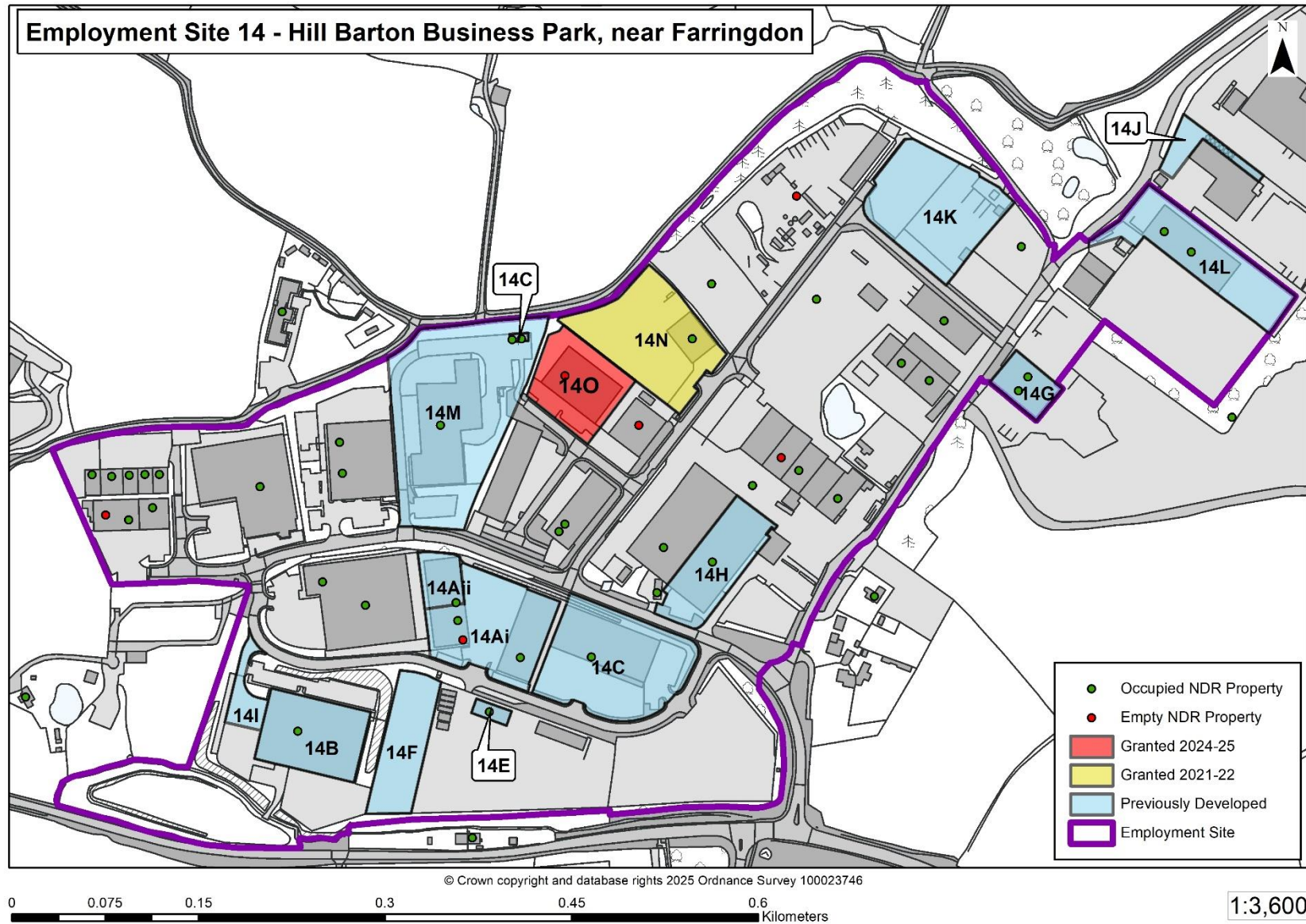
There were also County Matter permissions for a proposed energy generation plant (19/1925/CM) (Plot 14K) on 15.10.2019 and for the change of use from in-vessel composting facility to incinerator Bottom Ash (IBA) Recycling Facility to import and process up to 100,000 tonnes of IBA annum (19/1367/CM) (Plot 14L) 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) (Plot 14M) on 08.01.2020.

Full permission (21/1151/FUL) was granted without conditions on 30.06.21 to extend the rear of existing commercial warehouse B8. Plot 14N. Incomplete.

Full permission (24/0588/FUL) was granted on 10.05.24 to change the use of an industrial unit, B2 / B8, to an Indoor Sport Paddle Tennis Centre, E (d). Plot 14O.

See also Appendix 2 – Plots 14A to 14H.



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 22.33 hectares that lies close to the village of Woodbury Salterton. The site is shown on the maps below.

Greendale Business Park contains a range of large-scale business premises and open yards. Several 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, however, there may be capacity limitations along the A305. The southern area of the site is in a flood zone.

The boundary of the site was 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 (Plot 12O).

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. This has since been overridden by successful applications such as 18/0761/COU and 23/2749/MFUL.

Completions

There have been 17 completions during the last eight years.

Non-Domestic Rated Properties

There are 58 non-domestic rated units, 2 of which are empty. These sites are predominantly used for storage purposes and warehousing, but the site also includes a waste plant, a factory, a small number of workshops and offices.

Planning Activity

A permission (19/0132/CPE) was granted on 16.5.2019 for a Certificate of Lawfulness for the established use as an open storage compound (Use Class B8) and associated engineering works (as discussed above). Plot 12O. Another permission (19/0411/MFUL) was granted on

4.6.2019 concerning Unit 50 for an extension and Change of Use to B8 storage. Plot 12Pi. 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 16.5.2019 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 5.6.2019. Plot 12CM.

There was also a permission for a footpath/cycleway (19/1904/FUL) on 11.9.2019 along the main connecting road to the east of the site running north/south.

A permission (20/0270/MFUL) was granted on 16.7.2020 for the extension to a warehouse (Use Class B8). Plot 12Pii. Complete.

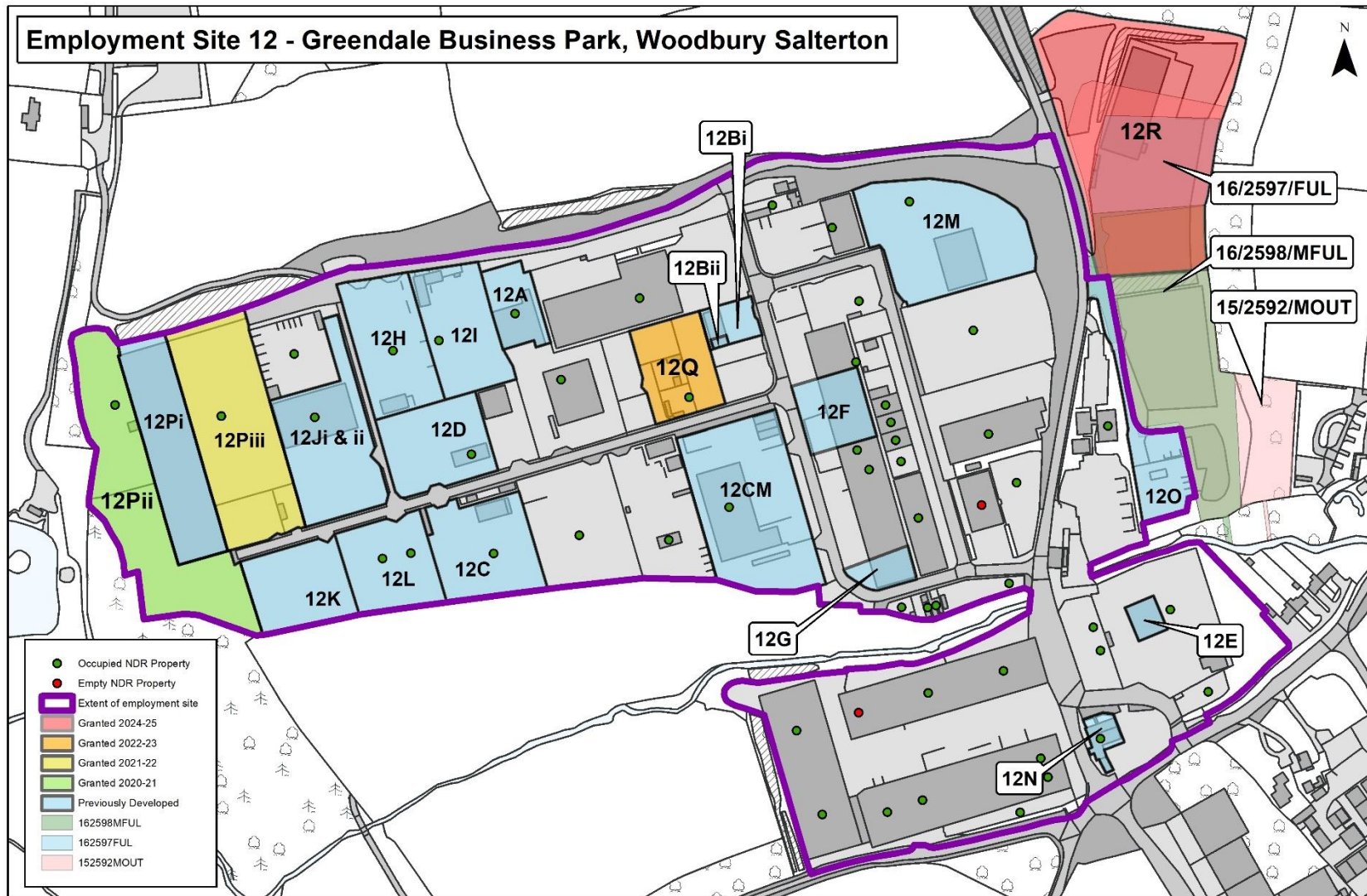
A permission (21/2238/MFUL) was granted on 19.08.2021 for the erection of a new business unit. Plot 12Q. Construction hadn't started before another application on the site was applied for in 2022/23, shown below.

A permission (21/0598/MFUL) was granted on 02.03.2021 for the extension to a warehouse, nearly doubling the floorspace of the unit (Use Class B8). Later a permission (21/2898/MFUL) was granted on 10.11.2021 for the extension to the same warehouse for land use type B8. The latter is shown below. Plot 12Piii

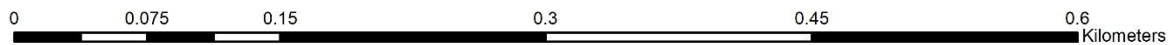
A permission (22/0926/MFUL) was granted on 24.08.2022 for the construction of a new business unit (B8 storage and distribution). This application concerns the site of the previously granted permission (21/2238/MFUL). Plot 12Q. Complete

The permission 23/2749/MFUL had been approved with conditions for the continued use of the medical/ health care facility. Plot 12R.

See also Appendix 2 – plots 12A to 12N.



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1:3,200

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 6.31 hectares – 5.23ha (Mill Park) and 1.77ha (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 was 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 (Plot 20E) and 19/0035/COU (Plot 20F) – Retrospective Change of Use to Class B8 (storage and distribution).

There is a flood zone to the north of the site. Agricultural buildings and a sewerage treatment plan are located between the sites and surrounds the northern edges of the south site.

Non-Domestic Rated Properties

There are 59 non-domestic rated units at these two sites, 3 of which are empty. More information on NDR properties can be found in appendix 4, where Mill Park and Hogsbrook have been left separate to show NDR properties in finer detail.

Planning Activity

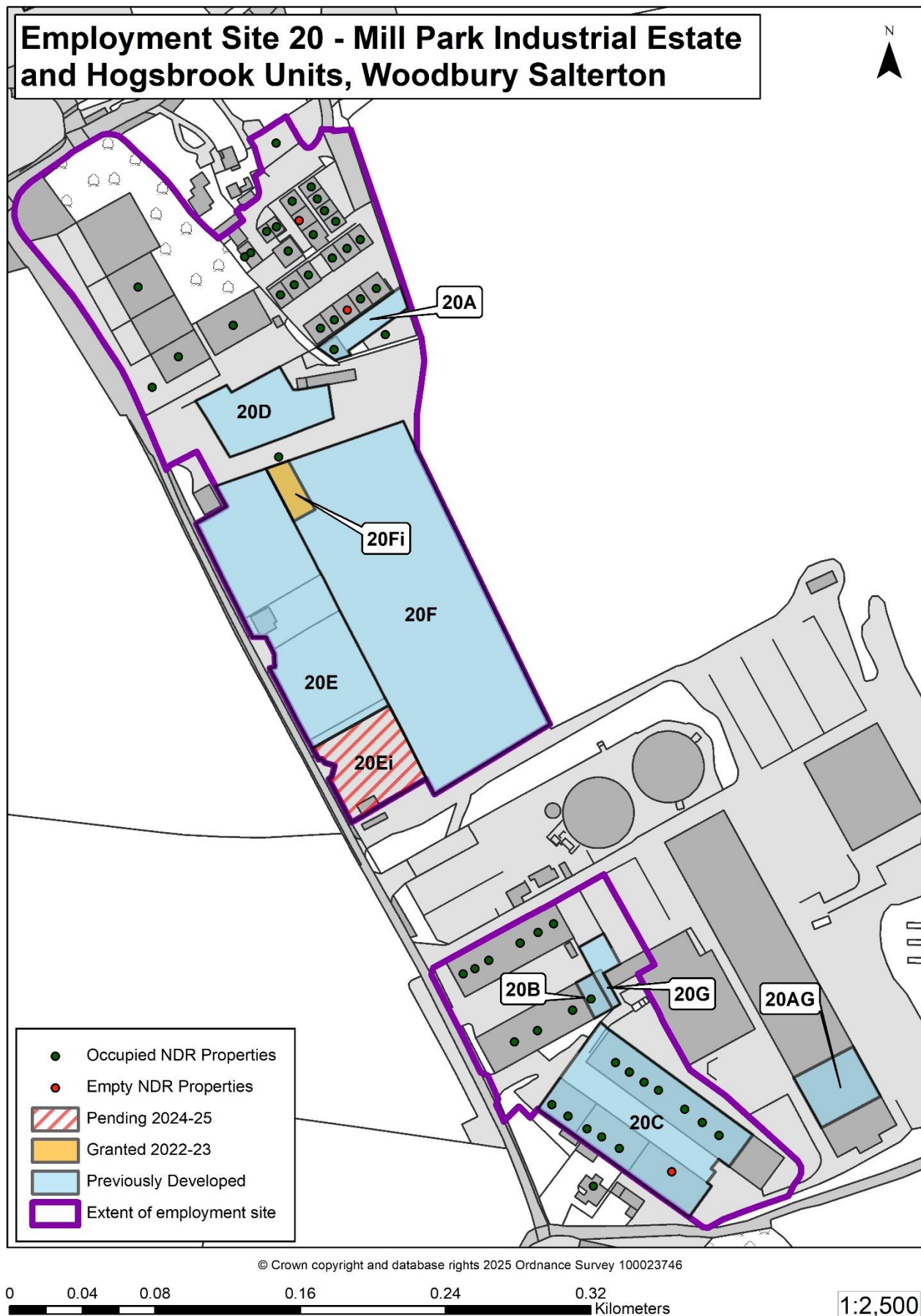
Permissions (19/0034/COU & 19/0035/COU) (Plot 20E and 20F) were granted on 2.5.2019 for the Retrospective Change of Use to B8 (storage and distribution) at Compound East 6 (as discussed above) and another (19/1046/FUL) (Plot 20G) on 7.8.19 for the retention of an extension to an industrial unit (including Change of Use from agriculture to Use Class B8) 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) Plot 20AG on 22.7.2019.

A permission (22/1009/FUL) was granted on 11.05.2022 for the siting of a modular building for office use. Plot 20Fi.

A permission 25/0815/FUL is pending consideration for a storage building for B8 use. Plot 20Ei

See also Appendix 2 – Plots 20A, 20B (15/0481/FUL), 20C and 20D.



37 – Oilmill Industrial Estate, near Clyst St Mary

Ownership

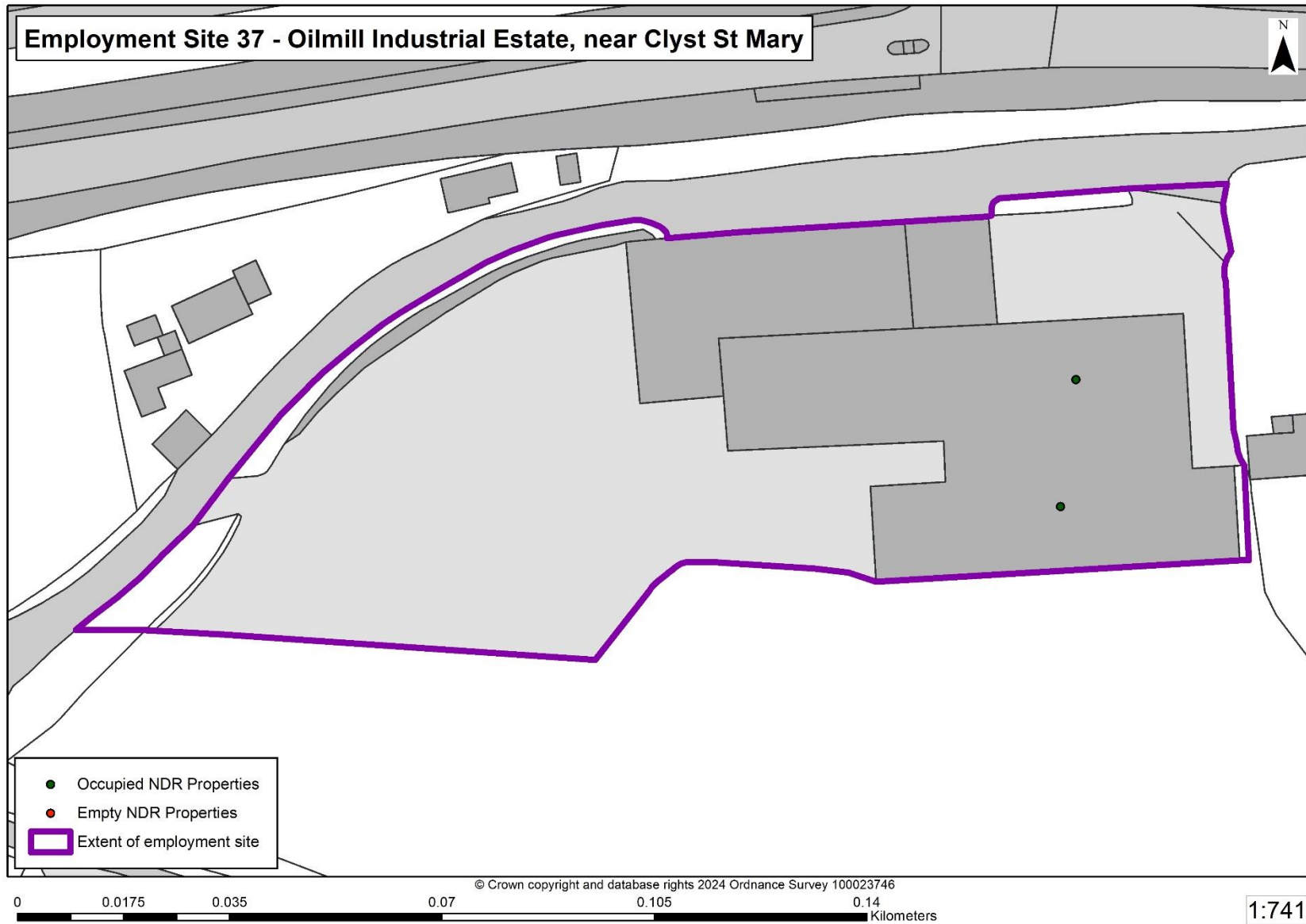
Ownership of the Oilmill Industrial Estate is not known.

Description

Oilmill Industrial Estate, otherwise known as Langdon Business Park, 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 0.98 hectares and is shown on the plans below. This site (as Langdon Business Park) is noted as an employment area in the Bishops Clyst (Clyst St Mary and Sowton) Neighbourhood Plan.

Non-Domestic Rated Properties

There are 2 non-domestic rated units, both are occupied.



39 – Waldrons Farm Industrial Estate, near Farringdon

Ownership

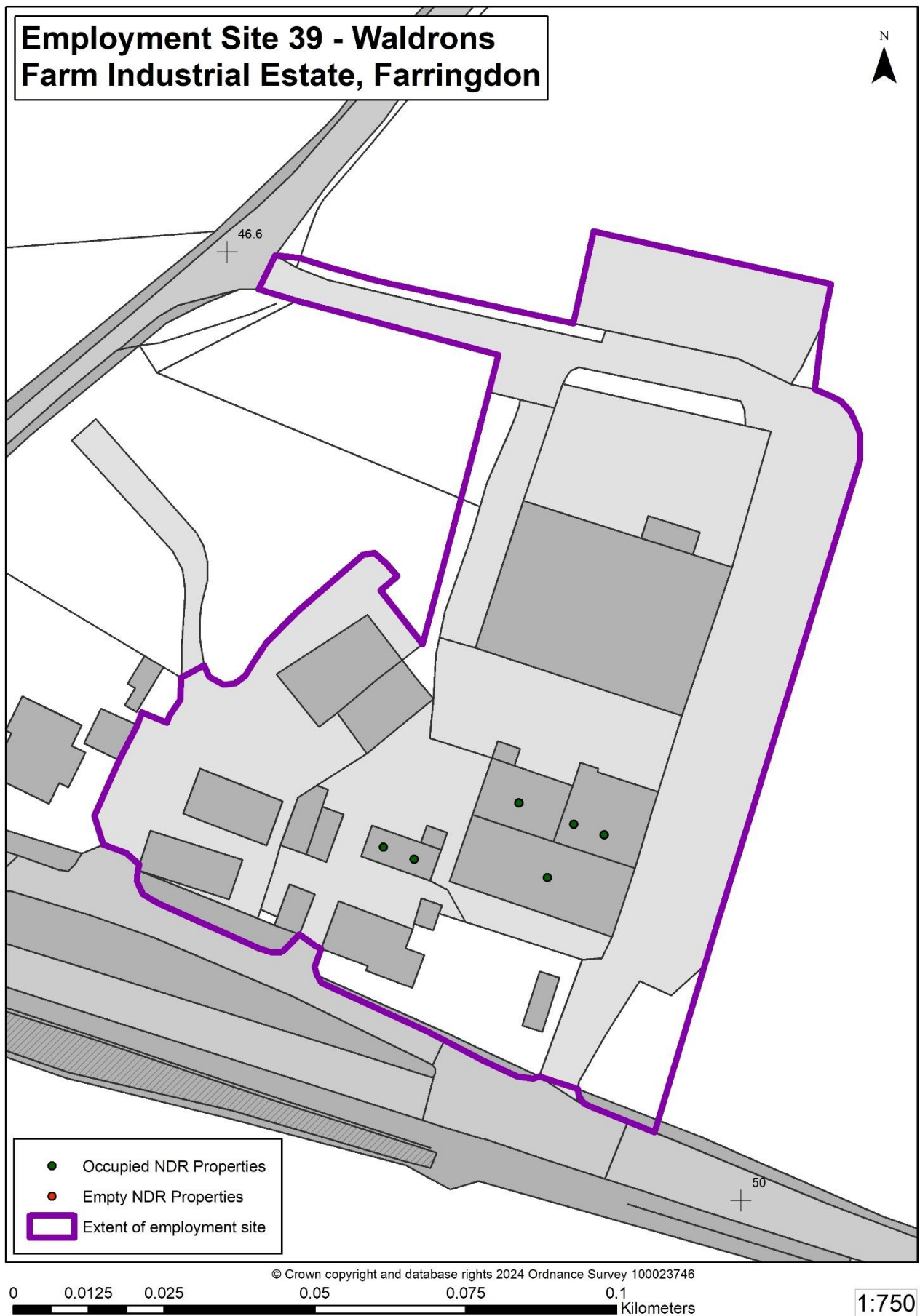
Ownership of the Waldrons Farm site is unknown.

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 1.04 hectares and is shown on the plans below. This site is noted (as Waldrons Farm Business Area) in the Farringdon Neighbourhood Plan as an employment area.

Non-Domestic Rated Properties

There are six non-domestic rated units, none of which are empty. The units are a mix of workshops and vehicle repair.



22 – Aylesbeare Common Business Park, near Aylesbeare

Ownership

Ownership is not known.

Description

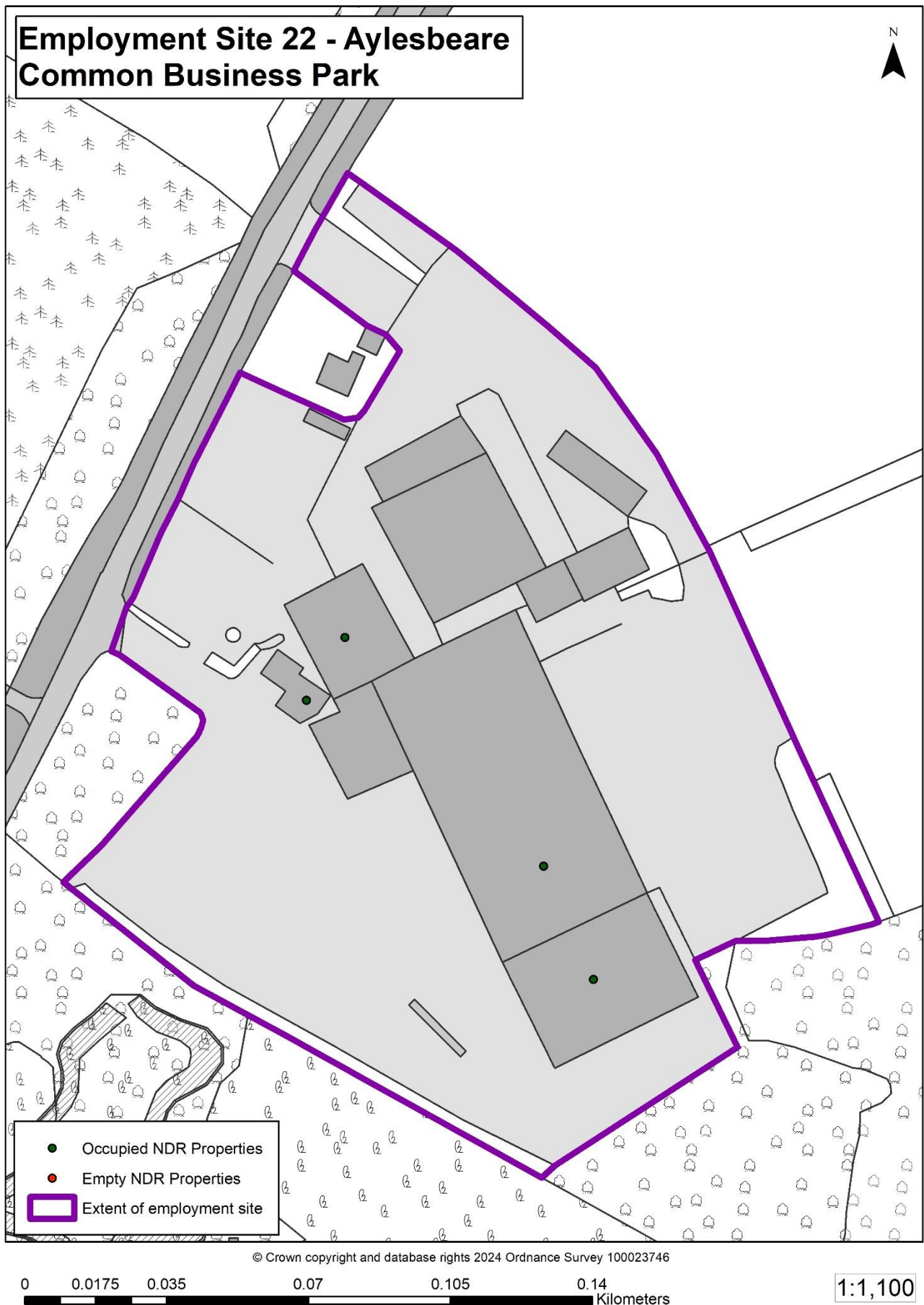
The Aylesbeare Common Business Park lies around 1.4 kilometres (1 mile) to the east of the village of Aylesbeare. The site is the headquarters of a haulage company and part of the site is a lorry yard / parking area. The site covers an area of 2.71 hectares, and it lies around 0.8 kilometres to the north of the A3052 and 2.5 kilometres south of the A30. The site is shown on the plans below.

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

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 is classed as empty.



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, keeping the floorspace equal to what is present.

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.

Summary of Planning Activity

See also Appendix 2 – Site 51A and 51B.

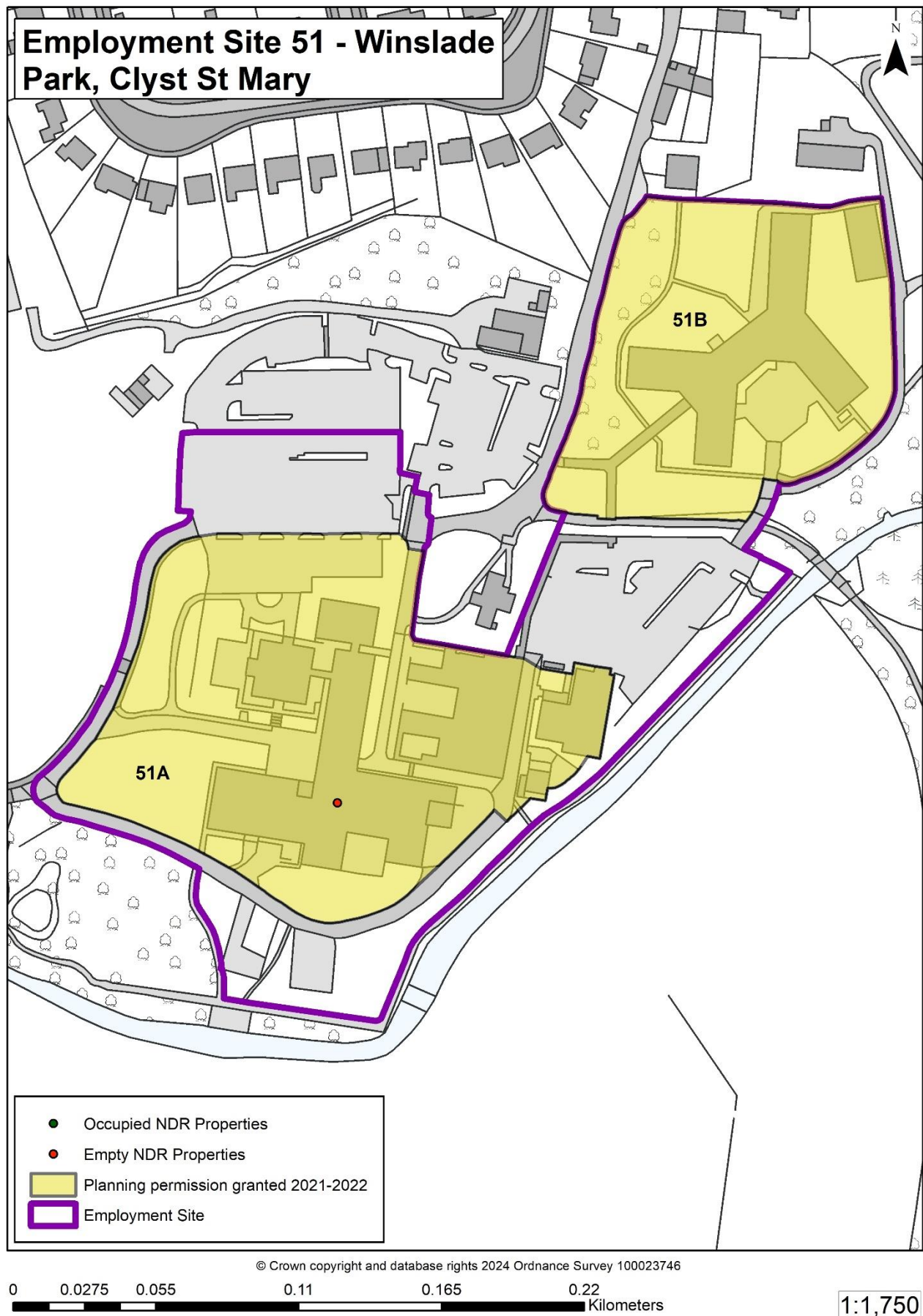
Non-Domestic Rated Properties

There are currently 16 non-domestic rated properties, one of which are classed as empty. The 15 occupied NDR properties are all offices within the same building resulting in all the NDR pips showing in one spot on the map below.

New for 2021/2022

A permission (20/1001/MOUT) was granted on 13/07/2021 for the Hybrid application to include full planning permission for the refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing. Both 21/2235/MRES and 21/2217/MRES have been approved for the development of residential development on the areas of the site, North and Northwest, which don't affect the employment floorspace.

Taking direction from the plans attached to 20/1001/MOUT Plot 51A and 51B is outlined to show where employment land is to remain after redevelopment. It appears that there will be employment space equivalent to what is present today as stated in the outline permission. Both 24/2141/DOC and 25/0038/NMA show progress toward development.



67 – Bishops court, Clyst St Mary

Description

Bishops Court is located to the northwest of Westpoint arena. To the east of the site is the river Clyst, however, the site is not within the predicted flood zone. There are 11 units on the site which measures 0.78 Hectares. This site is noted for employment in the Bishops Clyst (Clyst St Mary and Sowton) Neighbourhood Plan.

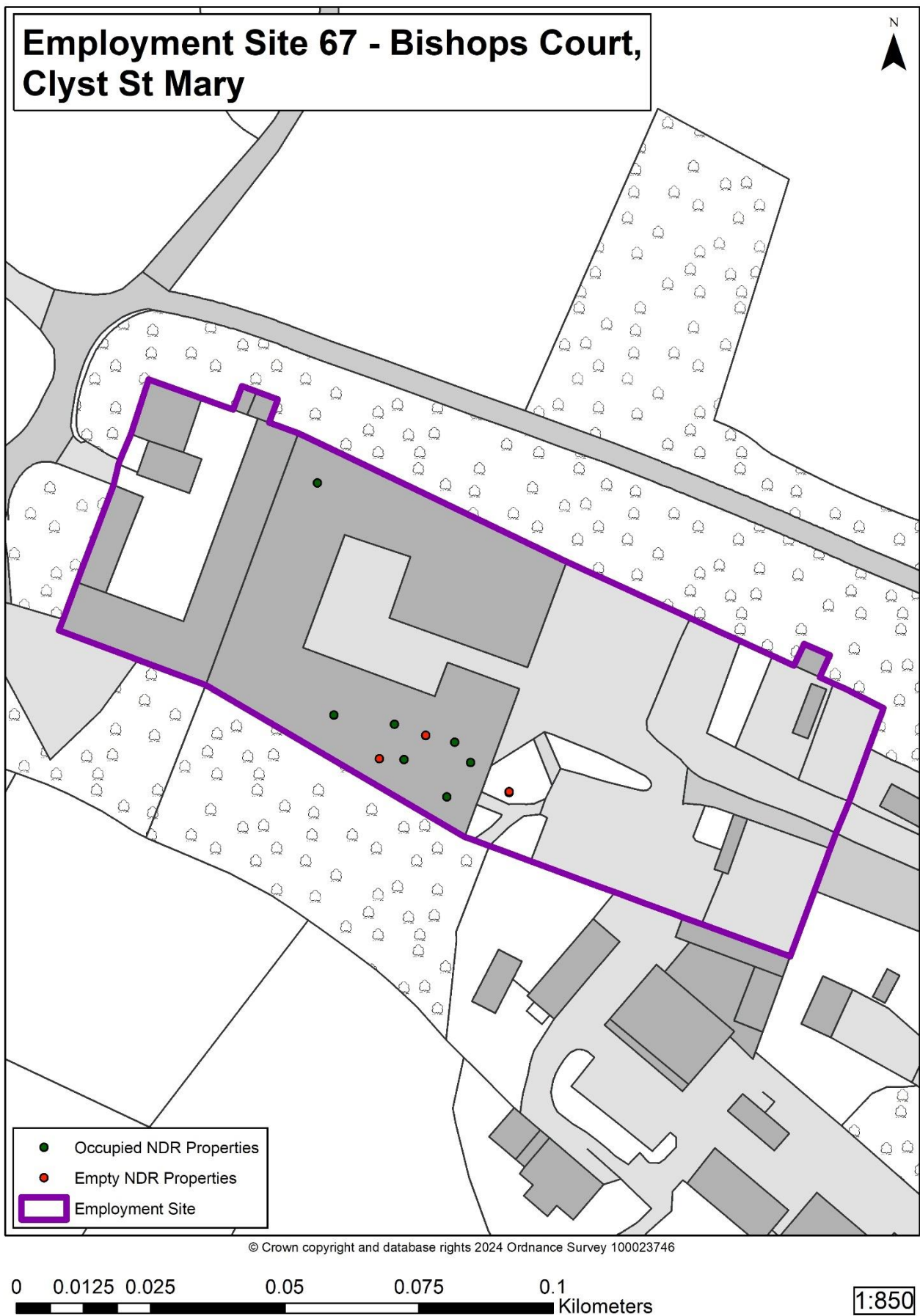
There is a Grade I listed manor house located to the east of the site and an area of mixed use to the south.

Summary of Planning Activity

Other than historic planning permissions there are no permissions within the last 10 years which relate to employment uses. There was a rejected application 14/2225/PDJ to convert an office space to a residential dwelling in 2014. There was also a rejected application 14/1966/COU to change the land use from B2 to D2, repurposing the space for a gym.

Non-Domestic Rated Properties

There are currently 23 non-domestic rated properties, 6 of which are classed as empty. The 17 occupied NDR properties are a mix of offices, storage units, and warehouses.



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 Farm business park.

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. This site is noted as an employment area in the Clyst St George Neighbourhood Plan. 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 2.07 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 near Topsham.

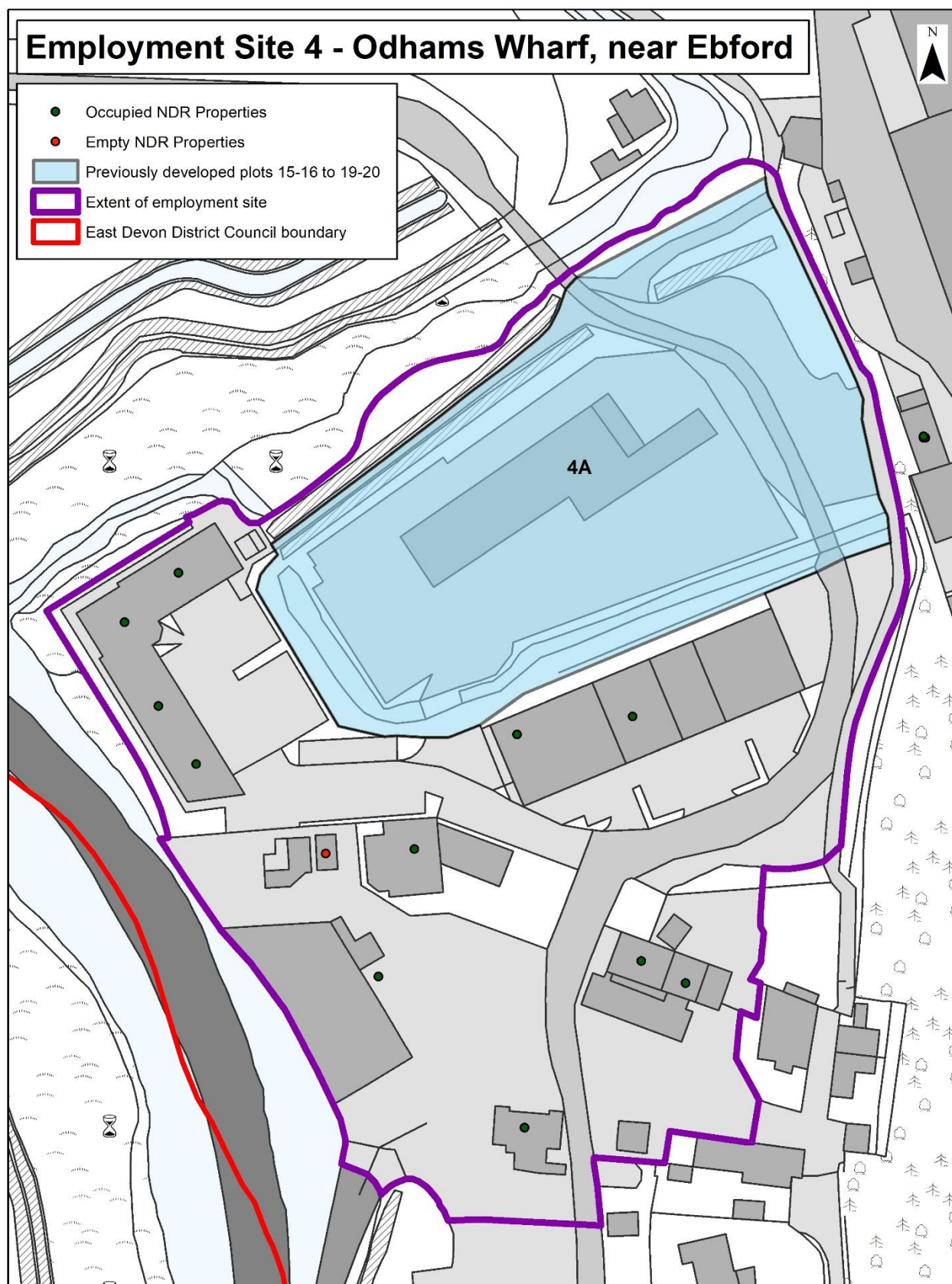
The river Clyst is to the west of the site, leading to the site being entirely within a flood zone. The site adjoins a Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and a RAMSAR Site.

Non-Domestic Rated Properties

There are 13 units rated for non-domestic use with one classed as empty. Offices, workshops, and storage premises dominate.

Complete

A permission (18/2504/MFUL) was granted on 3.10.2019 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. A variation to the permission was sort 20/2866/VAR and granted 01/04/2021, See also Appendix 2. Plot 4A, complete.



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.

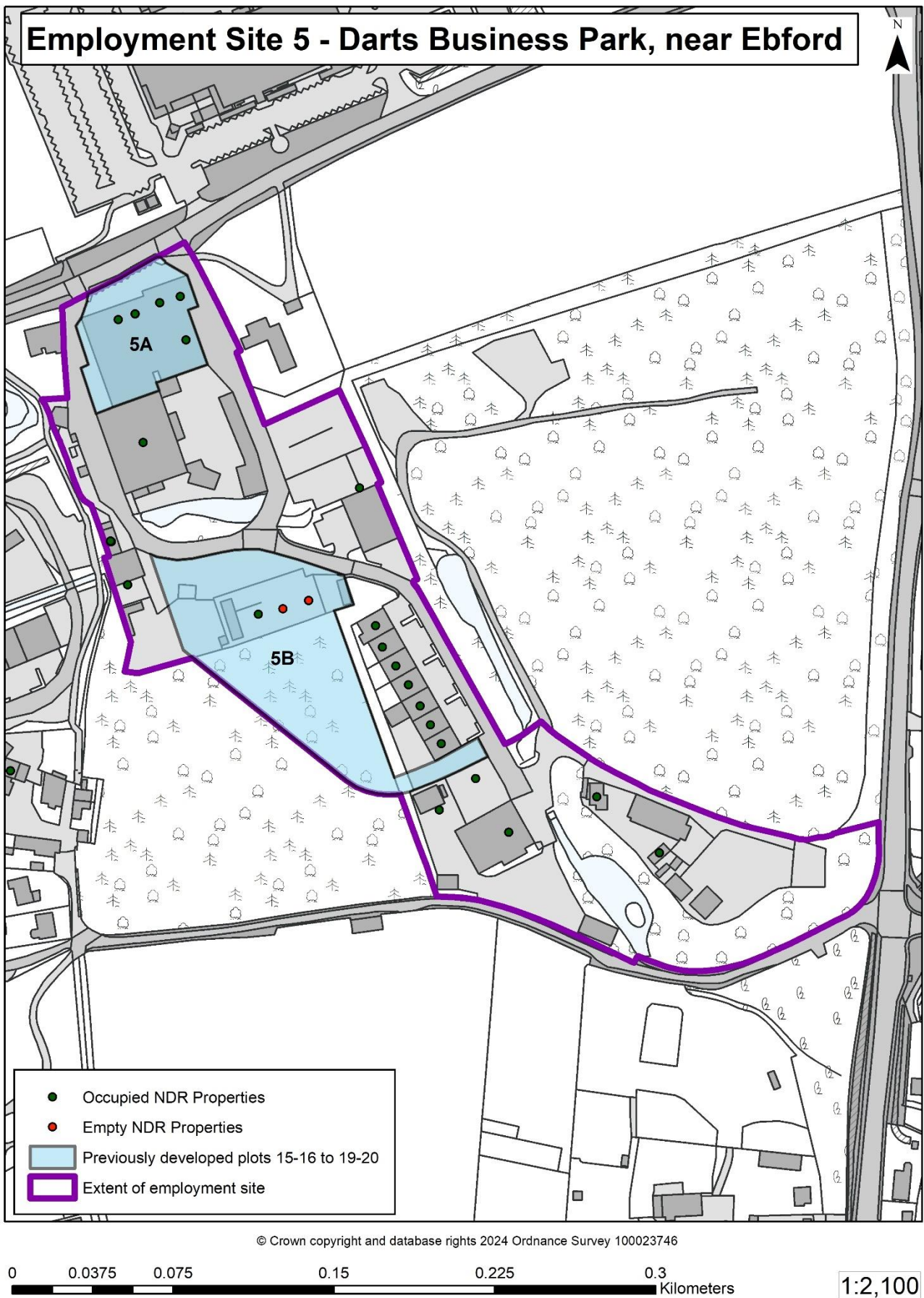
The estate extends to an area of 3.82 hectares and is shown on the plans below. This site is noted as an employment area in the Clyst St George Neighbourhood Plan. Darts Business Park is located near the A376 positioned between Ebford and Topsham and access to the A376 is good. Storage uses form a significant proportion of the business park and unit sizes are typically of a smaller to medium size. The northern part of the site is within a flood zone.

Non-Domestic Rated Properties

There are 29 units rated for non-domestic use, of which 2 are shown as empty.

Complete

A permission (19/1849/MFUL) was granted on 6.09.2019 for the redevelopment of part of the business park (fuel storage depot and motor sales area) and extension to create 6 additional units to be used for offices and Light Industry use (Use Class B1), Storage and Distribution (Use Class B8). there was a previous permission 17/3002/MOUT which was refused, this permission covered a larger area. A variation to the permission (19/1849/MFUL) was sort 20/1611/VAR and granted 29.07.20, See also Appendix 2. Plot 5B, complete.



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 2.59 hectares and is shown on the plans below.

The boundary of the site was 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

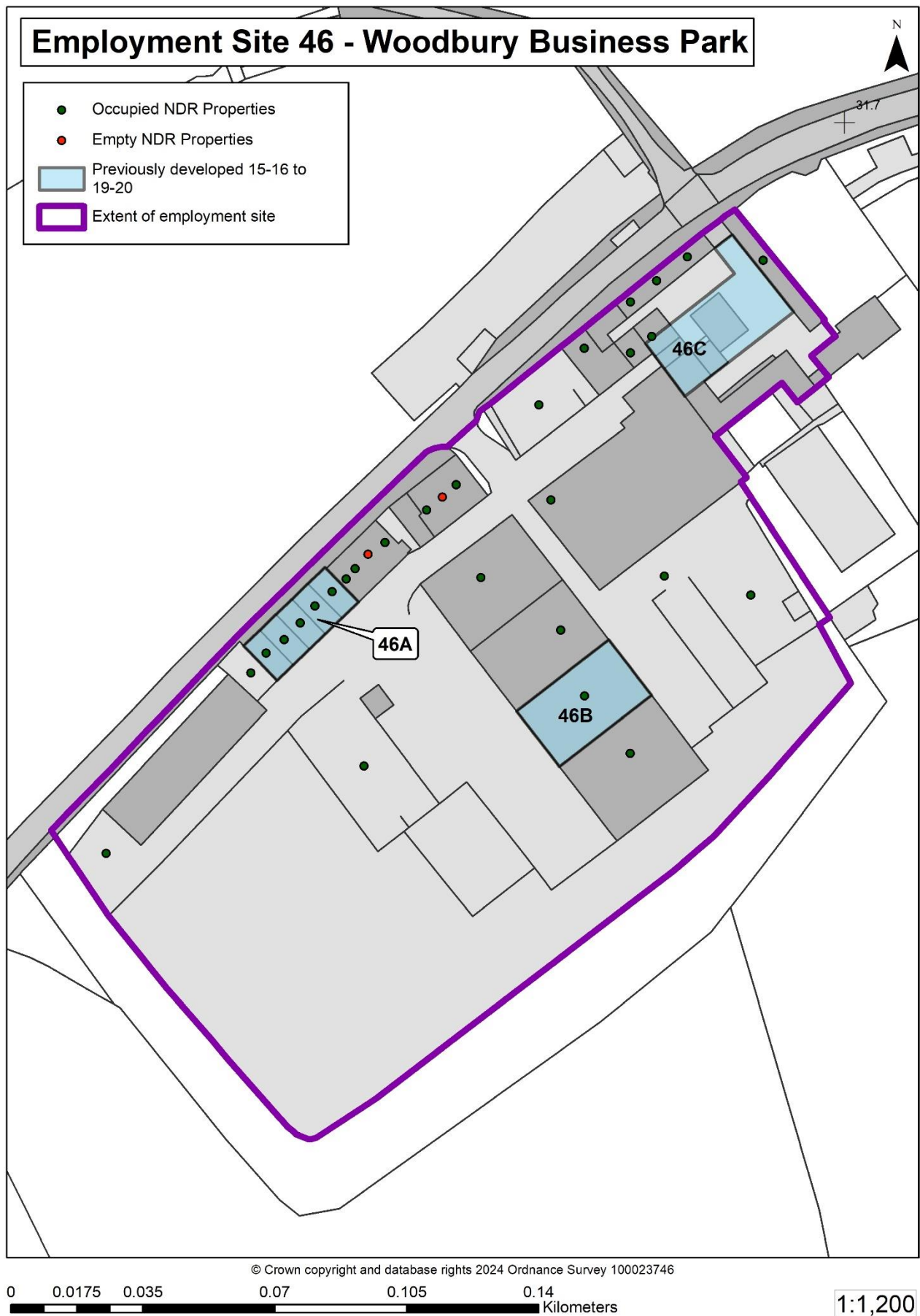
Plot 46B – Change of use from an industrial unit to D2 (assembly and leisure).

Completions

Plot 46C – Permission for alterations and extensions to create new business units and store (Units 11A-11E) was granted on 16.10.2017, completed in 2020-21.

Non-Domestic Rated Properties

There are 30 units rated for non-domestic use, of which 2 are shown as empty.



47 – Addlepool Farm business park, near Clyst St George

Ownership

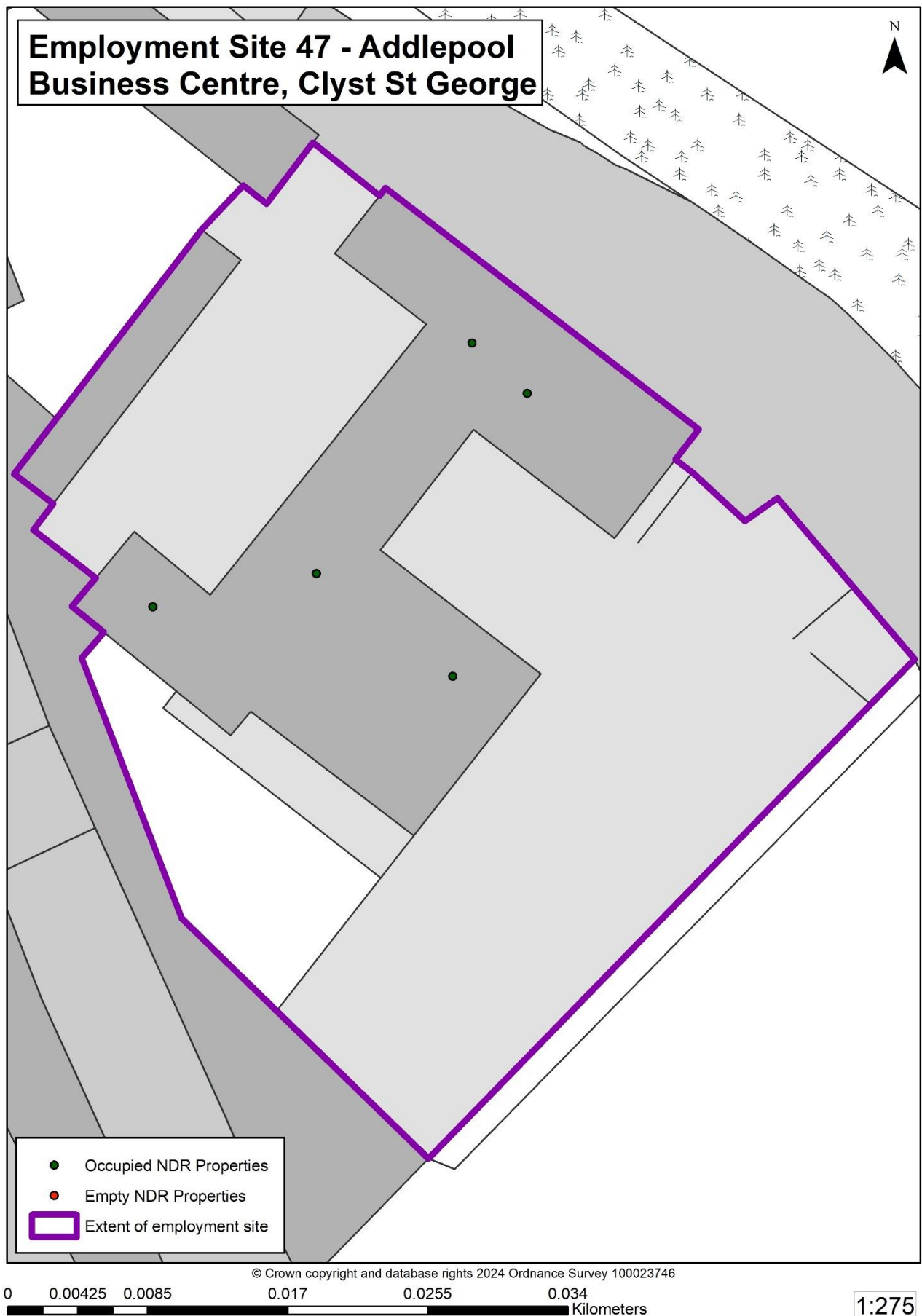
Addlepool Farm business park is owned by Mr P. Bragg.

Description

Addlepool Farm business park 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. This site is noted as an employment area in the Clyst St George Neighbourhood Plan.

Non-Domestic Rated Properties

There are 6, small scale non-domestic rated properties within the employment site, none of which are empty.



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 – Fimmimore 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 several 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. 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 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.

There is a small flood zone area surrounding the stream which flows through the site.

Summary of Planning Activity

See also Appendix 2 & 3 – Plots 11A to 11O.

Completions

Plots 11C (Change of use to a gymnasium), 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), 11L (new EDDC offices), 11I (industrial unit extension) and 11J (extension) were completed.

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 11N) granted September 2018 and has since been completed.

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

Vacant Land

Plots 11A is the last allocated (with no extant permissions) site covering 1.27 hectares

Non-Domestic Rated Properties

There are 138 units rated for non-domestic use, of which 9 were shown as empty. There is a predominance of warehouses (30), and workshops (43), but also a concentration of stores and factories.

Completed

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 alterations) to permit extended opening hours. Plot 11P. 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. Plot 11Q.

Planning Activity

A permission (20/2751/FUL) was granted on 23.3.2021 for the construction of a single storey industrial unit for use classes E(g), B2 & B8 on Plot 11Ki. Complete.

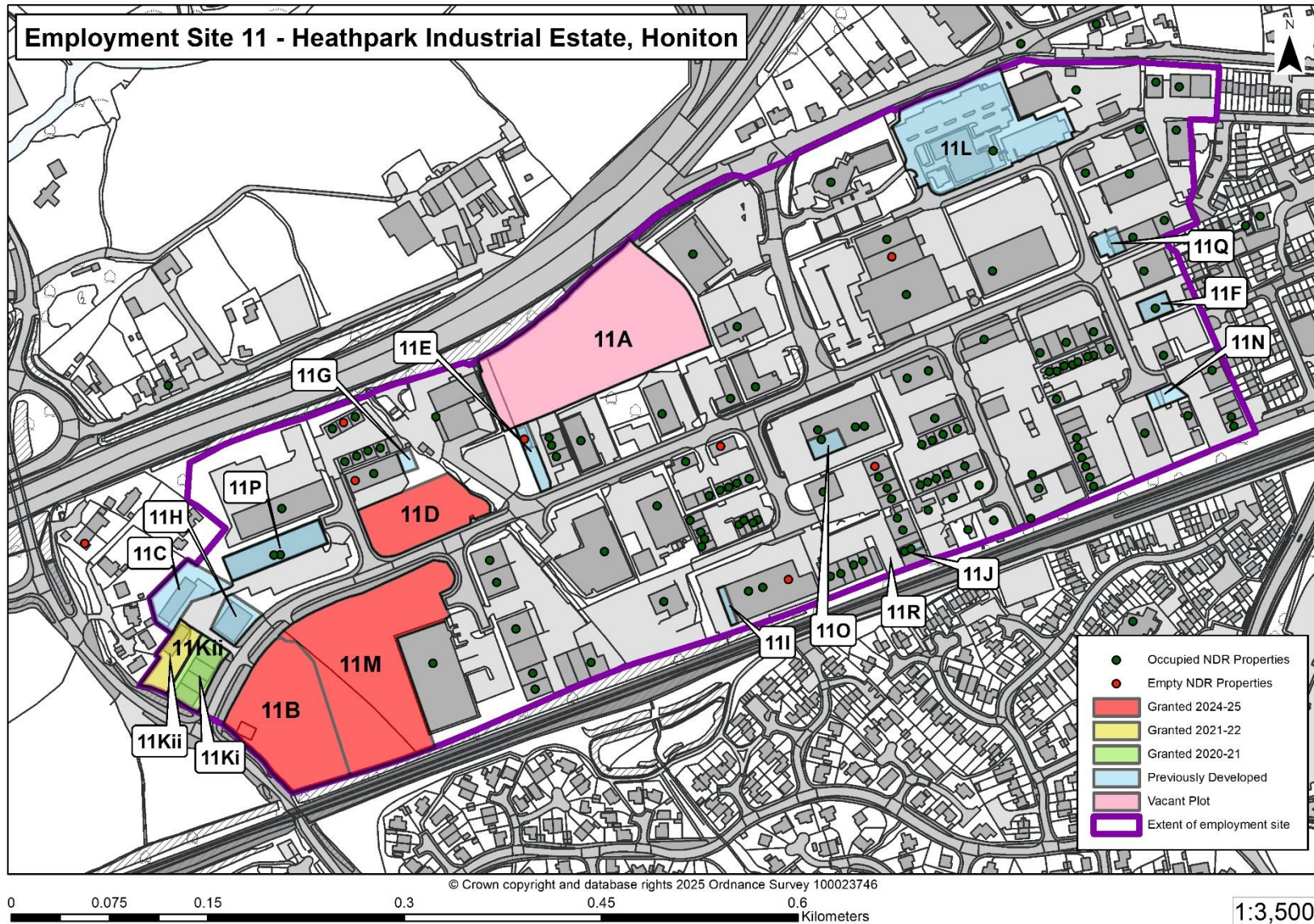
A permission (21/1350/FUL) was granted on 21.05.2021 for the construction of two storey offices for Use Class E(g)(i). Plot 11Kii. Complete.

A permission (23/1940/FUL) was granted on 14.12.2024 for the construction of a secure vehicle store for Use Class B1(c). Plot 11R.

A major outline application (23/1632/MOUT) is pending consideration for the phased construction of 4000 Sqm of B2, B8 and E(g)(iii) development. Plot 11B.

A permission (23/1631/MFUL) was granted on 20/02/2025 for the Development of 17 commercial units, 3164 Sqm of B2, B8 and E(g)(iii). Plot 11M. This is phase 1 of a 2-phase development. Phase 2 is permitted by (23/1632/MOUT) and is on the neighbouring plot 11B.

A permission (23/1199/MFUL) was granted on 13/06/2024 for the construction of new industrial units, 1417 Sqm of use Class B2. Plot 11D.



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 The Combe Estate.

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 to the north. The site is currently in agricultural use but is allocated for employment purposes in the Local Plan. The site covers an area of 15.13 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 monitoring work. The railway runs past the site to the south.

Summary of Planning Activity

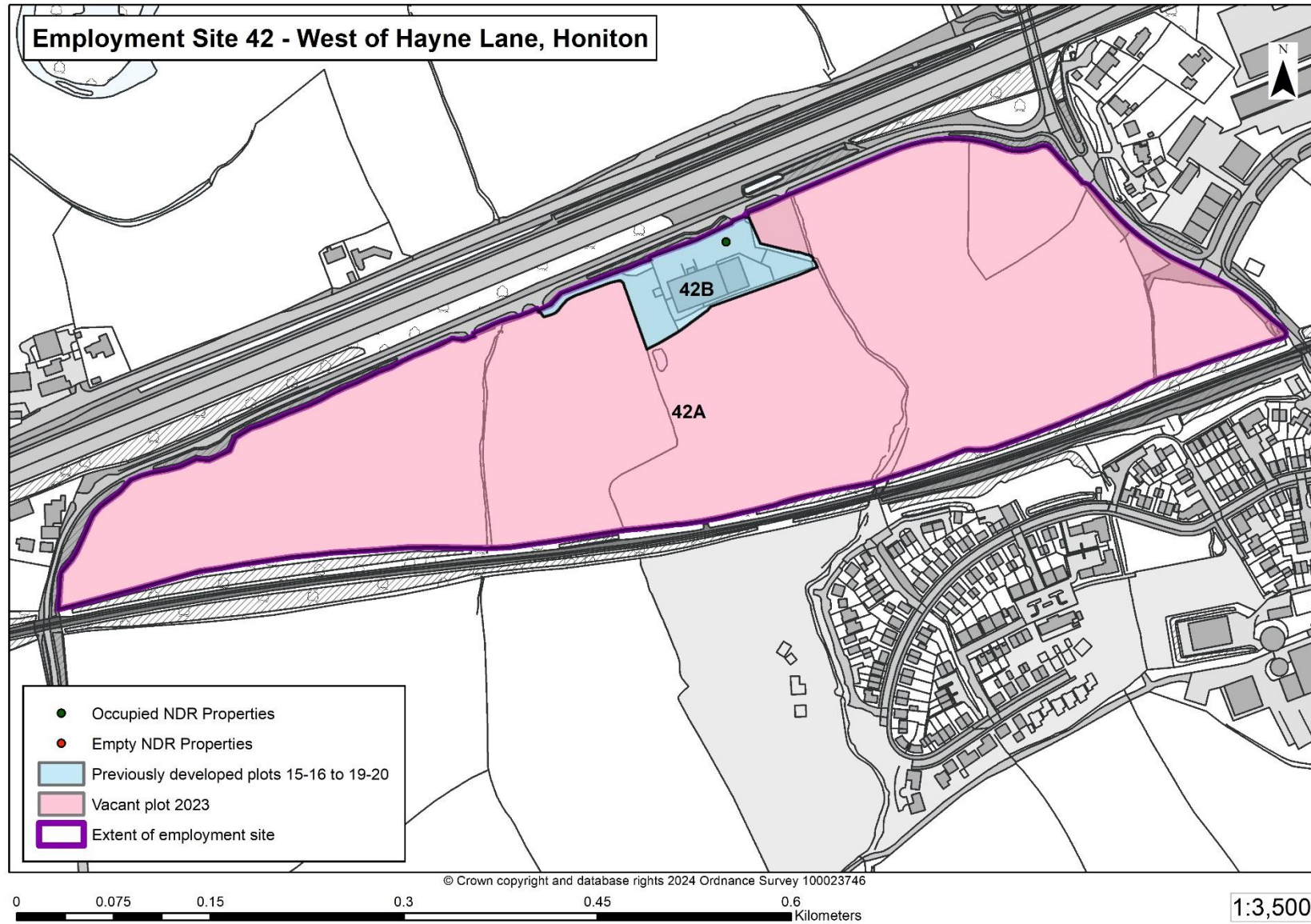
See also Appendix 2 – Plots 42A.

Completed

A permission (17/1053/MFUL) was granted on 07/09/2017 for the proposed development of garden centre, incorporating new building, covered sales area, outdoor sales area, storage, and car parking and widening of the access. Plot 42B. Complete. This accounts for the single retail non-domestic rated property on the site.

Vacant Land

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



3 – Ottery Moor Lane, Honiton

Ownership

The site is understood to be in multiple ownership.

Description

Ottery Moor Lane is an ageing industrial area, covering 2.36 hectares, close to Honiton town centre. The boundary of the site has been greatly reduced for the 2020/21 review to remove the areas now being developed for residential use (19/0578/MRES) (Sion Close / Crier Street / Old Show Field Way / Bobbin Close / Dairy Close / Silk Drive). This area is nearing completion and can be seen to the northwest of the site on the plans below.

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. The western corner adjoins Mountbatten Park, a recreation area.

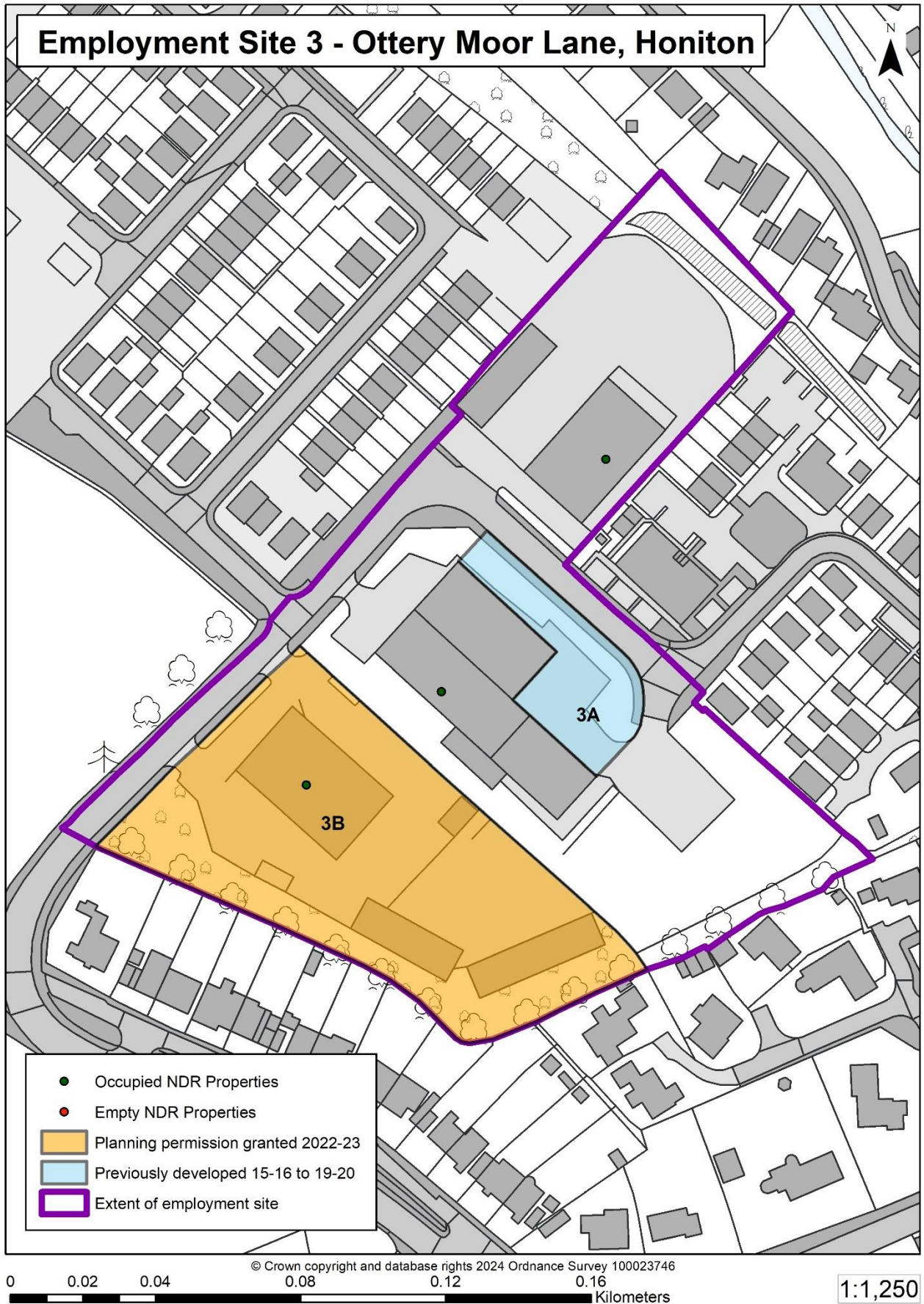
Non-Domestic Rated Properties

There are 3 non-domestic rated properties, none of which are empty.

Planning Activity

Plot 3A was completed in 2015-16 (now Jurassic Fibre).

A permission (22/2712/FUL) was granted on 08.01.2023 for the refurbishment and reconfiguration of depot including partial demolition of existing store, construction of new storage building. Plot 3B. Complete.



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 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

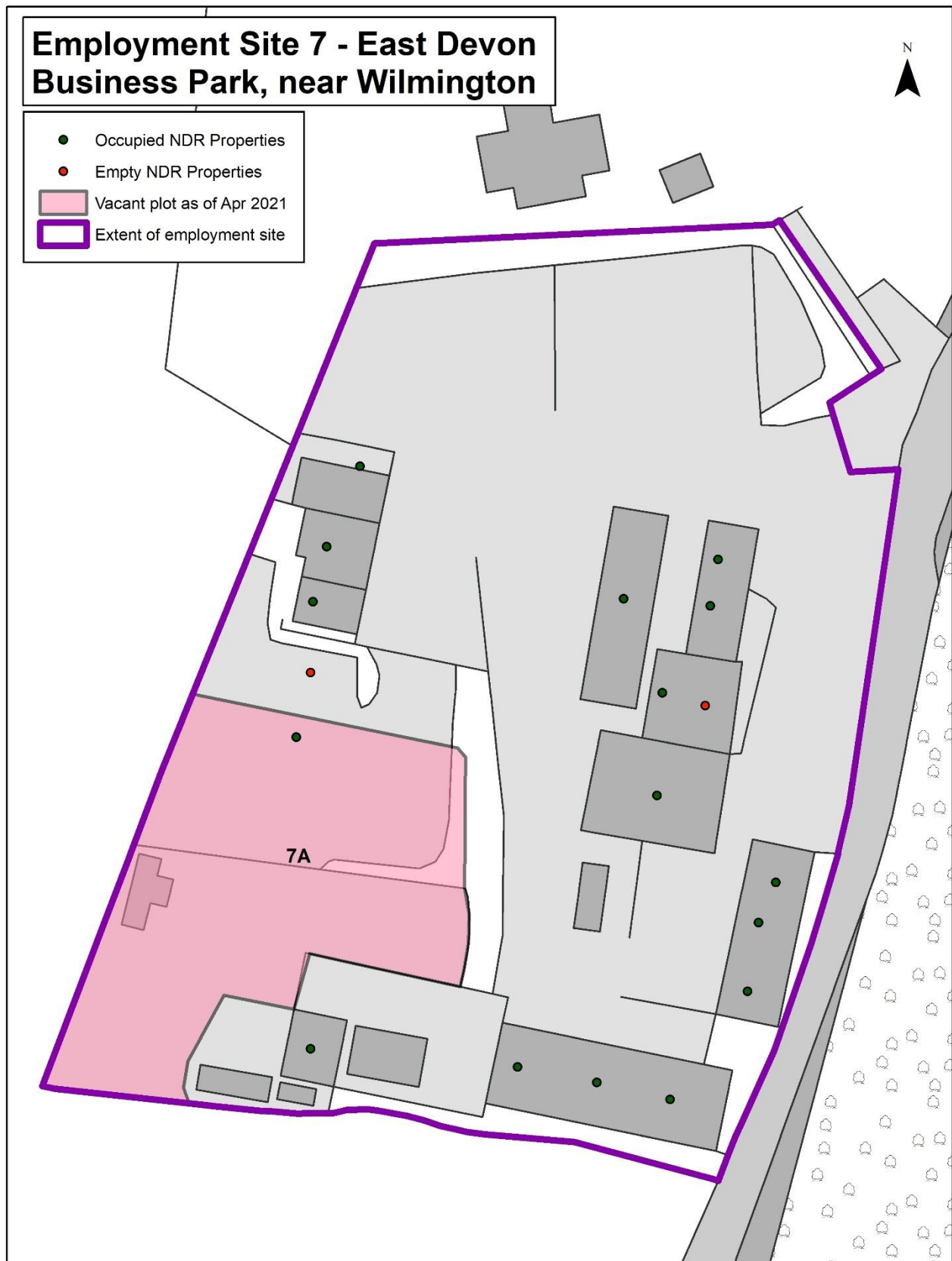
See also Appendix 2 – Plot 7A.

Vacant Land

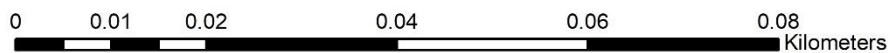
There is a comparatively large potentially underutilised plot at the south-west boundary of the site covering 0.2 hectares which is currently being used as parking.

Non-Domestic Rated Properties

There are 18 non-domestic rated units at the site, of which 2 are classed as empty. Storage units and workshops account for 5 units each.



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1:650

8 – Finnimore Industrial Estate, Ottery St Mary

Ownership

Most Finnimore Industrial Estate is understood to be owned by a single private investor, Whatcote Investments (Birmingham) Ltd. However, there are also 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. The industrial estate as a whole is noted for employment use in the Ottery and West Hill NP. The site is within a flood zone because of the River Otter running past the site to the East. Coleridge bridge to the Northeast was recently replaced.

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 5 were empty.

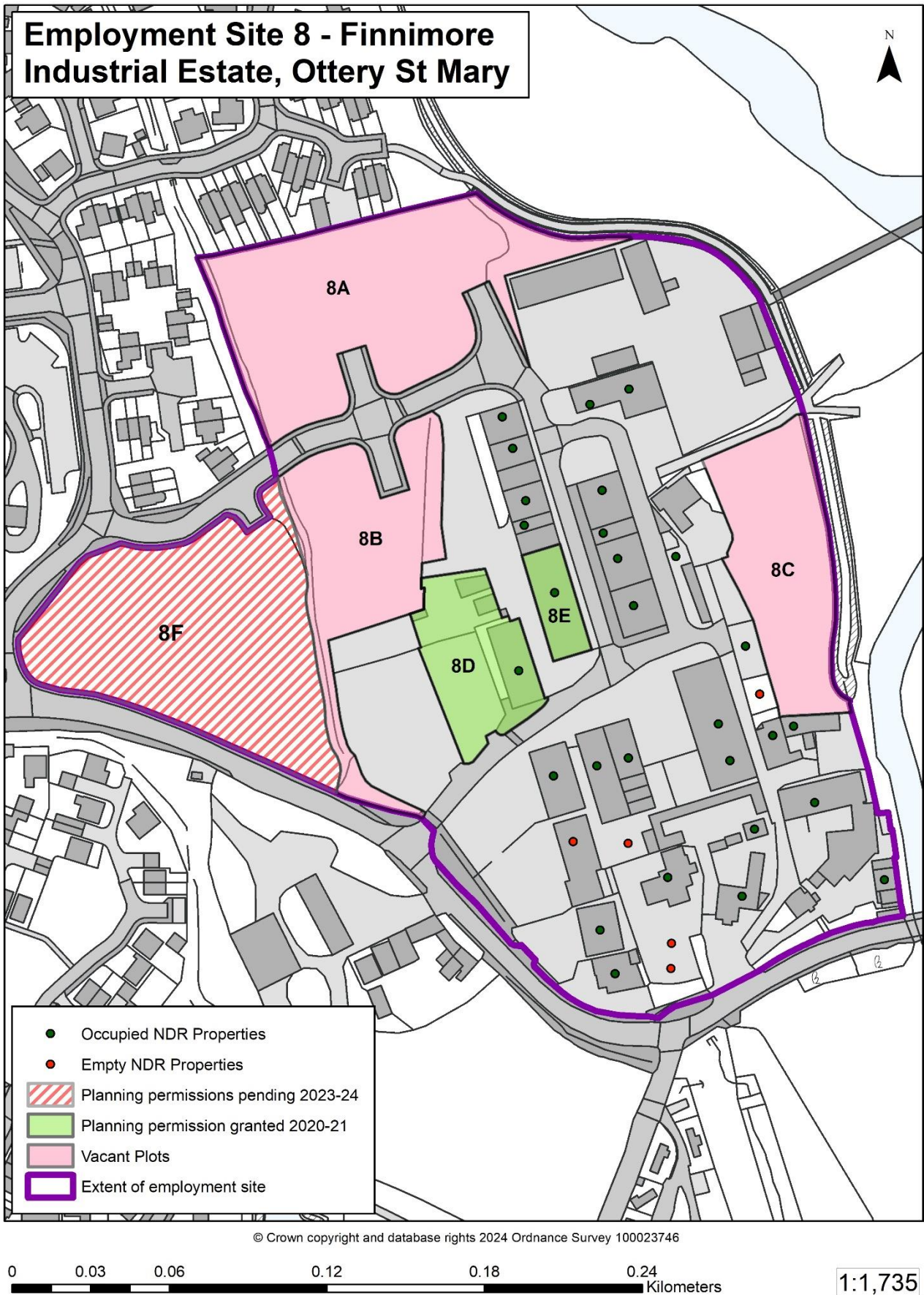
Planning Activity

Appendix 2 – Plots 8A to 8C.

A permission (20/0779/FUL) was granted on 16.7.2020 for a new industrial unit for B1, B2 and B8 use. Plot 8D. 24/0282/VAR, reducing the size of the building.

A change of use (20/1443/COU) application was approved on 4.9.2020 from a Use Class B2 (general industrial) to D2 (gym use). Plot 8E. Complete.

A major outline application (23/2077/MOUT) is pending permission for the construction of single storey units, use class B2, B8, E(c) and E(g) with floor space of up to 2640 Sqm. Plot 8F.



6 – Dunkeswell Industrial Estate

Ownership

The site is in multiple ownership.

Description

Dunkeswell Industrial Site occupies a very substantial area, 22.63 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.

The boundary between the Dunkeswell airfield and Dunkeswell industrial site has been shifted for the 2023 ELR to allow the plots with permission and under construction to be clearly viewed in their relevant location's maps. This has also allowed for the allocation of vacant plots to be separated between the two employment sites.

Dunkeswell Neighbourhood Plan holds Policy LE2 – Industrial Estate. This policy seeks to protect B1, B2 and B8 uses and live-work units while sitting alongside the Local Plan policies which cover this area.

Summary of Planning Activity

See also Appendix 2 – Plots 6A to 6J.

Completions

There have been eight completions within the last eight 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 change of use 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.

Vacant Land

There was a vacant plot of land (6VB) 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). Other vacant plots are detailed on the map, of which 6VA and 6VF are the largest.

Non-Domestic Rated Properties

There are 156 units rated for non-domestic purposes, 5 of which were empty; 58 units are used for warehousing, 30 as workshops, while 34 premises are used for storage purposes.

Planning Activity

A permission (19/1966/FUL) (Plot 6K) 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.

The permission (19/2288/FUL) was granted on 6.1.2020 for the Change of Use from light industrial (B1) to Doggie Day Care Centre at Unit 24B Flightway. Plot 6R. See also Appendix 2 & Appendix 3.

A permission (20/0229/FUL) (Plot 6L) was granted on 1.4.2020 for the extension of an existing industrial building for general industrial (Use Class B2) and storage (Use Class B8) use and improvements to car park. Complete.

A further permission (20/0369/FUL) (Plot 6M) was granted on 14.7.2020 for the construction of a two-storey building comprised of a warehouse (Use Class B8) and showroom (sui generis) on the ground floor and offices (Use Class B1a) on the first floor. Under construction.

The permission (20/1518/FUL) (Plot 6N) was accepted on 5.11.2020 for the change of use from B2 (general industrial) to Animal Crematorium (sui generis). Complete.

A permission (22/0619/FUL) was granted on 06.04.2022 for the construction of a storage shed (Use Class B8). Plot 6O.

A permission (22/2631/FUL) was granted on 28.11.2022 for the erection of 2 no. industrial units. Plot 6P. Under construction.

A permission (21/2610/FUL) was granted on 25.06.2022 for the creation of a single storey extension to warehouse. Plot 6Q. Under construction.

A permission (22/1058/FUL) was granted on 12.08.2022 for the creation of a single storey extension to warehouse. Plot 6S.

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.

The boundary between the Dunkeswell airfield and Dunkeswell industrial site has been shifted for the 2023 ELR to allow the plots with permission and under construction to be clearly viewed in their relevant location's maps. This has also allowed for the allocation of vacant plots to be separated between the two employment sites.

Dunkeswell Neighbourhood Plan holds policy BE2 – Supporting the Use of the Historic Dunkeswell Airfield. This policy seeks to enable development which demonstrates complimentary / compatible with the existing uses of the site, which includes employment uses.

To the South-west of the site there are a group of buildings; watch office, fire tender shelter and floodlight trailer, and tractor, that are grade 2 listed.

Vacant sites

Plots highlighted as vacant or underdeveloped plots are shown below as 62VA, 62VB, 62VC, 62VD and 62VE.

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.

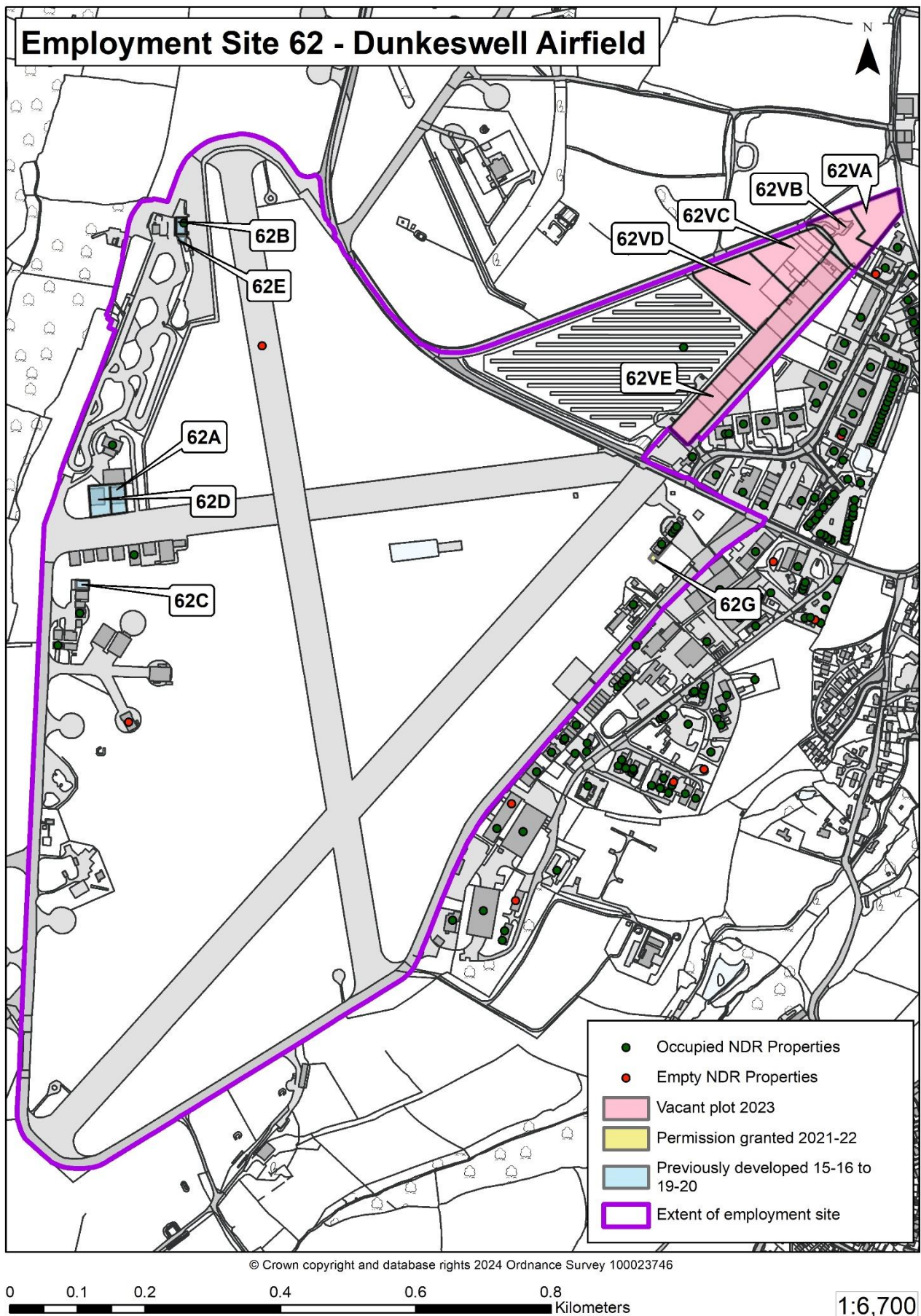
Non-Domestic Rated Properties

There are 16 units rated for non-domestic purposes, 3 of which were empty.

Planning Activity

A permission (19/0198/FUL) (Plot 62H) 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) (Plot 62D) was granted on 21.06.2019 for the erection of an aircraft storage building and hard standing for visitor parking. See also Appendix 2.

A permission (22/1137/FUL) was granted on 26.05.2022 for the erection of an office building with a first floor viewing room. Plot 62G.



31 & 32 – Collets Mill and Talewater Works, Talaton

Ownership

Collets Mill is owned by a Mr Hodge and Ms Lane of Feniton and was previously owned by Otter Nurseries Limited. Land adjacent to the site is currently owned by Danebury Building Services (Devon) Limited.

Ownership of the Talewater Works at Talaton is not known.

Description

The employment zone at Collets mill has been reduced due to the permission (20/1086/FUL) was granted in 24.06.2021 as the land use has changed to residential. This reduction in size, collets mill and Talewater works will be monitored together from the 2022/23 report.

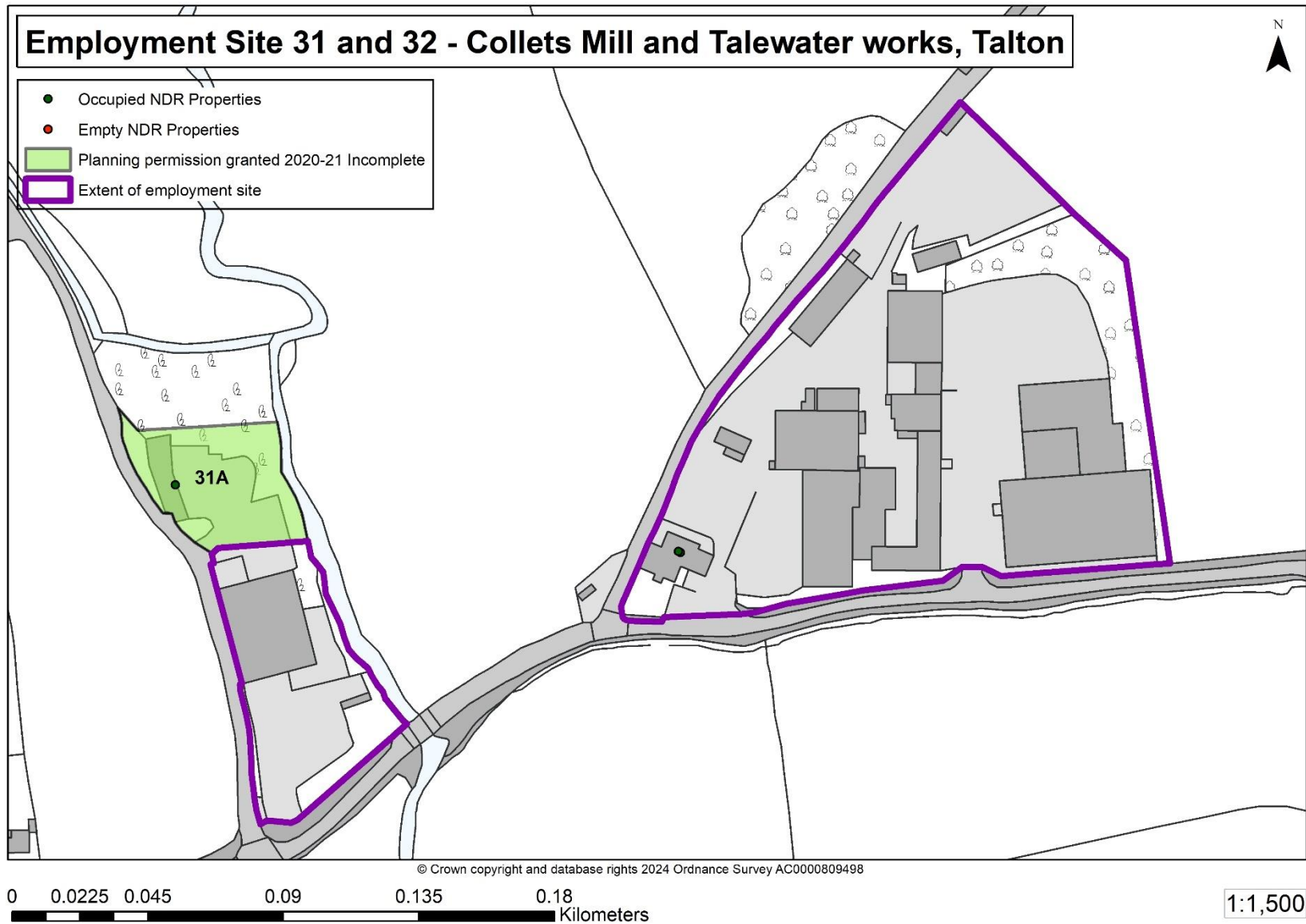
Collets Mill and Talewater works sit in a rural location midway between the villages of Talaton and Feniton. Collets Mill is home to a timber mill and Talewater works includes a range of business, together, there is a total covered area of 2.51 hectares. The combined site is shown on the plans below. It should be note that both sites have areas within the flood zone.

Non-Domestic Rated Properties

At Colletts mill there are 1 unit rated for non-domestic use, all of which are occupied. Whereas at Talewater works there are 4 units rated for non-domestic use, all of which are occupied.

New for 2020/21

A permission (20/1086/FUL) was granted in 24.06.2021 for the conversion of the mill to a residential dwelling. Recent discharge of conditions 24/0424/DOC shows progression of permission.



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 0.27 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.

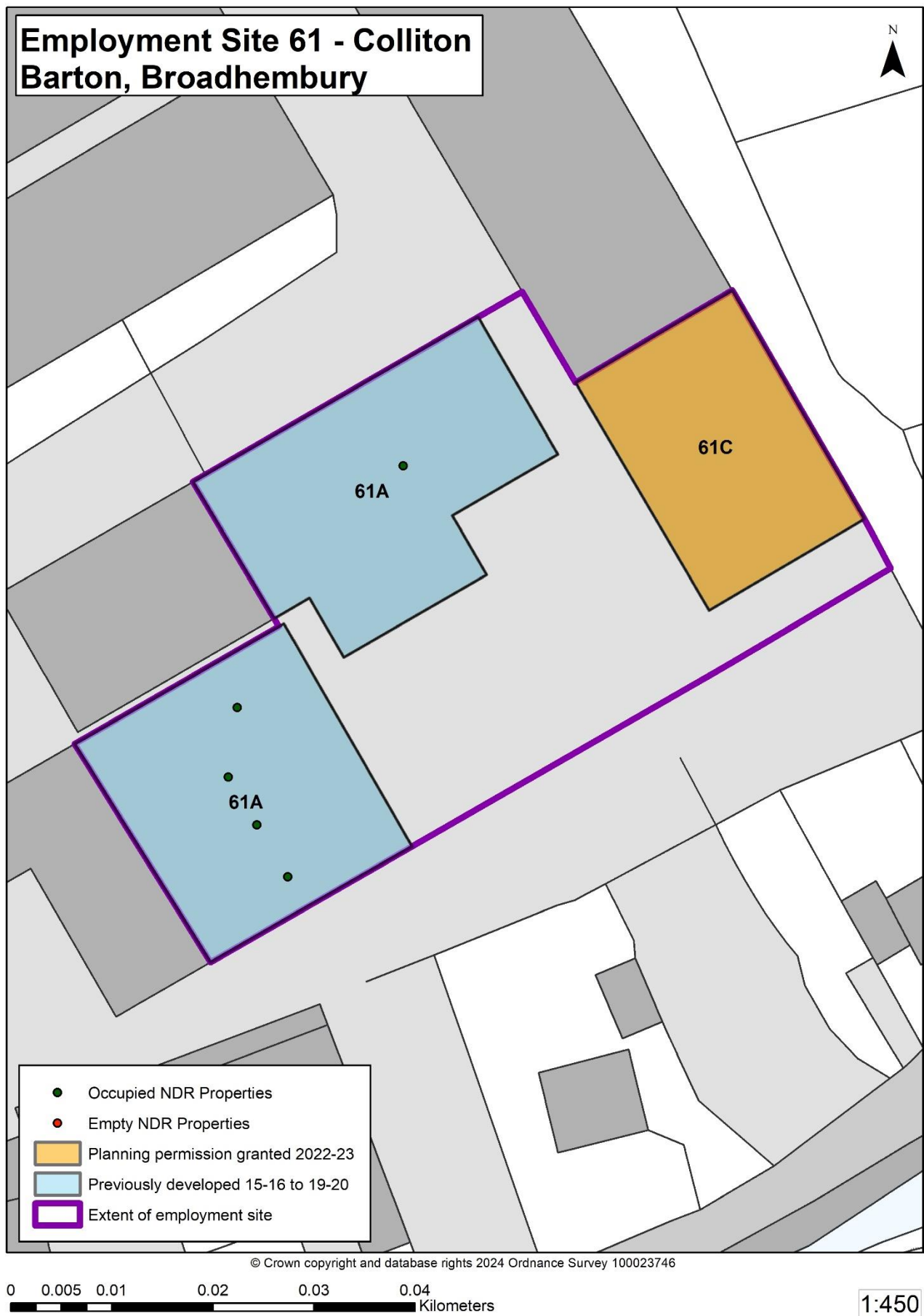
Plot 61B comprises the retention of a relapsed permission for a change of use from agricultural use to B8, for the storage and distribution of food.

Non-Domestic Rated Properties

The site contains five units rated for non-domestic use, none of which were empty.

New for 2022/23

Prior notification (22/2225/PDR) was accepted on 11.10.2022 for the conversion of existing hay shed to commercial/light industrial workshop/storage. Plot 61C. Complete.



Appendix 1E - Southern Area – Coastal Towns

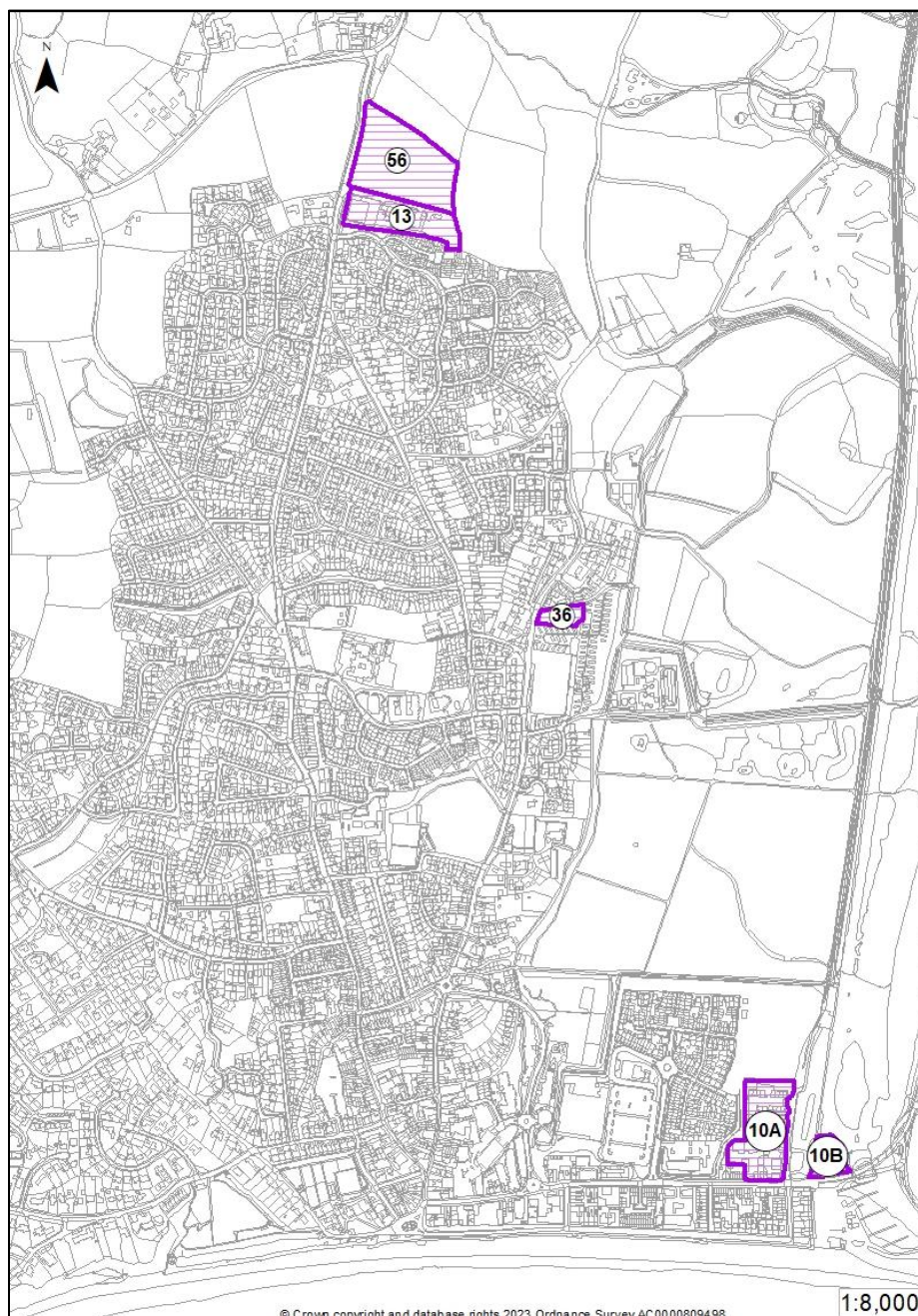
This part of the appendix features sites in or near coastal towns to the south of the District – including Exmouth, Sidmouth, Seaton, Budleigh Salterton, Colaton Raleigh and Newton Poppleford.



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 8.59 hectares and is shown on the plans below. Along with the other phases of Liverton Business Park, this site is considered out of town.

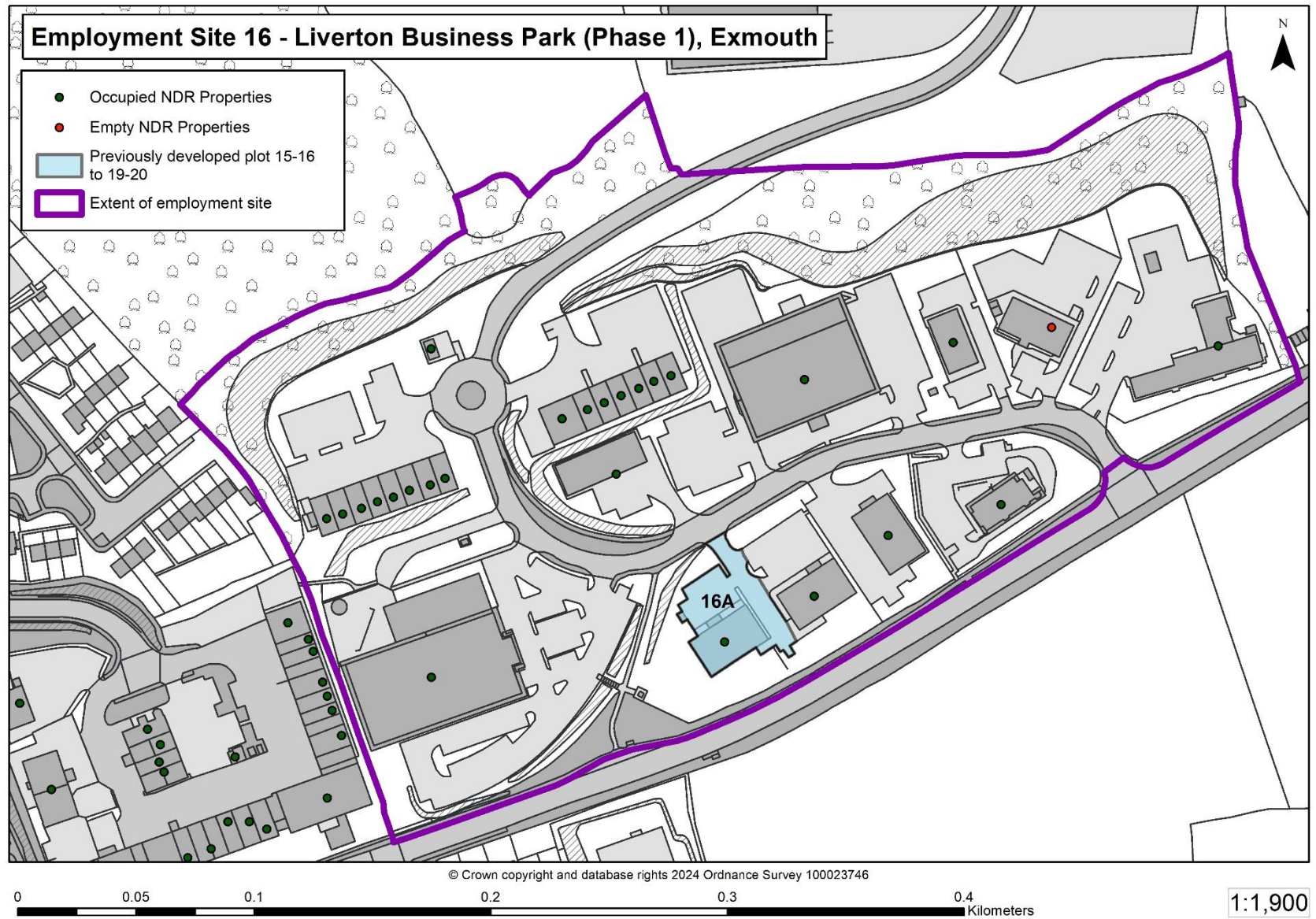
The business park contains a range of predominately modern units, mostly built in the last 15 years, which are of variable size. Larger units are mostly to the southern frontage of the site, Salterton Road. Liverton (Phase 2) lies to the north of Phase 1 and Phase 3 to the east.

Non-Domestic Rated Properties

There are 28 units rated for non-domestic use, two of which are empty. Much of the estate is occupied by large retail premises, but there are other uses including 10 workshops.

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. Plot 16A. Complete.



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.

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

Vacant Land

Plot 17F is vacant covering an area of 1.19 Ha. It should be noted that this plot is steeply sloping similar to the rest of the site.

Non-Domestic Rated Properties

There are 8 units rated for non-domestic use, two of which are classed as empty.

Planning Activity

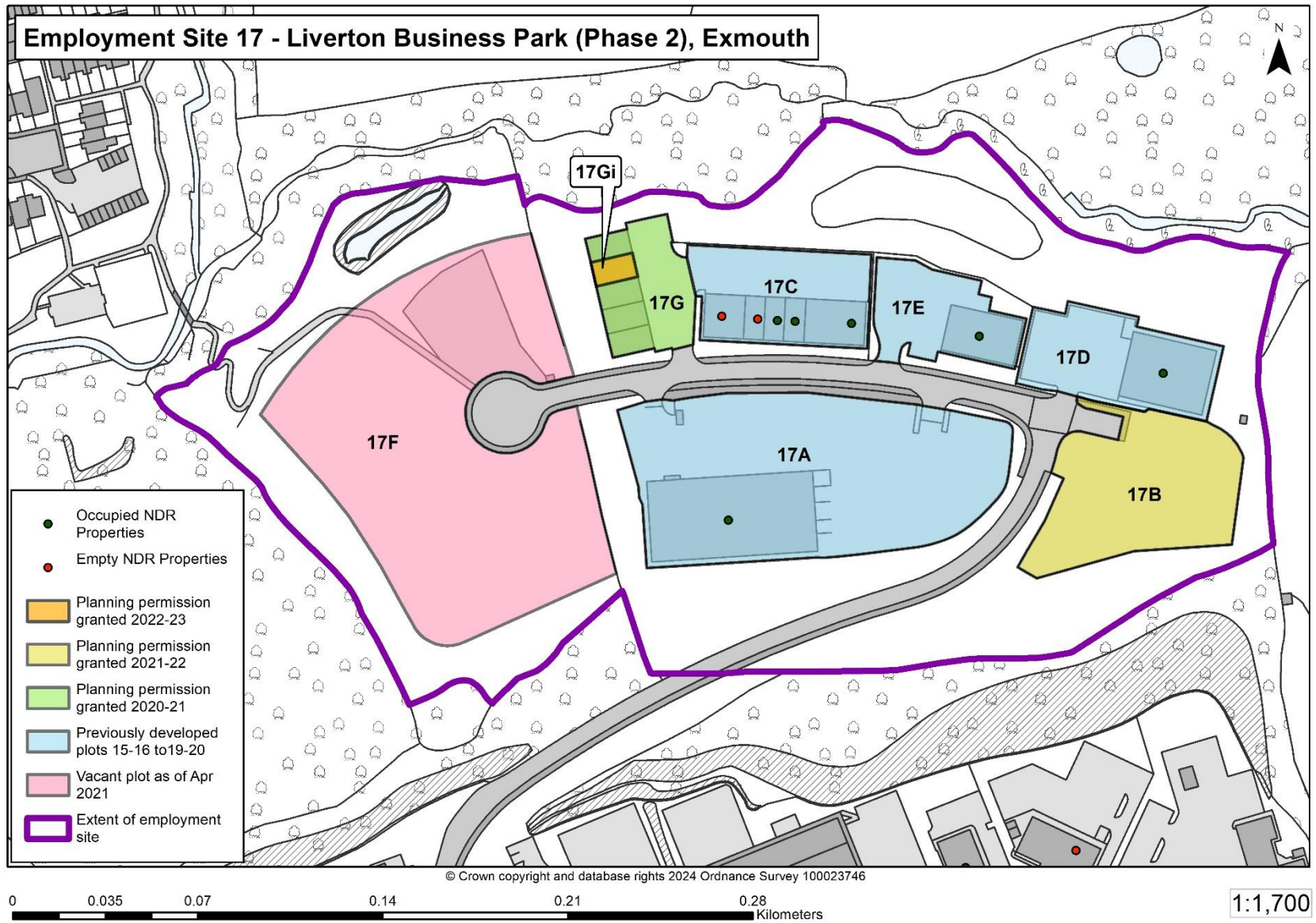
See Appendix 2 – Plots 17A to 17Gi.

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.

A permission (20/2493/FUL) was granted on 11.3.2021 for five new industrial units for B1, B2 & B8 use. Plot 17G. Complete.

A permission (21/2071/FUL) was granted on 03.28.2021 for 2 industrial units for Class E (g) (i) (ii) or (iii), B2 and B8 use. Plot 17B. Complete.

A certificate of proposed lawful use (22/0396/CPL) was granted on 20.04.2022 for proposed use of Unit 10 from B1 General Industrial to E(e) Provision of medical or health services (private pharmacy). Plot 17Gi. Complete.



45 – Liverton Business Park (Phase 3), Exmouth

Ownership

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

Description

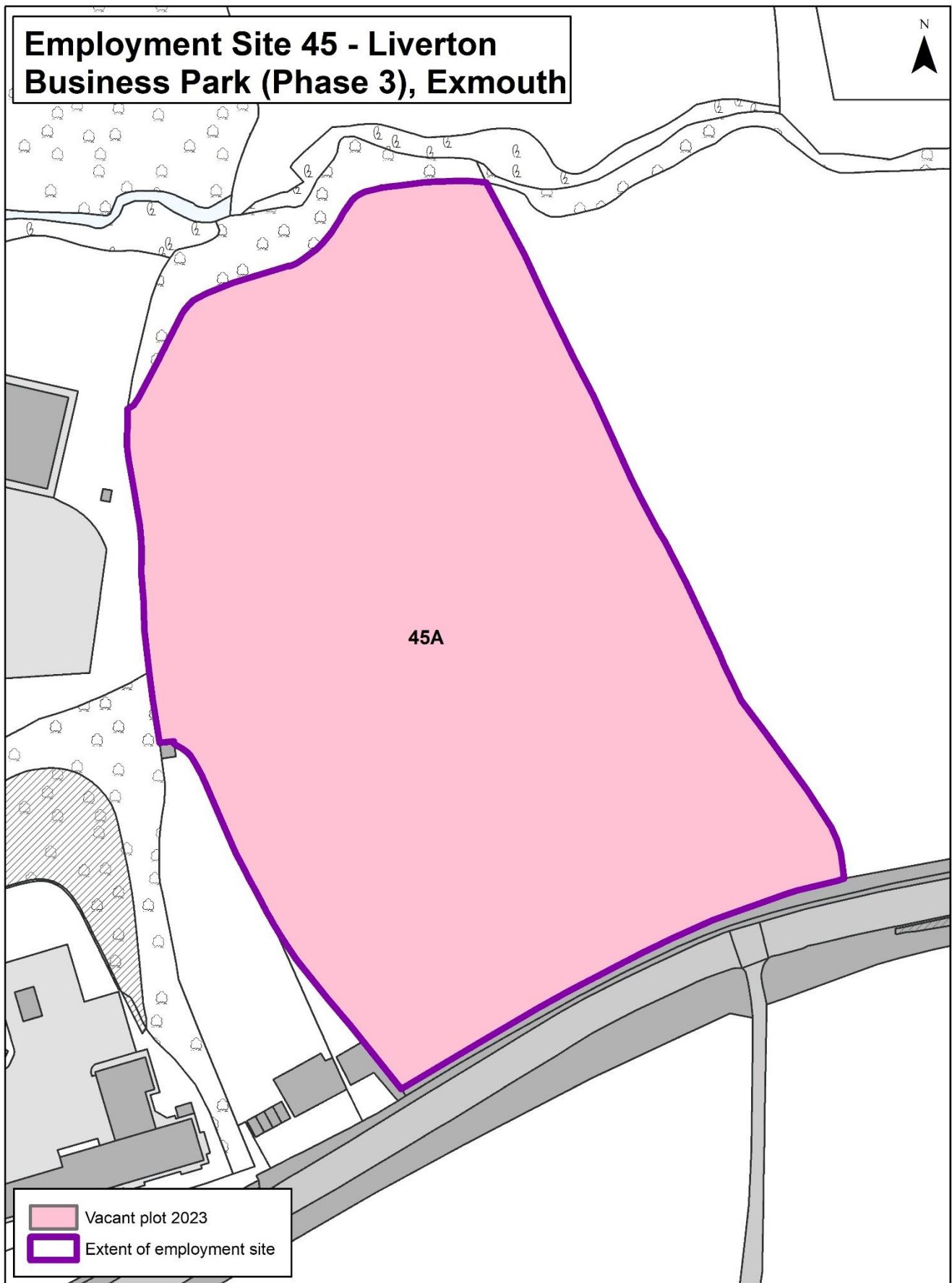
Liverton Business Park (Phase 3) is allocated in the Local Plan for employment use. The site lies at the eastern edge of Exmouth and adjoins the existing Liverton industrial estate with road frontage to the B3178. It is currently a greenfield site and measures 2.76 hectares in area. The site is shown 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) and has a total area of 2.76 hectares. The site is still vacant as of 12.07.2023.



18 – Dinan Way, Exmouth

Ownership

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

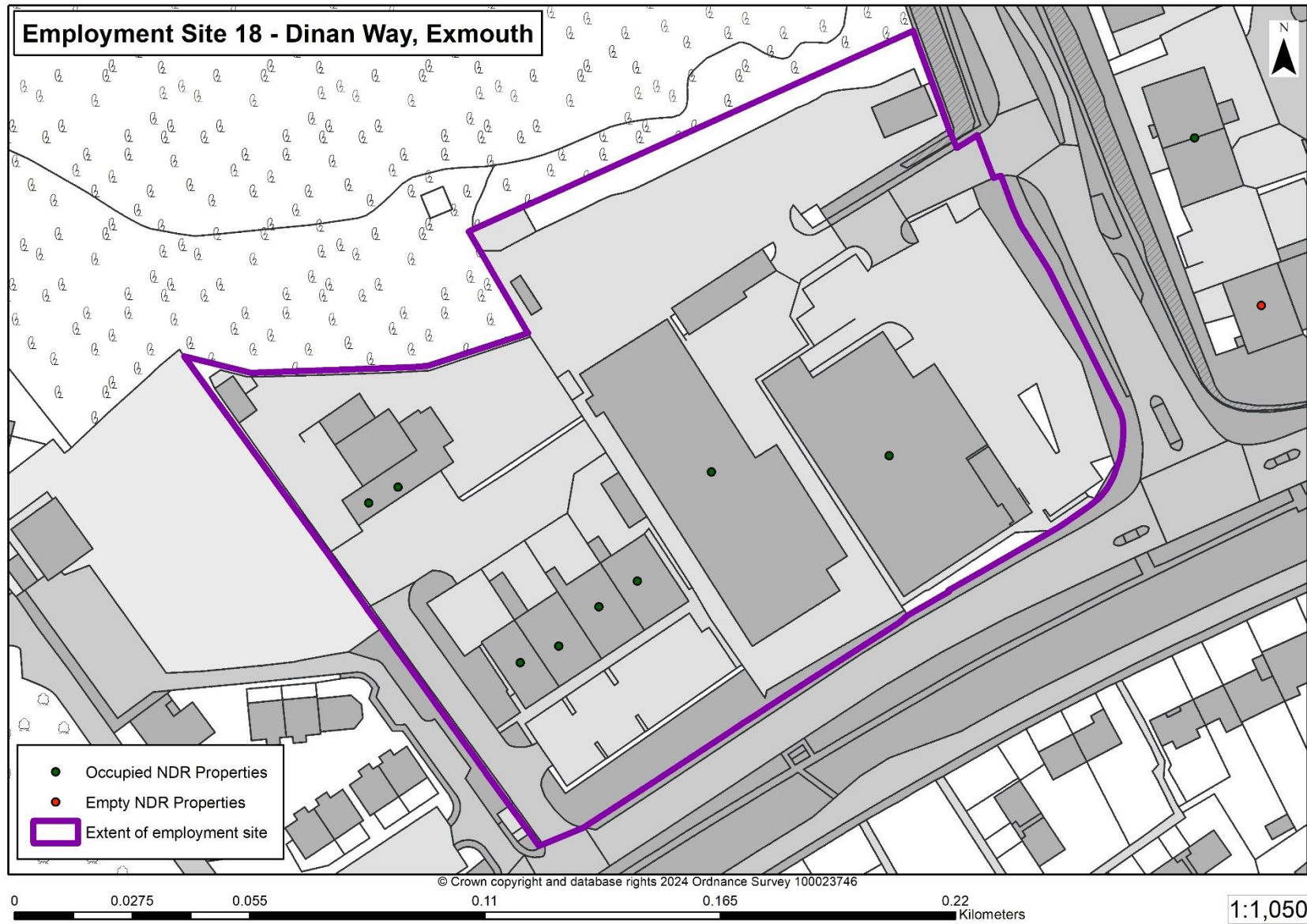
Description

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.

This site is opposite site 28 – Dinan way trading estate. There is residential use to the south and west.

Non-Domestic Rated Properties

There are 9 units rated for non-domestic use, none of which are empty.



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 1.95 hectares. The site is shown on the plans below.

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

This site is opposite site 18 – Dinan way.

Non-Domestic Rated Properties

There are 32 properties rated for non-domestic use, with 3 classed as empty.



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. The total area of the employment site is 4.58 Ha.

The Pound Lane site is surrounded by residential and education use and there is a flood zone to the south. 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.

Non-Domestic Rated Properties

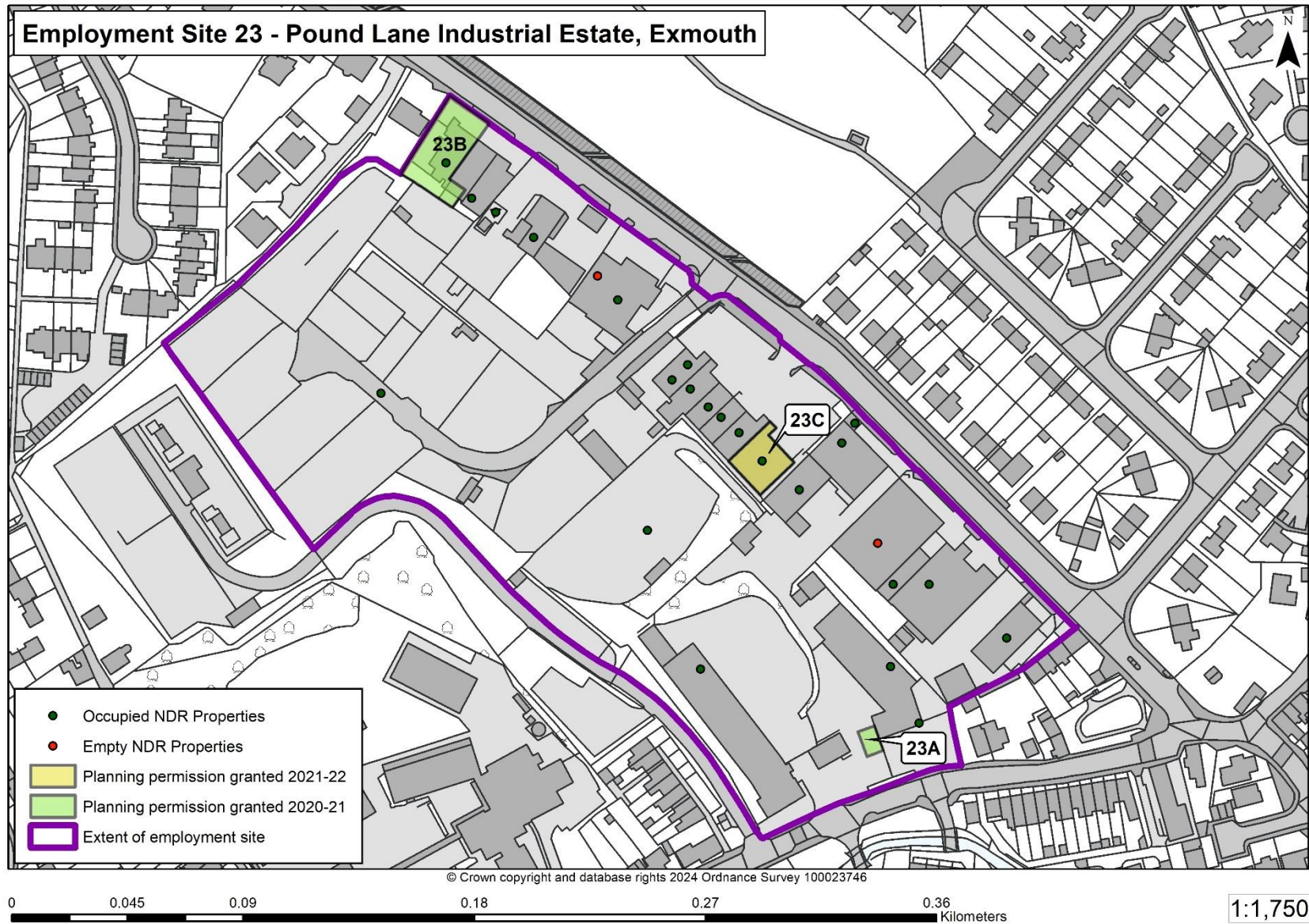
There are 53 non-domestic rated properties, of which 2 are classed as empty.

New for 2020/21

A permission (20/2837/FUL) was granted on 9.2.2021 for a new car showroom and sales spaces. Plot 23A. A further permission (20/0429/FUL) being granted on 9.4.2021 for the demolition of existing outbuildings and the construction of replacement single storey rear extension. Plot 23B. Complete

New for 2021/22

A permission (21/1426/FUL) was granted on 09.09.2021 for the change of use from sui generis use to use class B2 to carry out the sale, storage and fitting of tyres, batteries and exhausts, car servicing and repairs, MOT testing, car sales, renting and ancillary use. Plot 23C.



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. Due to its proximity to the coast, the site is within a flood zone.

Summary of Planning Activity

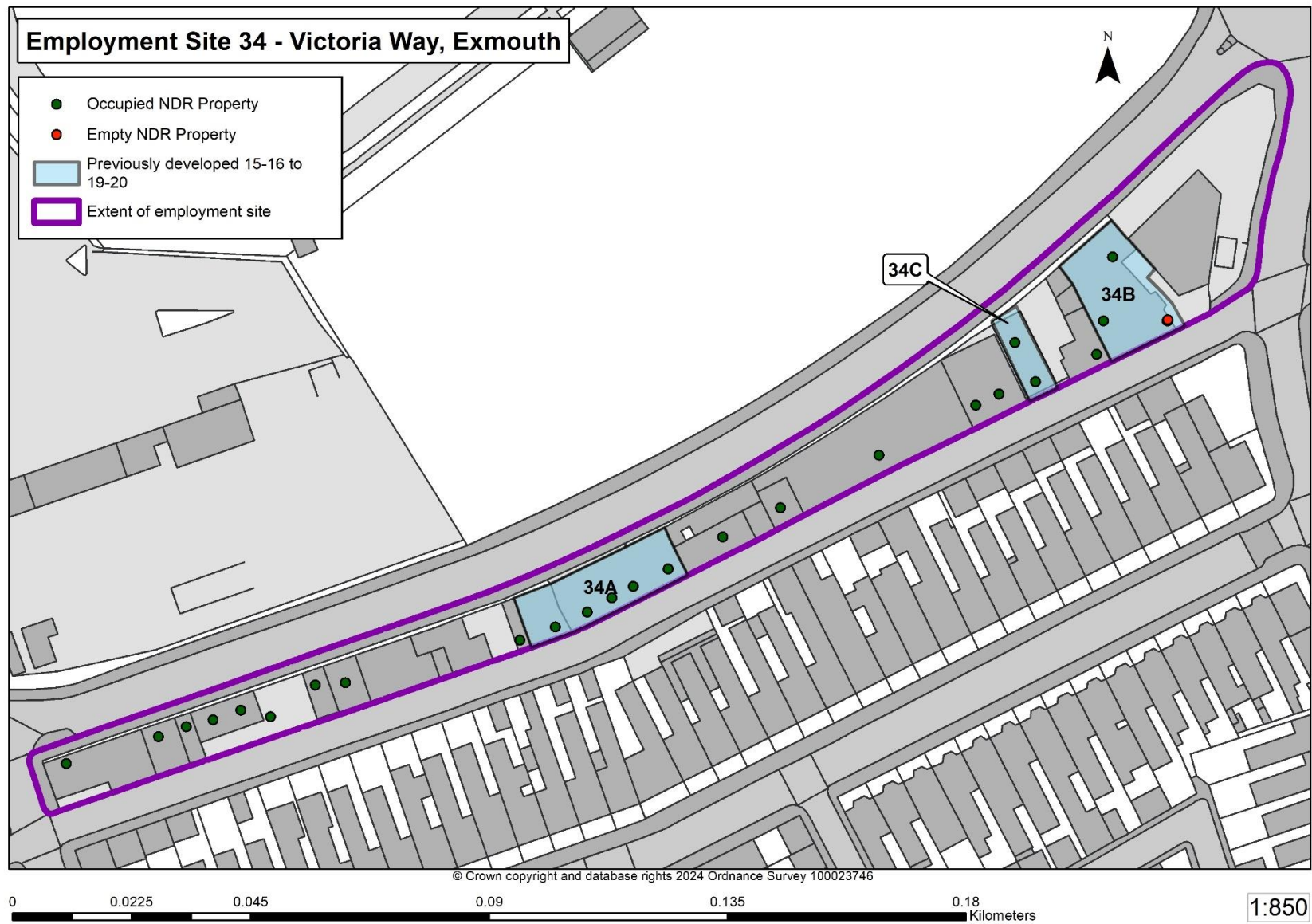
See also Appendix 2 – Plots 34A to 34C.

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 23 non-domestic rated units, of which none were classed as empty. Unit sizes at the Victoria Way site are typically very small.



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 2.23 hectares, shown on the plans below.

Permission was granted for 120 dwellings, which will take up a large section of the site to the northeast, in June 2019 (18/2272/MFUL); the boundary of the site was amended for the 2020/21 review to take account of this.

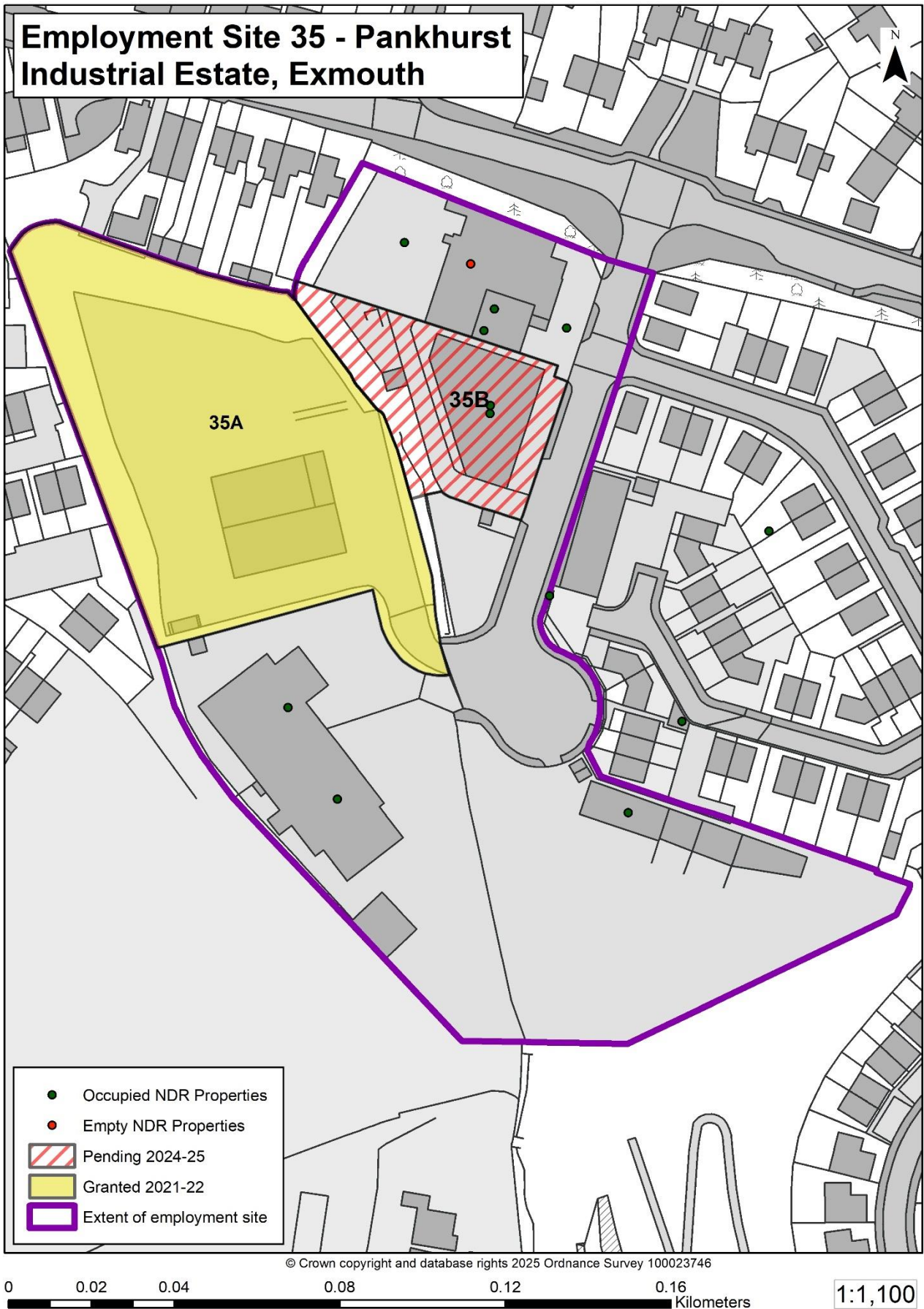
Non-Domestic Rated Properties

There are 23 non-domestic rated units, of which none are classed as empty.

Planning Activity

A Permission (22/0086/FUL) was granted on 17.01.2022 for the subdivision and extension of existing industrial unit to create 12 no industrial units for E (g) (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses, the installation of 13 no container compound areas for B8 (Storage and Distribution) use and 7 no shipping containers for B8 (Storage and Distribution) use. Further to this, both 22/1934/FUL and 23/0476/FUL have been permitted on site, extending the units and developing 4 more units respectively. The extension has been completed but work is incomplete on the new units. Plot 35A.

A Permission (25/0875/FUL) is pending decision for the alteration to the existing industrial unit to split it into 3 units. Plot 35B.



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 in the local plan, covering 0.5 Ha. The site is located off Salterton Road (the B3178). The permission (19/2710/MFUL) has seen most of the site lost to residential land use (extra care/assisted living accommodation) resulting in a far smaller employment zone of 0.18 Ha, shown on the maps below.

Summary of Planning Activity

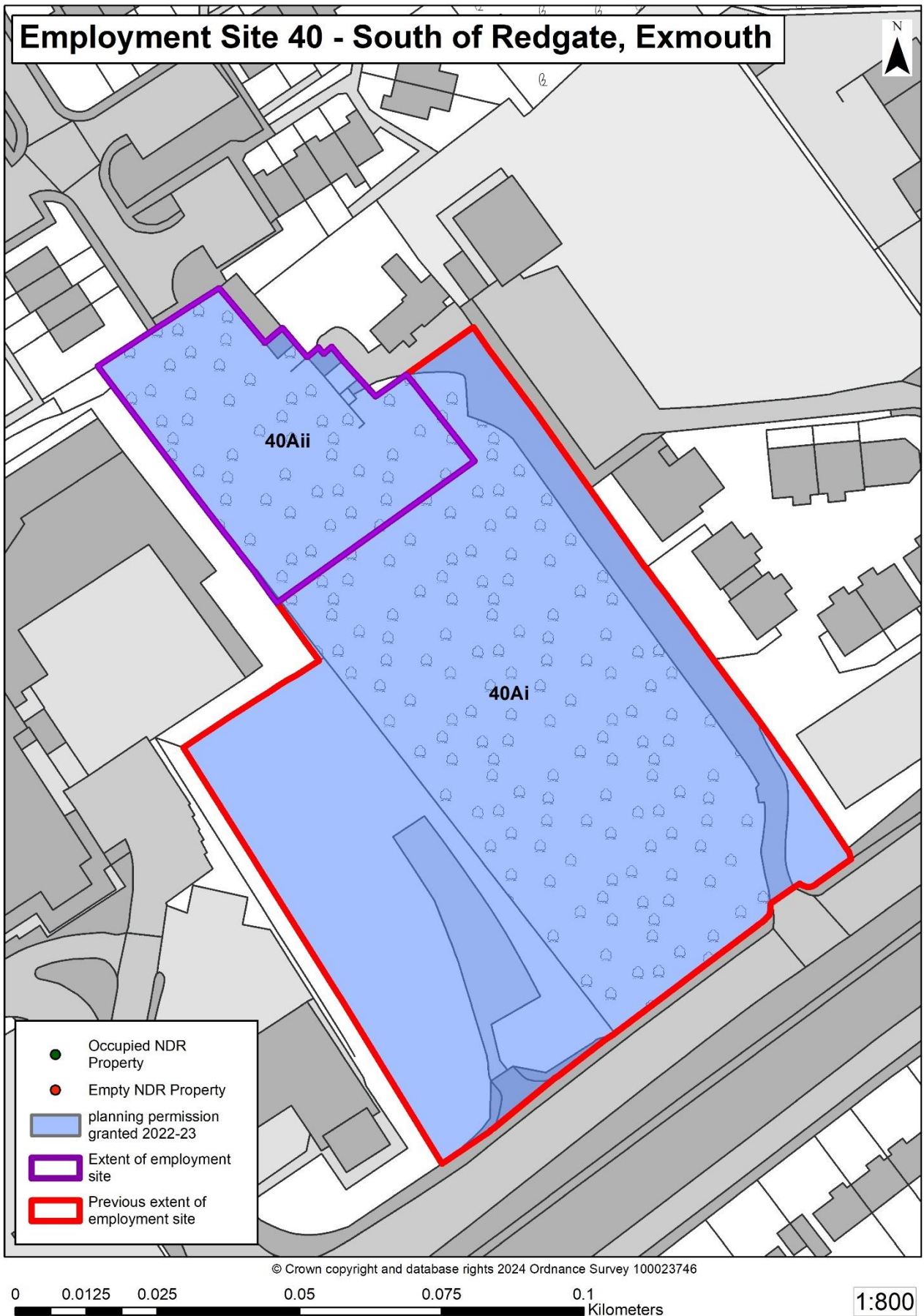
See also Appendix 2 – Plot 40A.

Vacant Land

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

Planning Activity

An application (19/2710/MFUL) for extra care/assisted living accommodation (Use Class C2) with communal facilities and car parking to the south and Use Class B1(b) / B1(c) was refused on 12.03.21. This decision has subsequently gone through appeal (21/00032/REF) resulting in acceptance of the permission, allowing the construction to begin. Construction is underway as of 14.07.2023. Vacant plot 40A is now in development, with the area becoming C2 now plot 40Ai and the extent of the employment zone covering the area of office space plot 40Aii. Work is close to completion on both sites. Under construction.



29 – Salterton Workshops, Budleigh Salterton

Ownership

The site is understood to be in multiple ownership.

Description

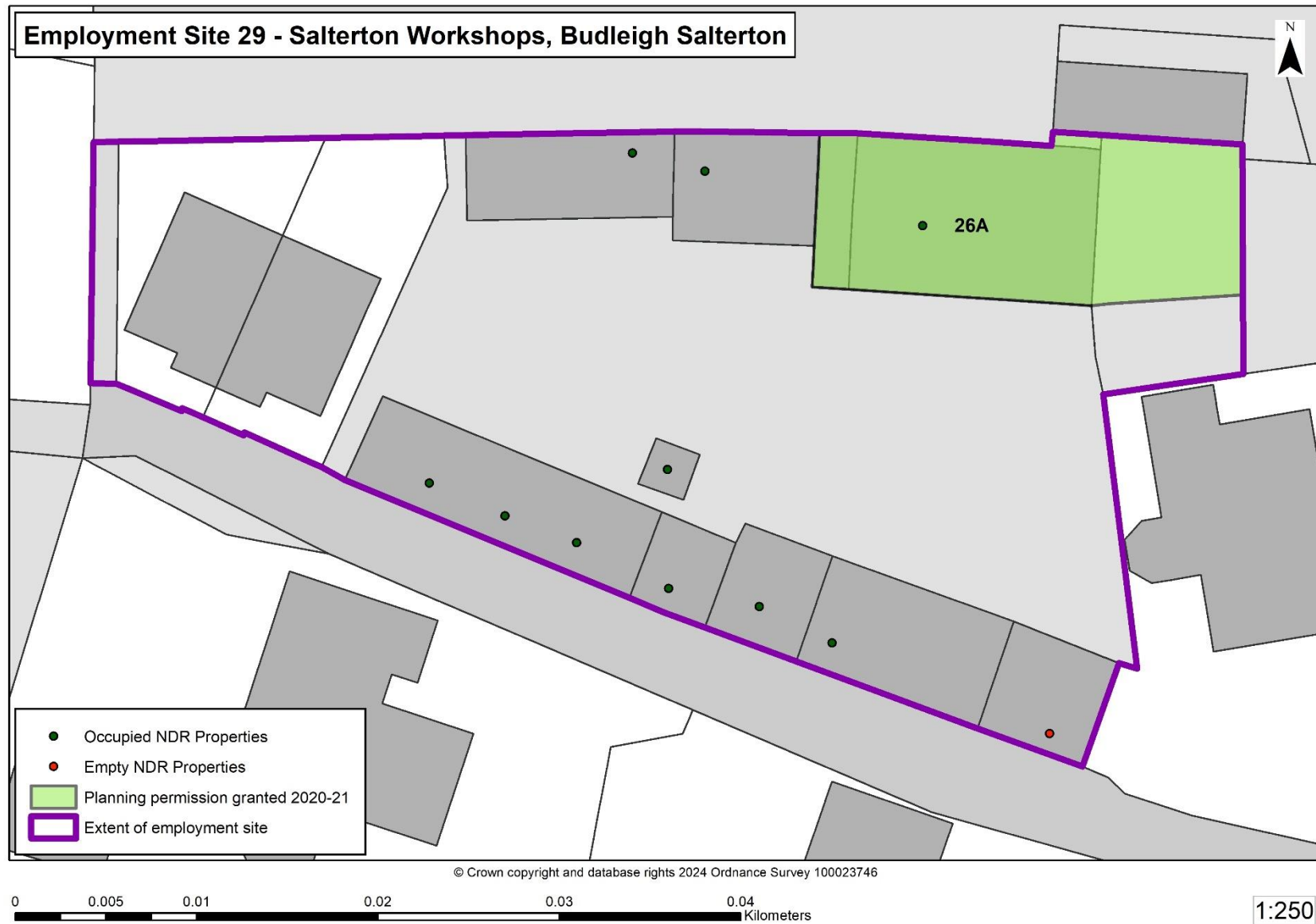
Salterton Workshops form a very small industrial estate near to the town centre of Budleigh Salterton. The site extends to just 0.15 hectares and is shown on the plans below. The southern edge of the site is in a flood zone and there is a conservation area to the south of the site.

Non-Domestic Rated Properties

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

Planning Activity

A permission (20/2316/FUL) was granted on 19.1.2021 for the change of use to a community workshop. Plot 29A. Complete.



53 – Goodmores Farm, Exmouth (Mixed Use Allocation)

Ownership

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

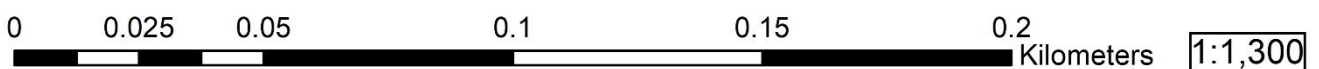
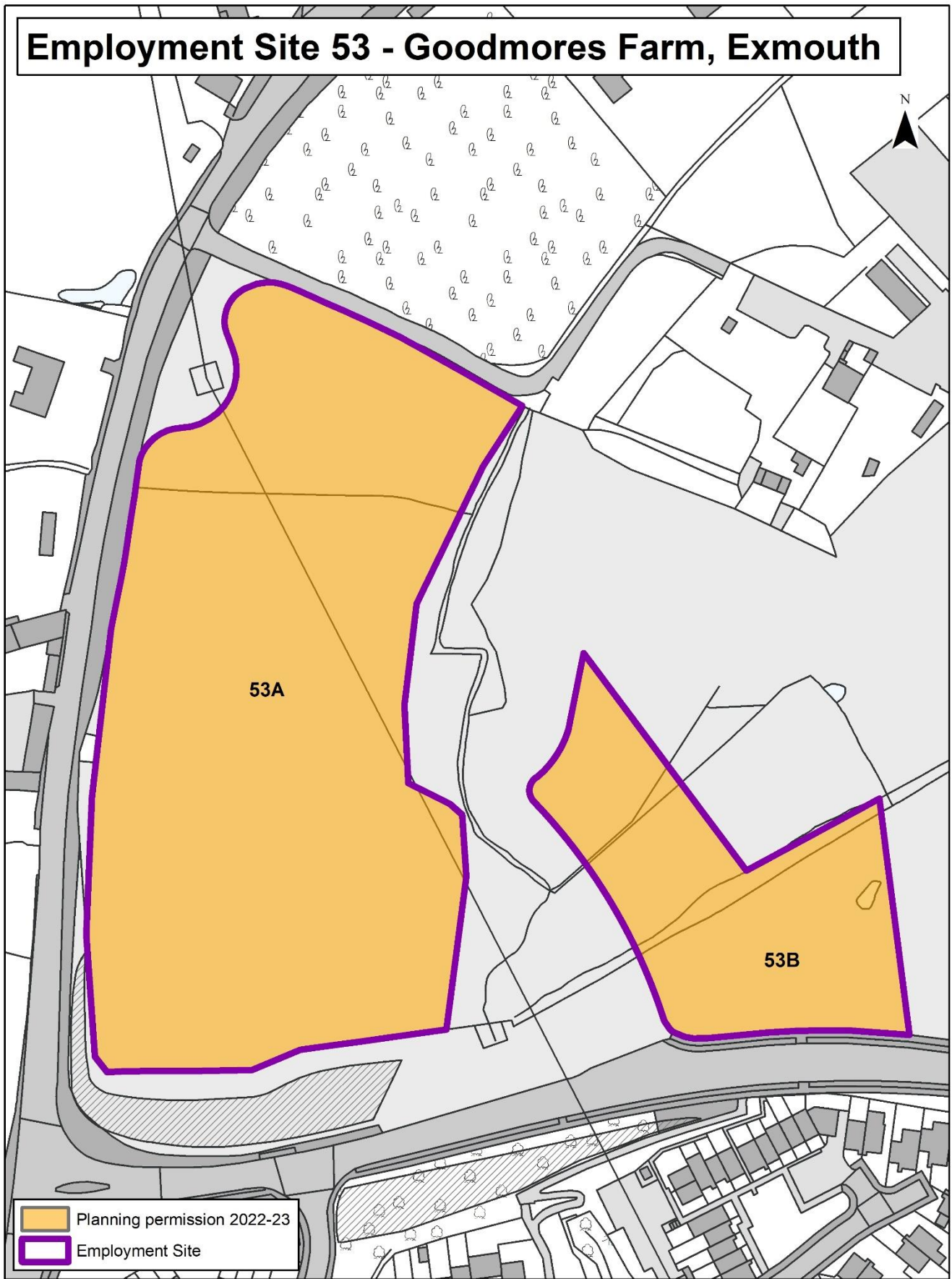
Description

This is a site allocated for mixed use development on the northern edge of Exmouth, including new housing and 5 Ha 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 23.8.2019 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 was approved on 12.2.2021. Partial reserved matters application for 32 houses, 24 apartments with associated roads and parking (21/1516/MRES) was approved on 17.12.2021. The quantity of employment land detailed in the planning permission has changed over time. Taking the most up to date information drawn from the (21/1516/MRES), the employment allocated is shown below. Plot 53A and Plot 53B.

Construction has begun on phase 1 of the development which neighbours 53B. Groundworks on 53B look to be underway as a result.



1 - Alexandria Road Industrial Estate, Sidmouth

Ownership

The site is in multiple ownership.

Description

Alexandria Road industrial area is an ageing site set in two parts. The southern part, with its own access road, is occupied by a builders' merchant in an old railway premises and several small units with road frontage adjacent to the old station building. The northern area is occupied by a range of industrial and business units and a self-storage facility. Road access to the site through Pathwhorlands is not ideal, and this has been a constraining factor on past development. Pathwhorlands is a small residential access road which allows access to the site, this on the map joins the site to the south of plots 1Bi, Bii, and Biii. The estate extends to just over four hectares in area and is shown on the plans below.

Plots 1A and 1B; including 1Bi, ii, iii, are allocated in the current local plan for employment land use. Alexandria Road Industrial Estate is covered by Policy 18, limiting the change of use of the existing land unless the set out criteria or linked criteria's are met.

Summary of Planning Activity

See also Appendix 2 – Plots 1A to 1C.

Non-Domestic Rated Properties

There are 40 non-domestic rated units, of which one is classed as empty.

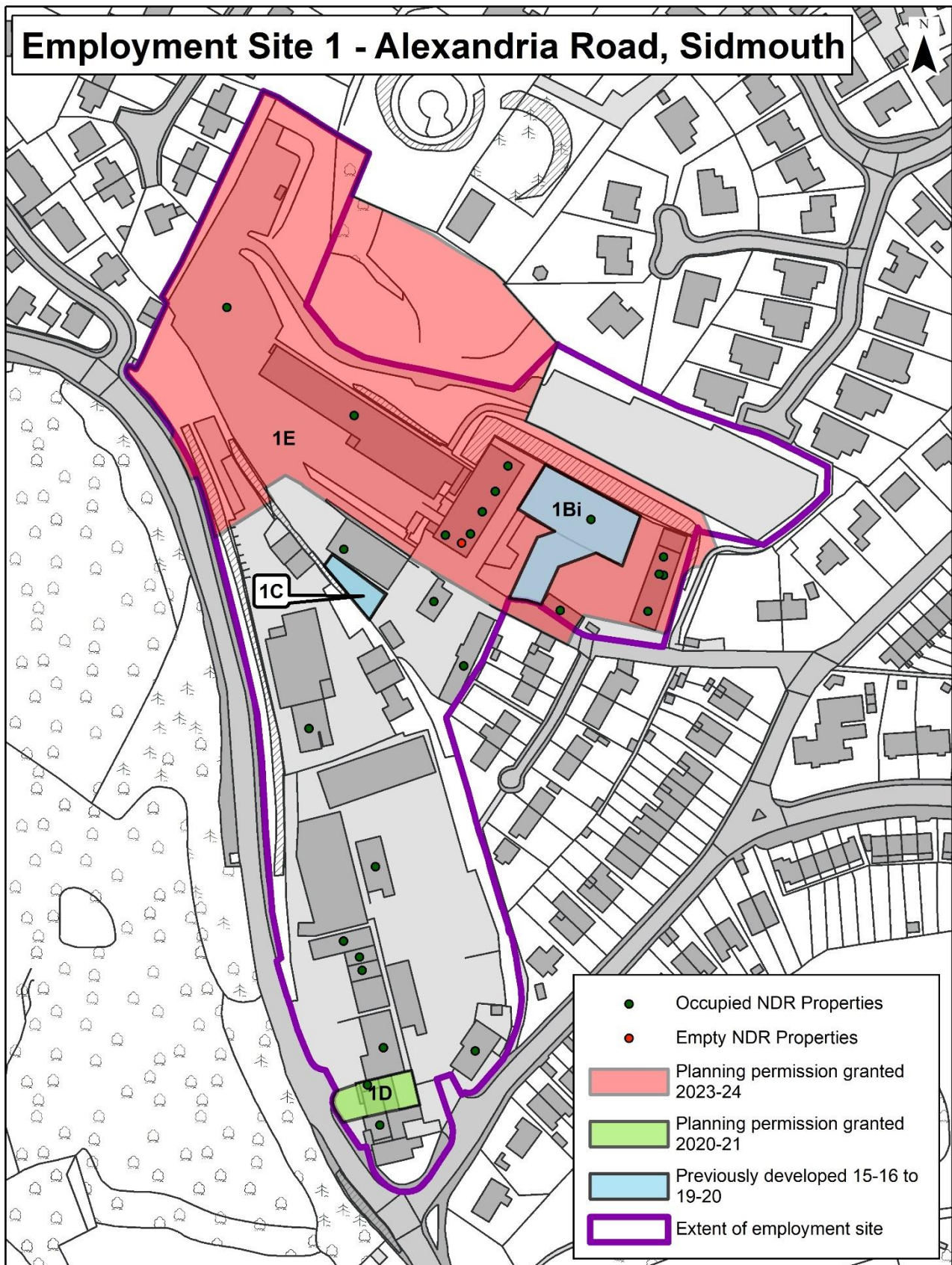
Vacant Land

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. The allocated plots 1A, 1Bii and 1Biii covering 0.17, 0.04 and 0.07 Ha respectively.

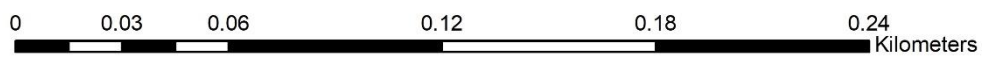
Planning Activity

A permission (21/0171/FUL) was granted on 23.3.2021 for an extension and alterations to Station Garage. Plot 1D.

Outline application (22/2063/MOUT) was granted on 06.11.2023 for redevelopment of a total additional business floor space of 1,701m². Consisting of a new access road on vacant site 1A and redesign of all units long the north boundary. Utilising sites 1Bii and 1Biii for access, combined making Plot 1E. Discharge of conditions 24/2400/DOC was allowed and later 25/1224/MRES has been submitted. At time of publishing the application had just been received. No map updates have been taken as a result.



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19 – Manstone Lane, Sidmouth

Ownership

The Manstone Lane site is in Local Authority ownership.

Description

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

The site is surrounded by residential use with education use to the west of the site.

Approvals

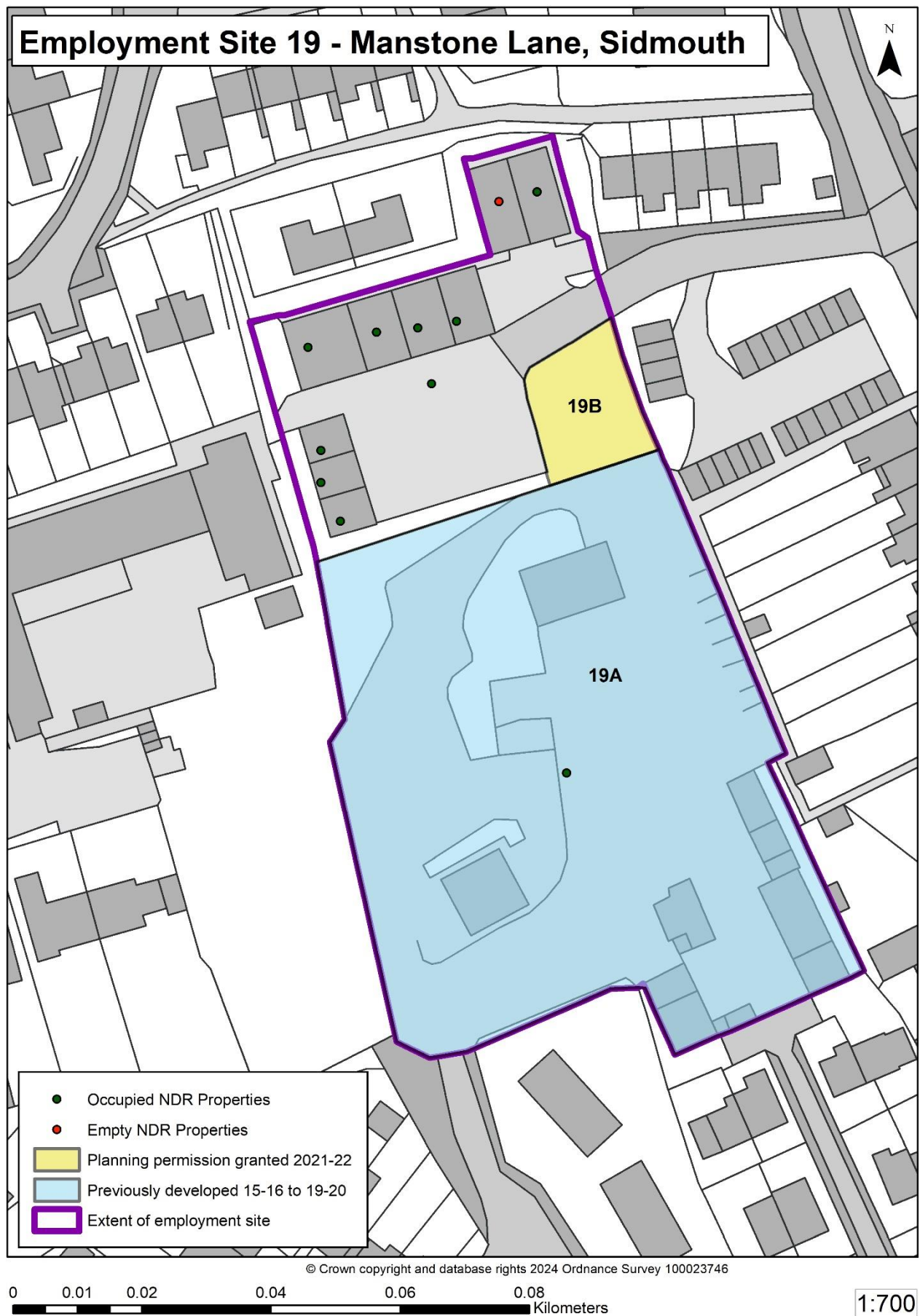
Permission was granted for the construction of a single-storey office building on the Council Yard in January 2017 (16/2526/FUL) Plot 19A.

Non-Domestic Rated Properties

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

New for 2021/22

Permission (21/1220/FUL) was granted on the 21.05.2021 for the change of use from Use Class B2 (General Industrial) of external overflow parking/surplus workshops land to Use Class B8 (Storage or Distribution) storage compound. Plot 19B



41 – Sidford Employment Site, Sidmouth

Ownership

The land is owned by the OG Holdings Retirement Benefit Scheme.

Description

This greenfield site lies to the north of Sidford and is currently in agricultural use. Development would have access from Two Bridges Road and is near the A3052 to the south. The site covers an area of approximately 6.02 hectares and is allocated in the Local Plan and noted as an employment area in the Sid Valley Neighbourhood Plan. Development for a cycle and walking connection to Sidbury is planned. The southern part of the site is in a flood zone and is fully within a National Landscape.

Summary of Planning Activity

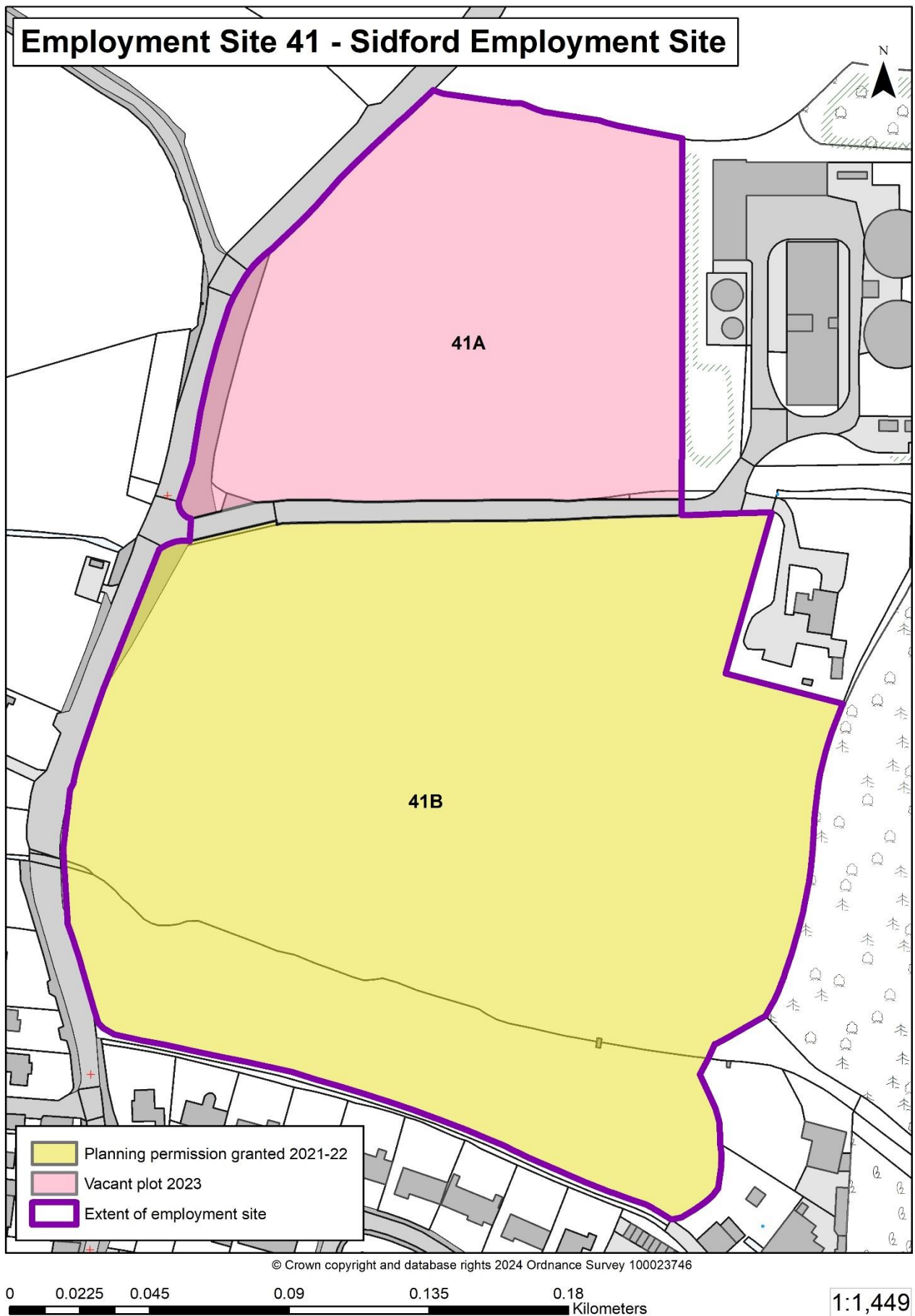
See also Appendix 2 – Plot 41A and 41B.

Vacant Plots

41A to the north of the employment zone is vacant with no planning permission and covers a total of 1.72 hectares.

New for 2021/22

Working from input gained in (18/1094/MOUT) and its public consultation before refusal, reserved matters permission (21/1723/MRES) regarding site size was granted on 17.12.2021 for the change of use of agricultural land to employment land (B1, B8 and D1 uses) to provide 8,445m² of new floorspace, new highway access. Reserved matters permission (22/0249/MRES) regarding appearance was granted on 08.02.2022. Plot 41B.



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 several businesses developed around an old sawmill and timber storage yard. The site is reasonably small scale, covering 1.70 hectares and is shown on the plans below. Access to the site is through country lanes and there is a flood zone to the south of the site.

Non-Domestic Rated Properties

There are 16 units rated for non-domestic use, one of which is classed as empty.

Planning Activity

The planning permission 23/2470/COU was approved on the 28.03.2024 to replace a timber structure with 7 timber clad containers. Plot 30A. Complete.



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 1.09 hectares.

The boundary of the site was 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

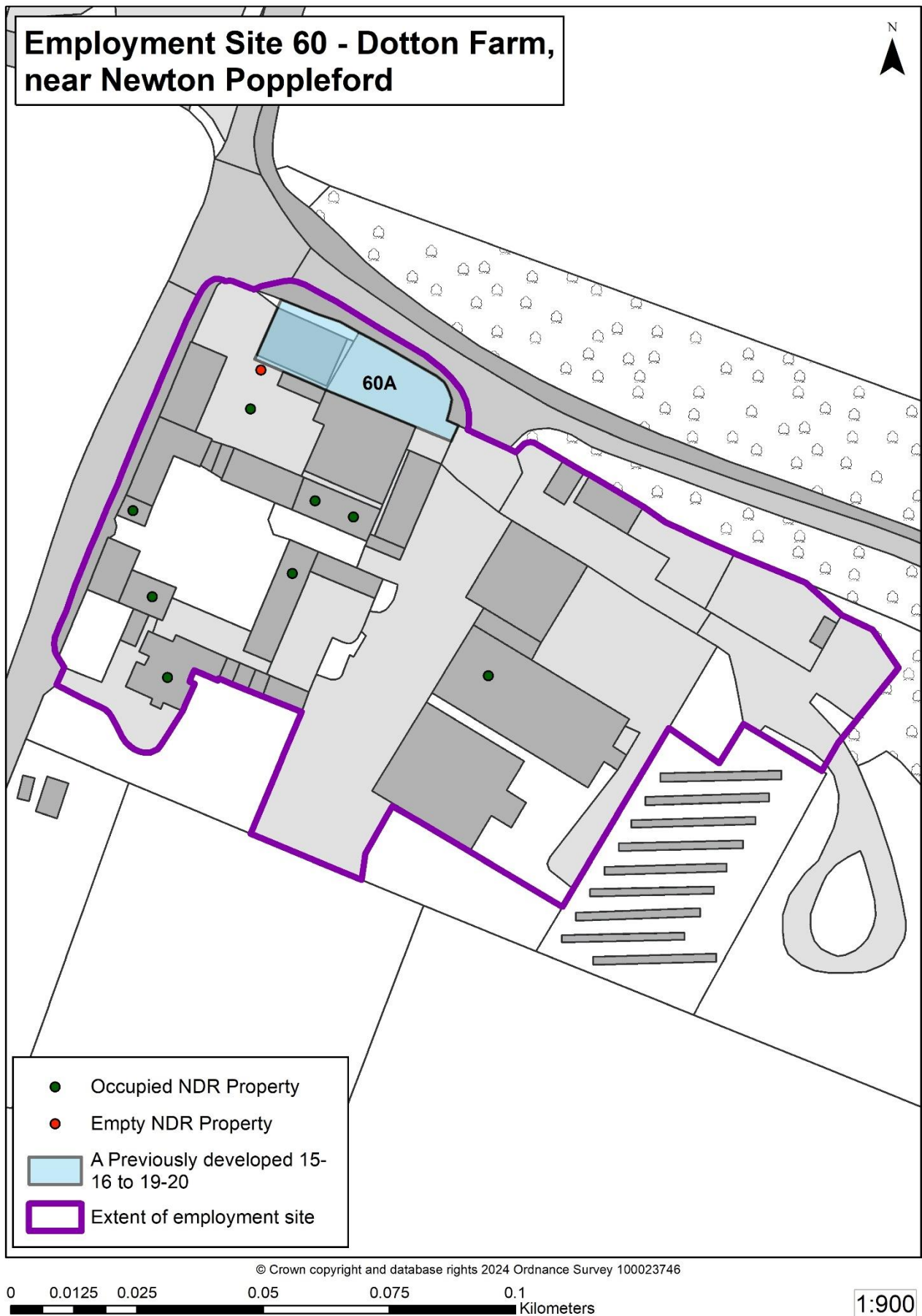
See also Appendix 2 – Plot 60A.

Completions

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

Non-Domestic Rated Properties

There are 9 units rated for non-domestic use, one of which is empty.



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 totalling 1.80 hectares, split by the former Racal Factory. The Racal Factory is the new site for the Seaton Quay development of residential dwellings which were under construction as of August 2023. This area of development abutting the Exe estuary, highlighted in green on the map, gained planning permission for residential development first in 2008 (08/2627/MOUT) and after renewal in 2013 (13/0304/MOUT) The boundary of the site was amended for the 2020/21 review to take this into account.

The small cluster of NDR premises in the south-east of the site, also abutting the estuary, have previously had planning permission 14/0784/OUT 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.

In previous iterations of the ELR there was a residential house included within the boundary of the employment site which has been excluded in the 2023 report. The site is entirely within a flood zone. However, improvements to the estuaries boarder have been completed as part of the housing scheme being implemented on the former radical site.

Vacant Plots

Plots 10D and 10E are newly defined as vacant in the 2023 ELR. These sites could be described as underutilised as there has been previous development, however, seem to have a reduced value when compared to the rest of the employment site.

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 27 units rated for non-domestic use, of which nine are classed as empty.

Site Constraints

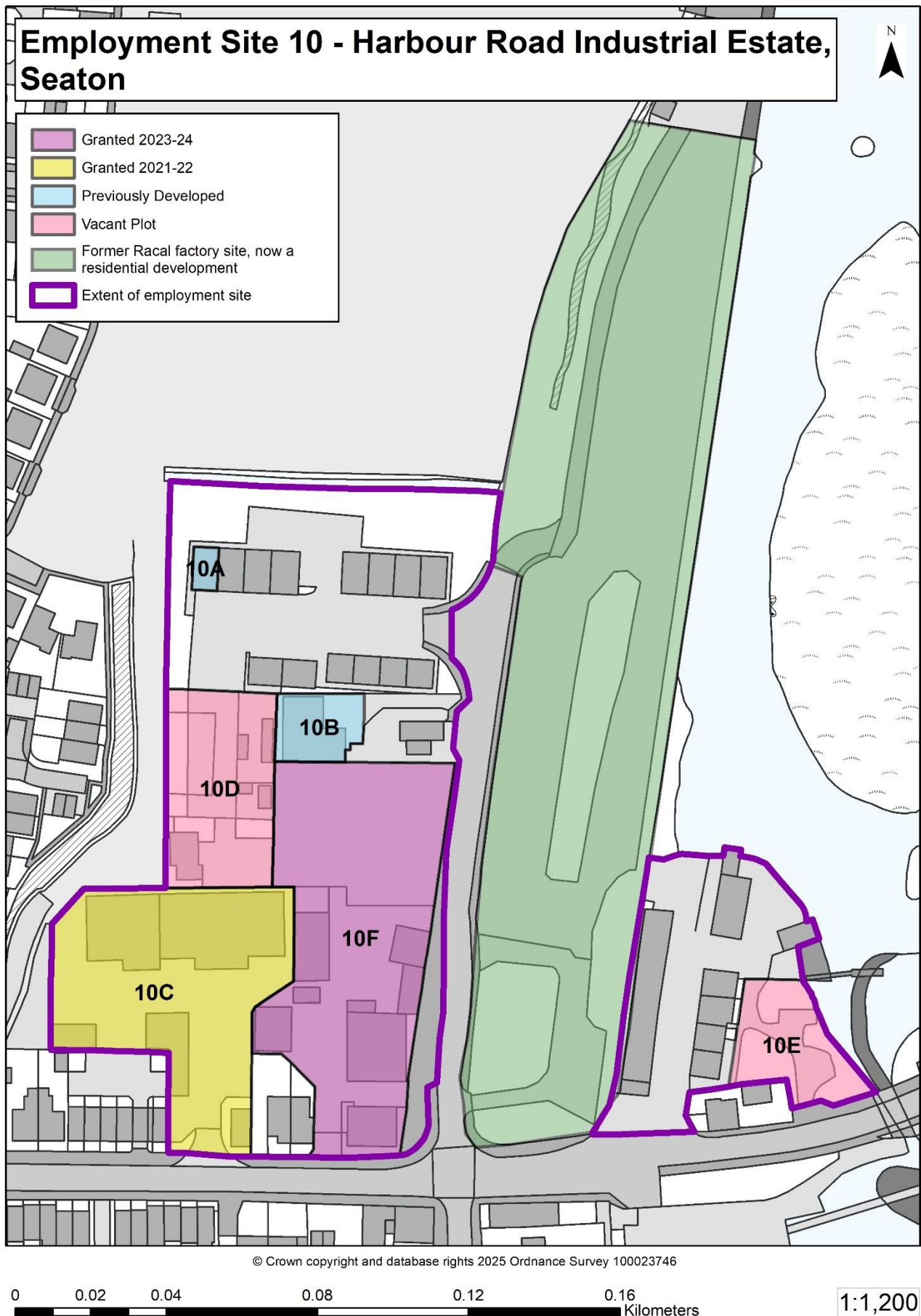
The site is entirely within a flood zone. There is a residential area to the south of the site and ongoing residential development to the west of the site as part of Seaton regeneration area.

Planning Activity

A permission (21/2991/FUL) was granted on 03.02.2022 for the change of use of part of the building and yard to a bus depot, using part of the existing workshop for bus maintenance. Plot 10C.

The planning permission 23/0741/FUL was granted on 16.10.2023 for the construction of 2 units and a storage container. Plot 10F. Part complete.

See also Appendix 2 – Plots 10A and 10B



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.

Completions

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

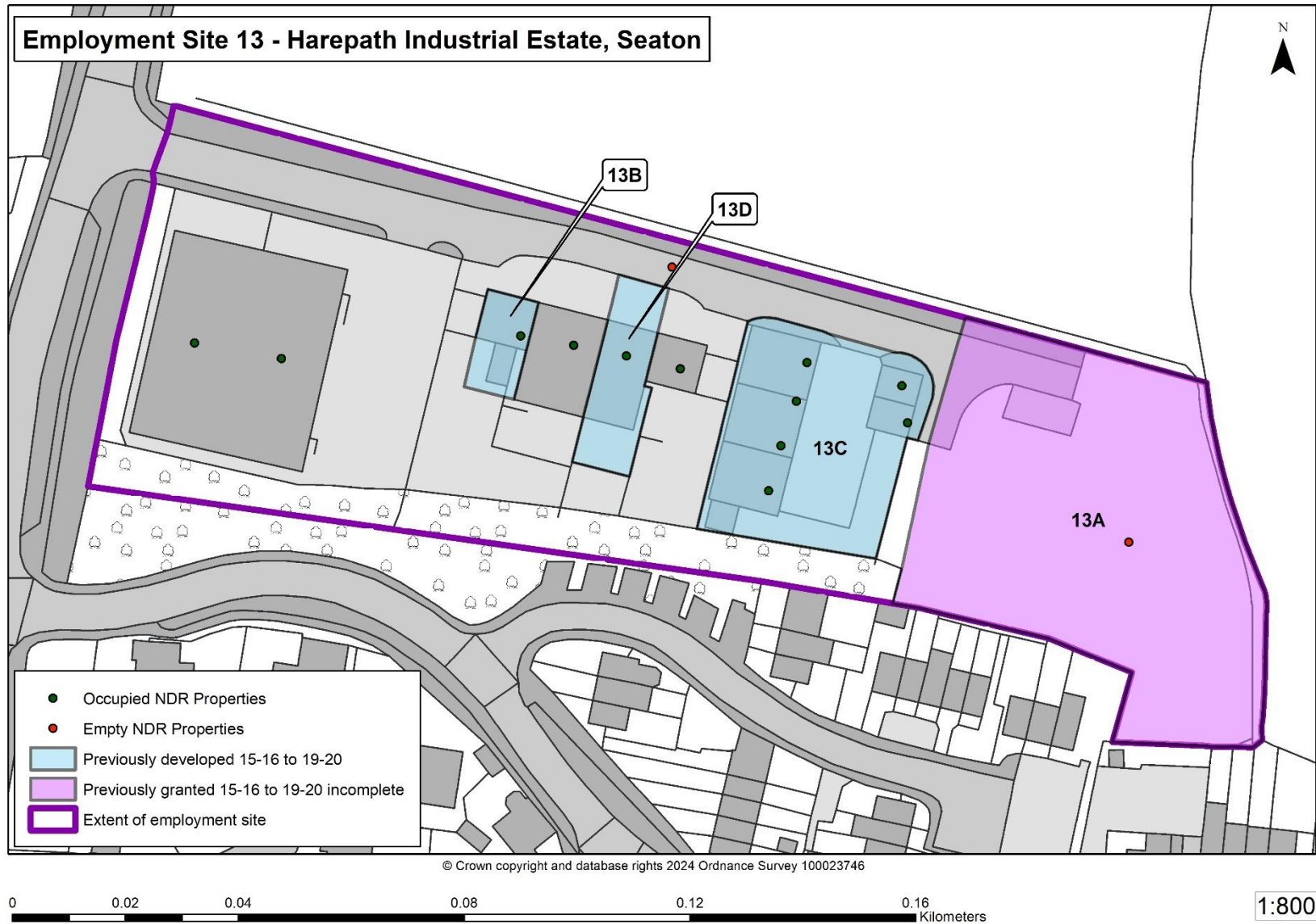
Non-Domestic Rated Properties

There are 15 units rated for non-domestic use, of which two are classed as empty.

Planning Activity

Plot 13A – A permission (14/0047/FUL) was granted in 2014-15 for the construction of seven new units. Has shown material start but still incomplete. The land is being partly used for storage.

See also Appendix 2 – Plots 13A to 13D.



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, shown on the plans below. The site has been used for the storage of construction vehicles and materials while the implementation of a new cycle path linking existing pathways to the eastern edge of Seaton was underway. This cycle way is now complete.

Summary of Planning Activity

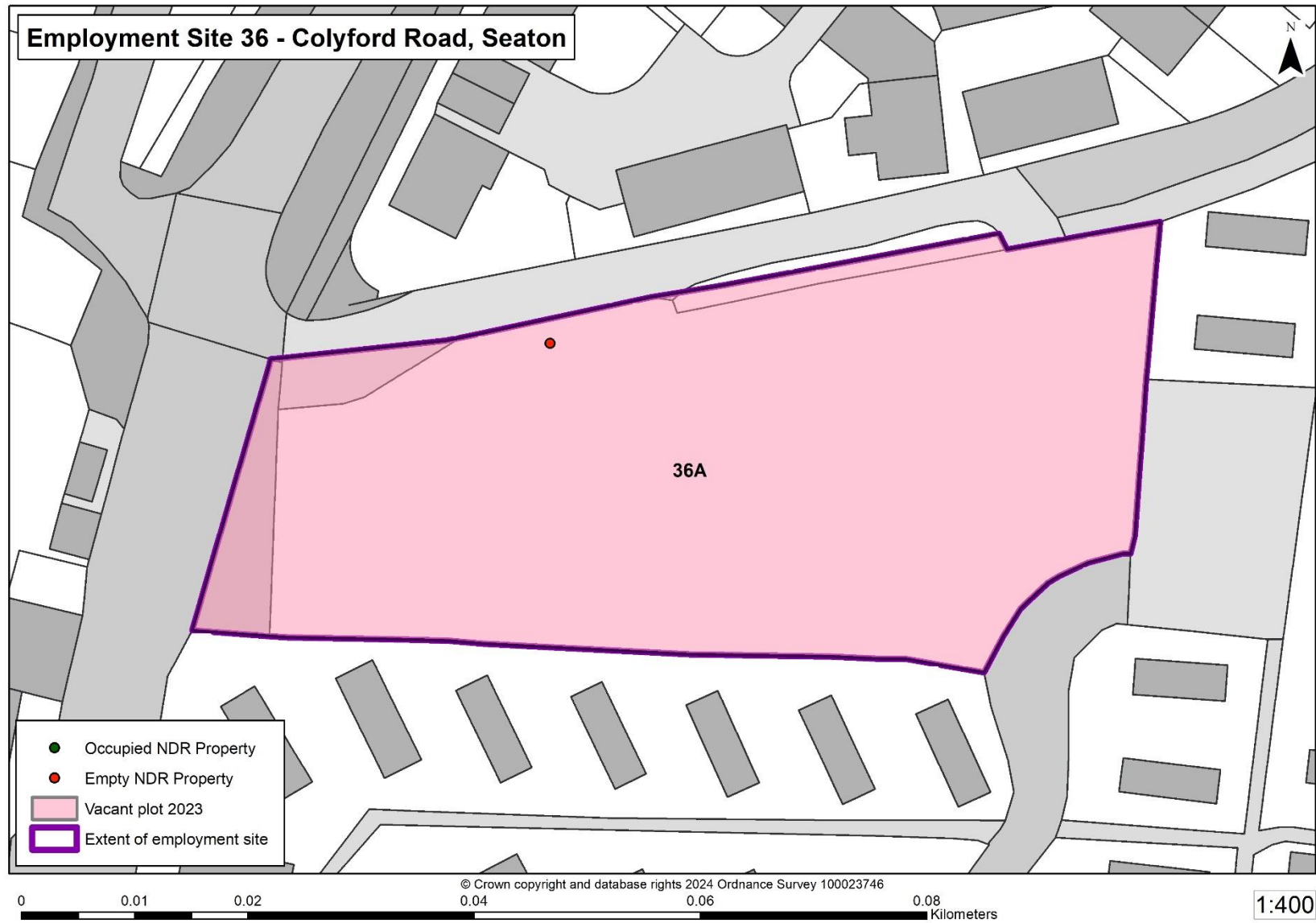
See also Appendix 2 – Plot 36A. Planning permission was granted in 2014 for 14 industrial units which has now expired.

Vacant Land

The entire site is currently seen as being allocated but vacant.

Non-Domestic Rated Properties

There is one unit rated for non-domestic use, previously a workshop, which is classed as empty.



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

Ownership

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

Description

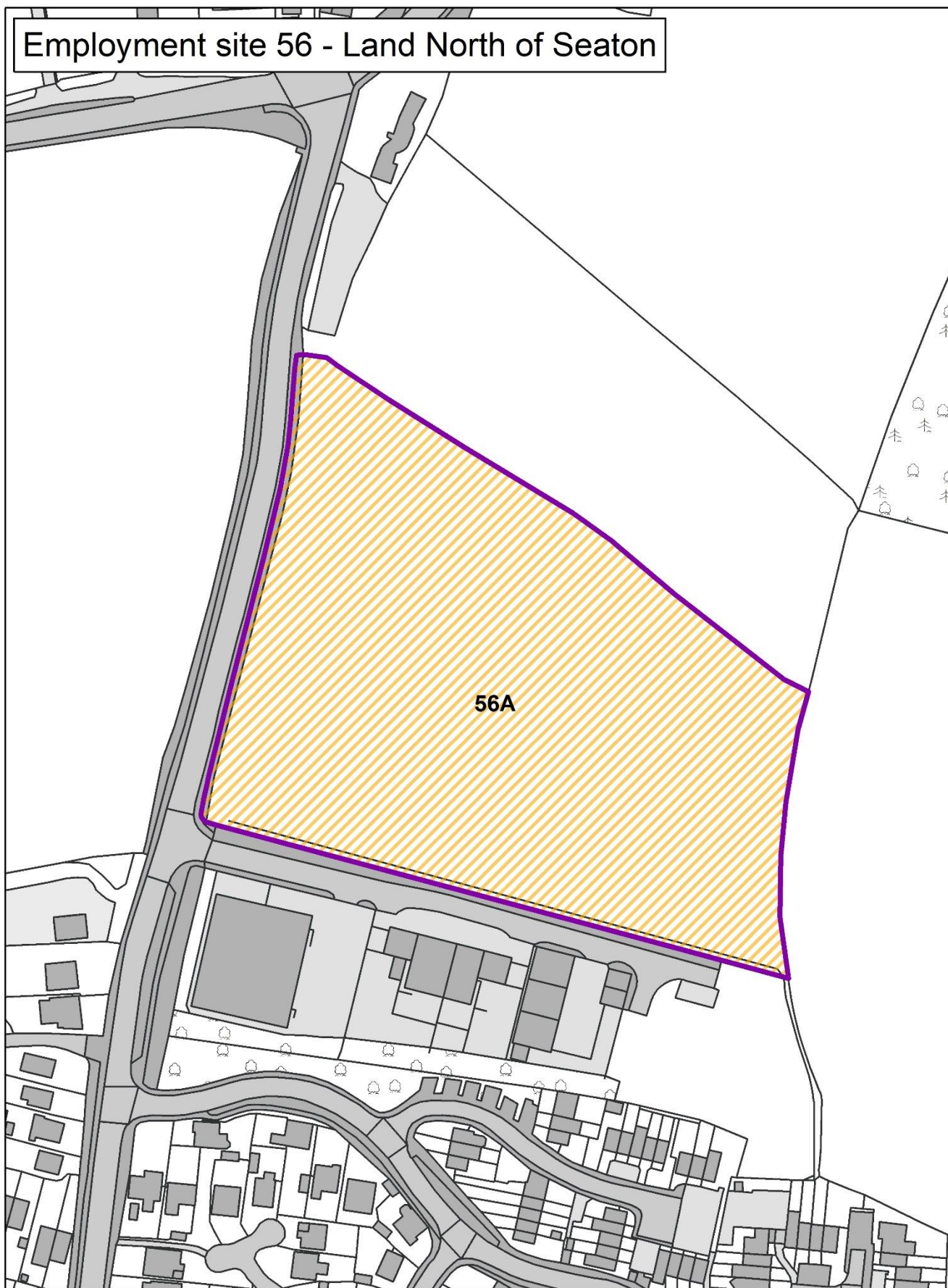
The site lies on the northern edge of Seaton and land in the Local Plan is allocated for mixed use, a sports pitch and employment use.

New for 2022/23

Outline planning application (22/2781/MOUT) was granted on 23.01.2023 for mixed use development comprising of up to 130 dwellings to the east of Harepath Road it allocates approximately 2.3 Ha of employment land adjacent to Harepath industrial estate.

Specific to the employment section within this permission, 24/2292/MOUT is pending consideration. Full application for the provision of 2no. Class E retail warehouse units with external sales area and EV charging centre with capacity for 8no. spaces together with associated infrastructure onsite, to include landscaping, access, servicing and parking. And due to the nature of the hybrid application there is also a section regarding an outline application (with all matters reserved) for the provision of 1no. drive-thru cafe/restaurant.

The section defined for employment use in this permission is highlighted in the map below. This Permission follows earlier permissions, 13/1641/MOUT and 15/2188/MOUT. Plot 56A.



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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 widely known as 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. There are also several other larger companies which operate from this site, including Aries Machine Services, Atkins Auctions and Vapormatic UK Limited alongside smaller units occupied by AHL Motorcycle repairs, AutoRack and Caramarine.

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 show the extent of the 5.13 hectares site. A large proportion of the site is on a floodplain.

Non-Domestic Rated Properties

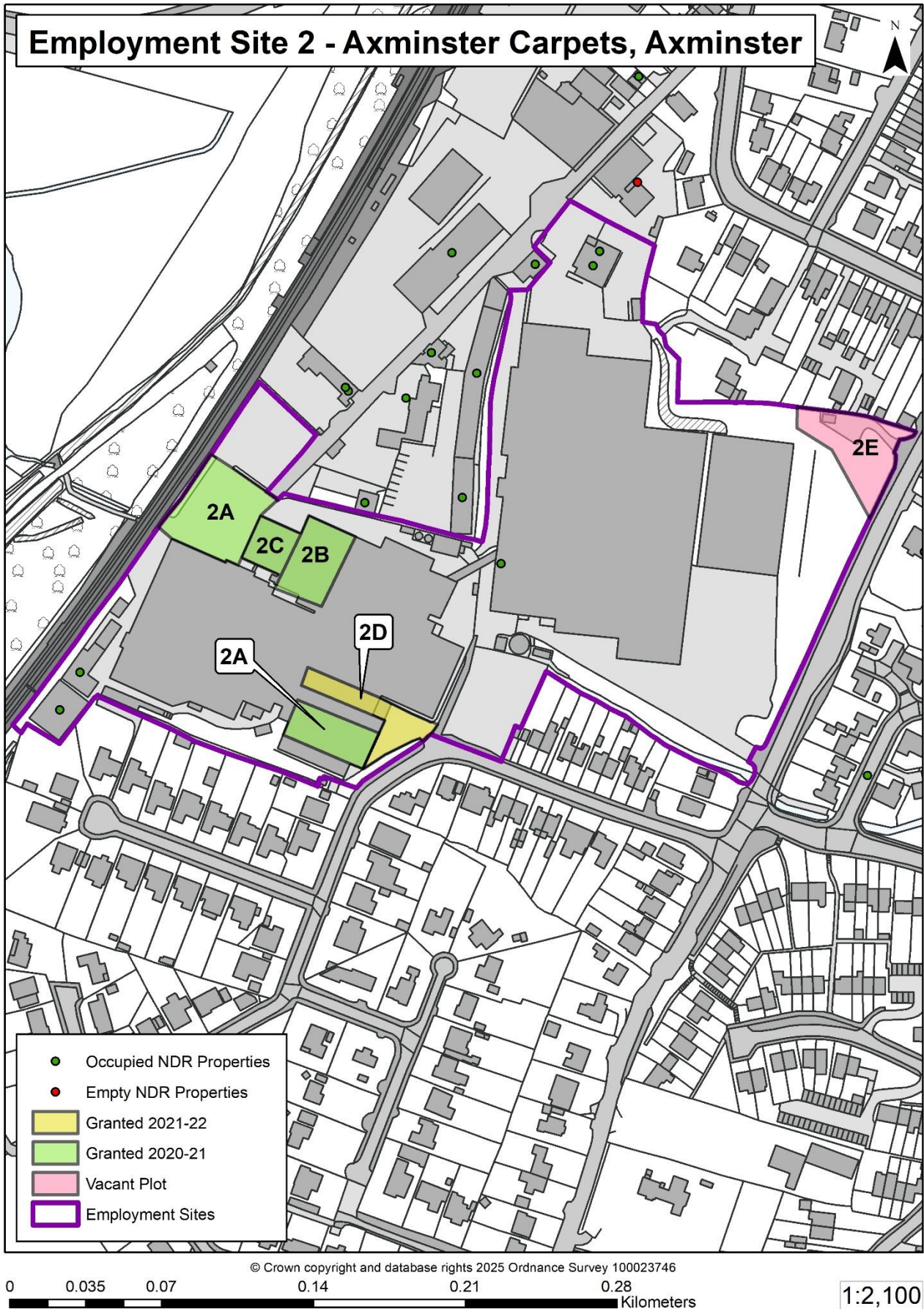
There are 27 units rated for non-domestic use, 2 of which are classed as empty.

Planning Activity

A permission (20/1788/FUL) (Plot 2A) was granted on 24.11.2020 for the change of use from Use Class B2 to an Auction House at Unit L2. Complete.

A change of use (20/2521/FUL) (Plot 2B and overlapping plot 2A) was granted on 27.1.2021 for an industrial unit (Use Class B2) to a gymnasium (Use Class E). Adjacent to this, at Unit 23, on 8.2.2021 there was a permission (20/2575/FUL) (Plot 2C) for the change of use from B2 to a gymnasium. Complete.

Proposed certificate of lawfulness (21/1121/CPL) was granted on 13.05.2021 for the change of use from use class B2 to B8 within Axminster Carpets Unit 3. Plot 2D overlapping plot 2A's Sothern extent. Complete.



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 2.33 hectares and is shown on the plans below.

The Woodmead Road site may have potential for redevelopment due to low density. However, land to the south and west of the site is in a flood zone and the site abuts the Exeter-waterloo trainline to the West.

Summary of Planning Activity

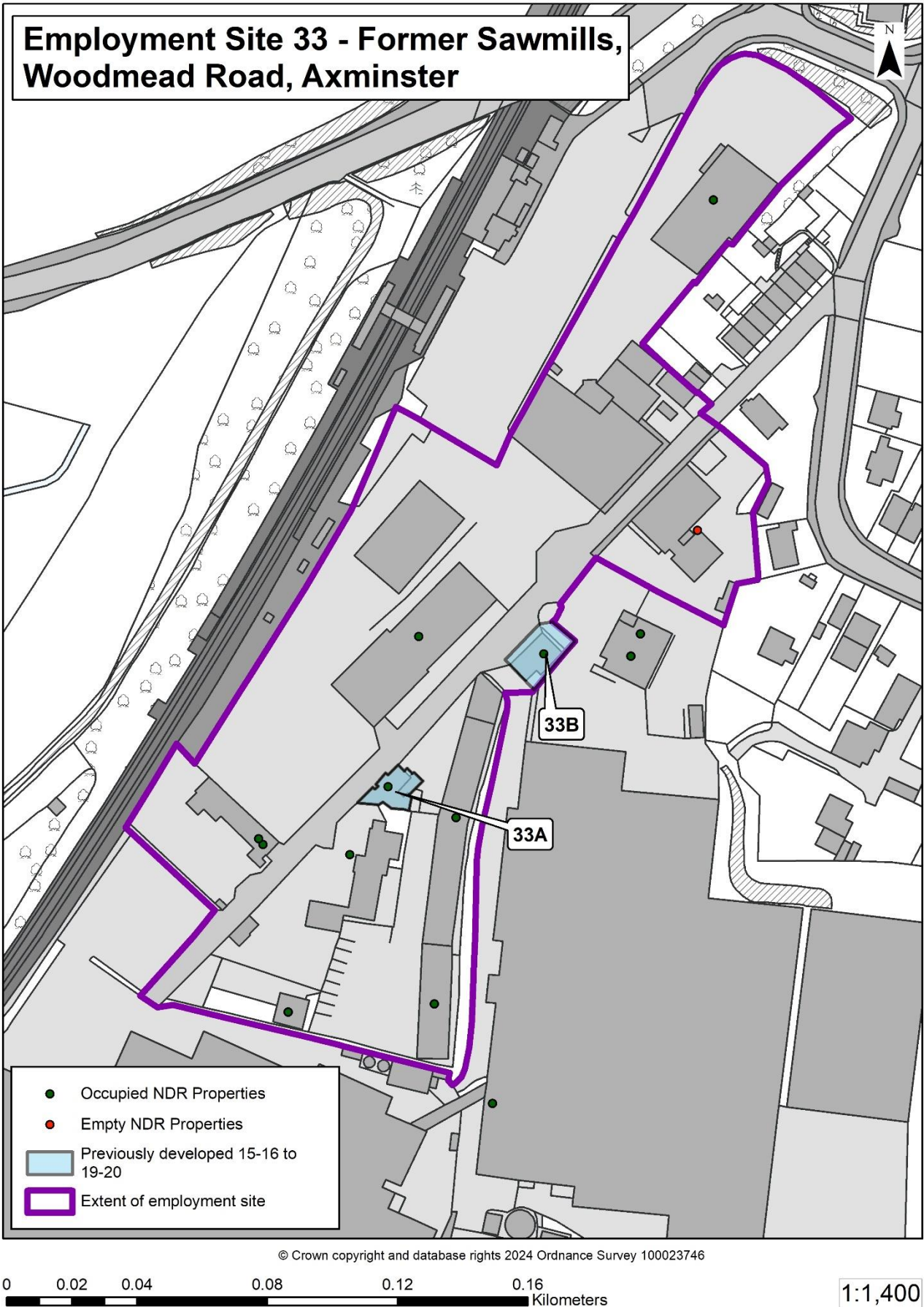
See also Appendix 3 – Plot 33A, 33B.

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 12 units rated for non-domestic use, one of which is classed as empty.



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 11.34 hectares, on the northern edge of Axminster situated just off the A358 and is shown on the plans below. 1.05 Ha is allocated in the local plan, covering 15A and 15B.

The site is a popular location for business and whilst there are several 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.

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).

Non-Domestic Rated Properties

There are 59 units rated for non-domestic use, none of which were classed as empty.

Planning Activity

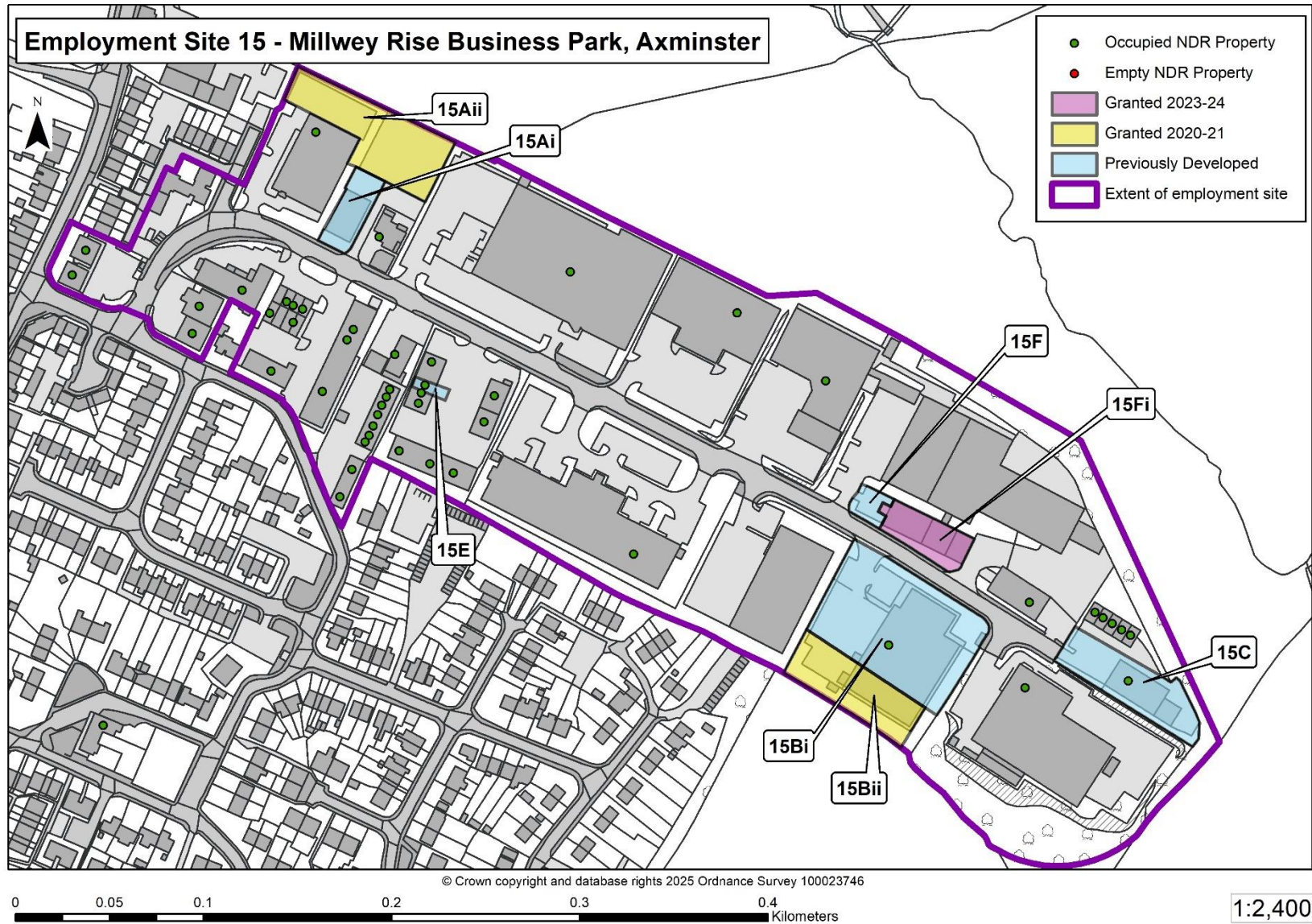
A permission (19/0547/FUL) was granted on 1.5.2020 for the extension of a commercial unit at Axminster Power Tools, another (19/1328/FUL) was granted on 10.7.2019 for a two-storey extension to a light industrial unit at Seymours Yard and another (19/2075/FUL) on 20.12.19 for the construction of a new two-storey unit comprising warehouse space on the ground floor and offices on the first floor, adjacent to Tick Tock Day Nursery. See also Appendix 2.

A permission (20/2604/MFUL) was granted on 11.06.2021 for the construction of new industrial units at Whitty Court, Weycroft Avenue. Plot 15Ai. Complete.

A permission (21/1637/FUL) was granted on 03.12.2021 for the change of use from Industrial (Use Class B2) to Warehousing/Distribution (Use Class B8) with minor external alterations. Erection of Bin Store. Plot 15Biii. Complete.

A permission (22/1022/FUL) was granted on 26.07.2022 for the change of use of workshop building Use Class E(g)(iii) to trade counter with showroom (sui generis). Plot 15G. Complete.

See also Appendix 2 & 3 – Plots 15A to 15E.



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.

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.

Summary of Planning Activity

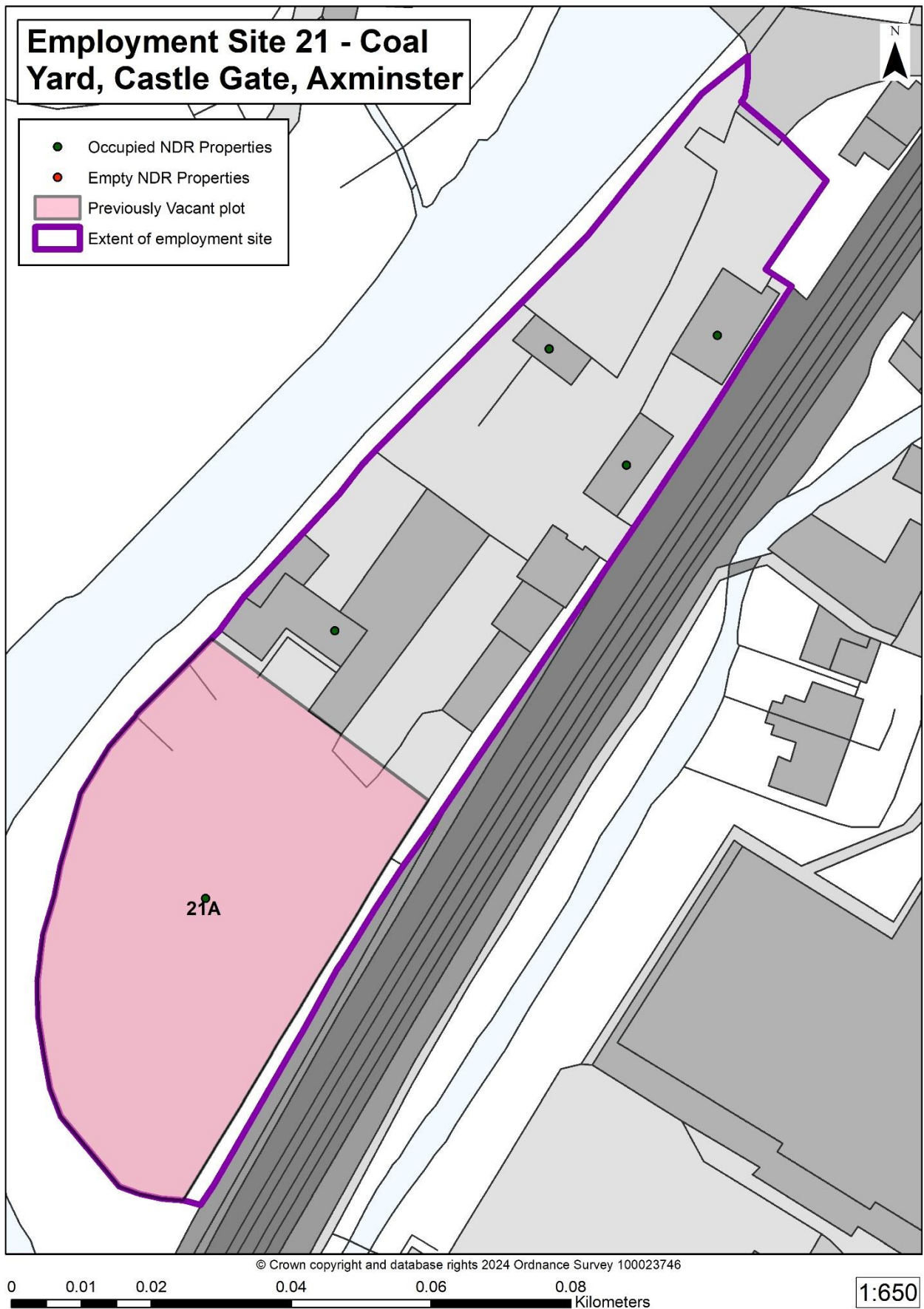
See also Appendix 2 – Plot 21A.

Previously 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 and the access to the site may cause issues. This area does, however, have NDR pip showing that it is occupied, resulting in this area being a location for density development but not to be viewed as vacant.

Non-Domestic Rated Properties

There appears to be 6 units rated for non-domestic use, none of which are classed as empty.



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

Future of the site

With progress of the emerging local plan, this site will be retired for monitoring purposes in favour for allocated sites when the emerging plan is made.

Ownership

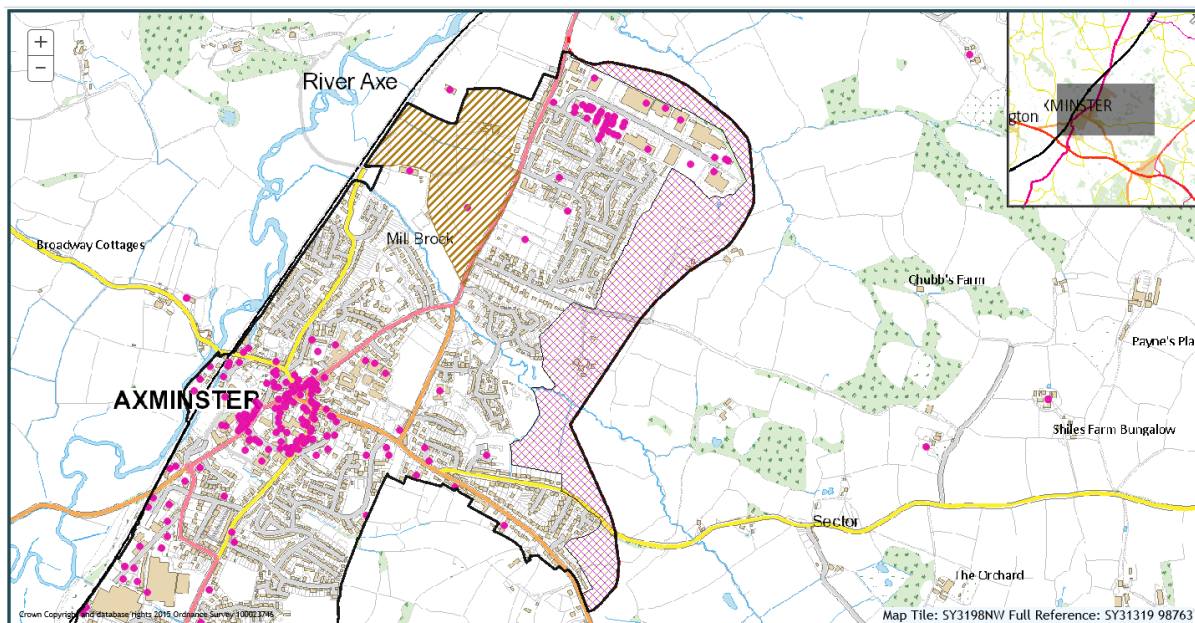
Land to the North and East of Axminster is believed to be partly owned by the Crown Estates and partly optioned for development to Persimmon Homes.

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. 8 Ha is allocated for job generating employment land, of which some may become the land use type covered in this report. 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.

Homes England have changed the grant destined for the access road into a loan resulting in financial shortfalls, it is uncertain if the project in its current form will reach fruition.



58 – Hunthay Farm, West of Axminster

Ownership

Ownership of the site is not known.

Description

The site occupies an area of 3.34 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

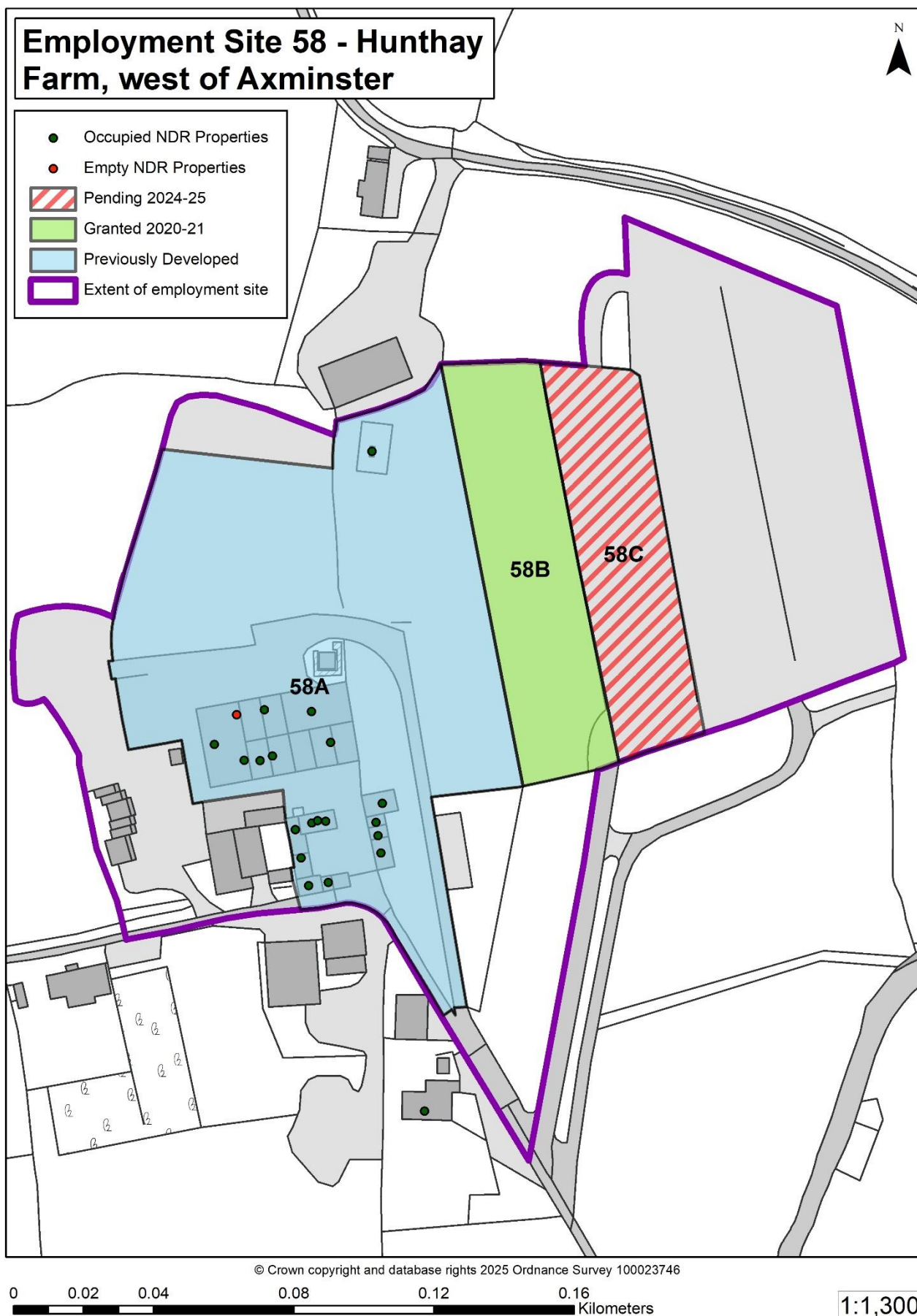
There are 20 units rated for non-domestic use, one of which is classed as empty.

Planning Activity

A permission (19/0570/VAR) was granted on 7.5.2019 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. Plot 58A. Complete.

A permission (20/0883/COU) was granted on 4.6.2020 for the change of use of part of the existing caravan storage area to permit the siting of 85 storage containers in addition to the storage of touring caravans. Plot 58B. Complete.

The permission 25/0549/MFUL is pending consideration for the change of use from caravan storage to 76 more storage containers, with no more than 360 containers on site. 58C



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-west of Colyton. The site comprises of a few small business units and is shown on the plans below.

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

Summary of Planning Activity

See also Appendix 2 – Plot 24A.

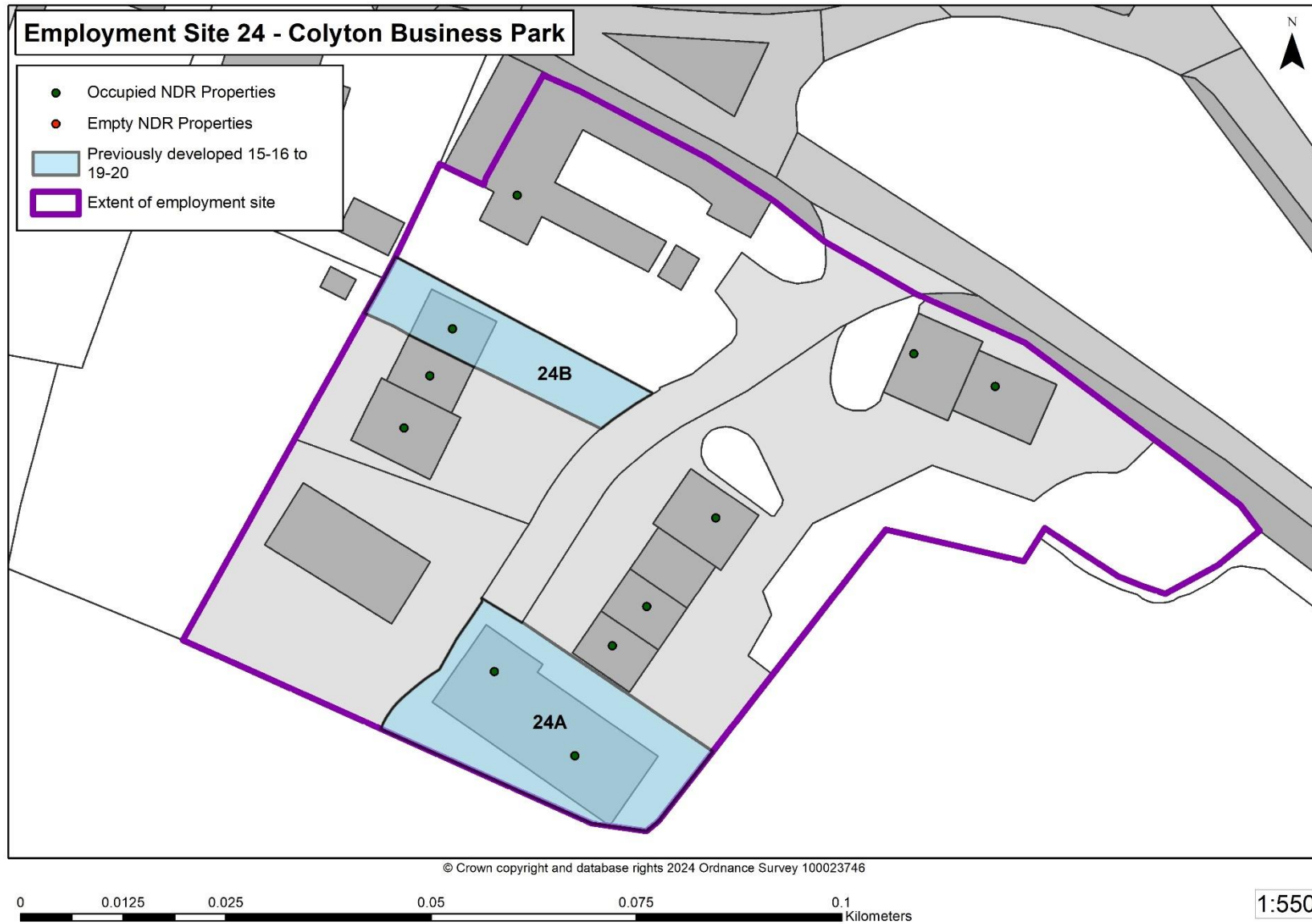
Completions

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

A permission (19/2688/COU) was granted on 24.2.2020 for the Retrospective Change of Use from business use (B1) to general industrial (B2) use at Unit 2C. See also Appendix 2.

Non-Domestic Rated Properties

There are 11 units rated for non-domestic use, all were in use.



Appendix 1F – Recently added and potential future employment site monitoring.

Over time small sites have potential to grow. Where permitted, development can gradually form smaller groups of employment land use premises. In this section, sites which have potential, via permission, to become employment sites will be noted making the process to development clearer. Some of these sites will have been allocated or noted in neighbourhood plans and other processes meaning there is value in employment land monitoring. This said, a reduction in size is still possible so a continued allocation is not certain.

For the 2021-2023 ELR the following sites were added:

63 - Hatchland road industrial estate, Poltimore Barton, Poltimore. Exeter, EX4 0BQ

65 - Beare Trading estate, Broadclyst.

67 - Bishops Court Gardens, Bishops Court Lane, Clyst St Mary, EX5 1DH

Broadclyst Neighbourhood plan.

64 - Beare Farm, Beare, (South of the B3181), Broadclyst, Exeter, EX5 3JX

66 - Winters Gardens, Broadclyst, Exeter, EX5 3BX

For the 2024-2025 ELR the following sites were added:

69 (A, B and C) - Station Yard and The Old Cider Works, Hele

This list will expand as sites are found through planning permissions, notably small site recurrences and neighbourhood plans.

Appendix 2 – Schedule of Sites and Plots: Developed and Permitted.

Appendix 2 will be published alongside this report and will provide the full schedule of activity during the Local Plan period with more detail on each plot. It is suggested to be read in conjunction with site plans. Small sites are also included in this section however don't appear on site plans.

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 2020-24

Planning permissions

25 planning permissions were granted during 2020-21 and amounted to approximately 8.01 hectares of net additional site area.

17 planning permissions were granted during 2021-22 and amounted to approximately 15.82 hectares of net additional site area.

17 planning permissions were granted during 2022-23 and amounted to approximately 12.84 hectares of net additional site area.

15 planning permissions were granted during 2023-24 and amounted to approximately 2.49 hectares of net additional site area.

15 planning permissions were granted during 2024-25 and amounted to approximately 7.54 hectares of net additional site area.

Outstanding permissions

49.93 hectares over 44 sites have planning permission but are yet to start development.

sites under construction

3.81 hectares over 11 sites are currently under construction.

Completions

The completions, as shown in Appendix 2 are laid out below, with the number of sites completed in each year next to the resultant total land developed in Ha.

Completion Year	Completions (No. Sites)	Land Developed (Ha)
2013-14	15	4.20
2014-15	9	2.10
2015-16	28	7.90
2016-17	15	3.10
2017-18	31	30.80
2018-19	17	5.80
2019-20	22	23.50
2020-21	27	6.02
2021-22	36	14.35
2022-23	19	9.09
2023-24	14	3.08
2024-25	16	5.76
Totals	249	115.69

For the 2024-25 monitoring point Appendix 2 was re assessed resulting in some of the previous year's completion totals being adjusted. Resulting in a more accurate and representative set of data for future work and decisions to be based upon.

Allocated sites.

75.08 HA of allocated land has been developed or has planning permission within the 2006 – 2026 Local plan leaving a total of 123.3 Ha of land not in employment use; developed as infrastructure, other uses, or vacant. NP and CP values can be found in Appendix 5.

Small adjustments of data have been made in each iteration of the ELR in efforts to hone accuracy of reported data. Findings at the time of publishing stand as definitive values, however, the table in Appendix 2 holds the updated findings after successive interrogations of the data.

Appendix 3 – Schedule of employment land ‘lost’ to other uses (2013-2025)

Yearly Totals of ‘Land lost’

During the 2019-2020 monitoring period there were 16 sites lost, with a combined total floorspace loss of 3194.5 M²

During the 2020-2021 monitoring period there were 5 sites lost, with a combined total floorspace loss of 2370 M²

During the 2021-2022 monitoring period there were 4 sites lost, with a combined total floorspace loss of 1538.6 M²

During the 2022-2023 monitoring period there were 2 sites lost, with a combined total floorspace loss of 420 M²

During the 2023-2024 monitoring period there were 1 site lost, with a combined total floorspace loss of 151 M²

During the 2024-2025 monitoring period there were 5 sites lost, with a combined total floorspace loss of 2663 M²

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
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 B1 Health & Fitness. The site was operational at Summer 2018	1,800
Sidmouth, East Devon District Council Offices	38	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
		Recorded Pre 2019 Total	11693
Exmouth, St Andrews Road	Small Site (2019-2020)	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 or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
Dunkeswell, Dunkeswell Industrial Estate	6 (2019/20)	19/2731/COU - Change of use from light industrial (B1) to Doggie Day Care Centre.	47.7
Honiton, Heathpark Industrial Estate	11 (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 (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 (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 (2019/20)	19/0846/FUL – Change of use from Class B1 to D1	268
Seaton, Church House (John Wood)	Small site (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 (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 (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 (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 (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 or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
Stoke Canon, Unit 303 Imbert Green Technology Park	Small site (2019/20)	19/2498/PDT - Notification for Prior Approval for proposed change of use of building and land within the curtilage from a carpenter's workshop (Class B1) to registered	56.2
		nursery (Class D1) under Schedule 2, Part 3, Class T of the General Permitted Development Order	
Salcombe Regis, Unit 6 Kingsdown Business Park	Small site (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 (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 (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 (2019/20)	20/0119/COU – Change of use from general industrial unit (Use Class B2) to a gym (Use Class D2)	669.4
2019-2020 Totals			3195
Axminster, Axminster Carpets. Unit L2, Gamberlake, Axminster, EX13 5JZ	2 (2020/21)	20/1788/FUL - Change of use from B2 to Auction House (sui generis)	926
Axminster, Axminster Carpets Ltd, Woodmead Road, Axminster, EX13 5PQ	2 (2020/21)	20/2521/FUL - Change of use of industrial unit (use Class B2) to gymnasium (use Class E) and external alterations including new disabled ramp and steps	926
Axminster, Axminster Carpets, First Floor Of (Former) Unit 23, Axminster Carpets, Woodmead Road, Axminster, EX13 5PQ	2 (2020/21)	20/2575/FUL - Change of use from B2 to gymnasium (Class E)	414
Dunkeswell, Dunkeswell Industrial Estate, Unit 1 & 2, Block A, Flightway, Dunkeswell Business Park, Dunkeswell, Honiton, EX14 4PE	6 (2020/21)	20/1518/FUL - Change of use from B2 (general industrial) to Animal Crematorium (sui generis); external changes to include one additional window at first floor rear and new flue for the proposed cremator	180

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
Ottery St Mary, Finnimore Industrial Estate, Units 1 To 3, Finnimore Industrial Estate, Ottery St Mary, EX11 1NR	8 (2020/21)	20/1443/COU - Change of use from class B2 general industrial to D2 gym use	275.1
East of Exeter Airport, McBains, Unit 14, McBains Business Units, Exeter Airport, Clyst Honiton, EX5 2BA	50 (2020/21)	20/2856/PDO - Prior approval of proposed change of use from Class B1 (office) to Class C3 (dwelling house)	63
		2021-2022 Totals	2784
High Street, Honiton EX14 1LP	Small site (2021/22)	A permission (21/0943/FUL) was granted on 09.06.2021 for the conversion of stores (B8) to form 2 dwellings (C3).	140
Honiton Cattle Market Silver Street Honiton	Small site (2021/22)	A permission (20/2410/MFUL) was granted on 22.07.2022 for the demolition of existing structures and redevelopment to form 57 retirement living apartments for older persons including communal facilities, parking, and landscaping.	800
		2021-2022 Totals	940
Westcott Mill, Honiton	Small site (2022/23)	A permission (22/1962/FUL) was granted on 15.09.2022 for the proposed change of use class to new pharmacy E(a) from storage use (B8) with alteration to fenestration.	200.61
Opposite harbour road, Seaton	Small site (2022/23)	AN application was made (22/1478/FUL) on the 08.07.2022 for the demolition of existing STC store and Bus Garage on site to be replaced by 9 residential units with landscaped gardens and private parking. Site still in use awaiting approval	198
Collets mill, Talaton	32 (2022/23)	A permission (20/1086/FUL) was granted on 24.06.2021 for the conversion of the mill to a residential dwelling.	270
Liverton Business Park	17G (2022/23)	A certificate of proposed lawful use (22/0396/CPL) was granted on 20.04.2022 for proposed use of Unit 10 from B1 General Industrial to E(e) Provision of medical or health services (private pharmacy).	150

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
		2022-2023 Totals	819
1 Old Steam Laundry, Laundry Lane, Sidford	Small site 2023/24	A Permission (23/2117/FUL) was <u>pending</u> for the conversion of workshop building to form 2 no. live/work units, comprising business use (Class E(g)) at ground floor and dwelling (Class C3) at first floor, and formation of associated parking area.	30 – Extant
36A Fore Street, Sidmouth	Small site 2023/24	A Permission (23/1902/FUL) was granted on 09.11.2023 for the proposed change of use from Office (Class E) to apartment (Class C3).	151
Devon And Somerset Fire and Rescue Service HQ, Clyst St George	Small site 2023/24	A Permission (23/2200/FUL) was granted on 21.12.2023 for the change of use from office to dwelling, with associated works and landscaping	129
Shoobridge Funeral Services, Silver Street, Honiton	Small site 2023/24	Prior approval was given to (23/2391/PDMA) on 26.01.2024 for the proposed conversion of a two-storey building currently classified under Class E (Commercial, business, and service) to a new classification within Class C3 (dwellinghouses)	481 - Extant
Nelson House, Coombe Lane, Axminster	Small site 2023/24	Prior approval was given to (23/2509/PDMA) on 11.02.2024 for the change of use of offices (use class E(g)) to a single dwellinghouse (use class C3).	444 - Extant
Bridge House, Weston	Small site 2023/24	A Permission (23/2550/COU) is <u>pending</u> for the Change of use from B8 (storage of tractor parts) back to agricultural use	203
Coverstructures House, Exeter Road, Ottery St Mary	Small site 2023/24	A variation (24/0282/VAR) was <u>pending</u> at the monitoring point, approved on 03.04.24, Variation of condition no. 2 (approved plans) of planning permission 20/0779/FUL - New industrial unit for B1, B2 and B8 use. Proposal for reduction in the size of the building.	Variation of permission so no land lost, permitted development was not complete. Loss of potential employment floorspace of 180. Not counted in the total.
		2023-2024 Totals	483
Hill Barton Business Park, Hill Barton Business Park	14N 2024/25	Change of use of an industrial unit, B2 / B8, to an Indoor Sport Paddle Tennis Centre, E (d). - 24/0588/FUL	2038

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43E 2024/25	the demolition and redevelopment of the site to provide two replacement employment buildings. (will result in a loss of employment land) - 24/1049/FUL	456 - Pending
Fairfield House New Street Honiton Devon EX14 1BS	Small site 2024/25	Conversion to 4no. residential flats and retention of part commercial element as offices - 24/0668/FUL	240
Sunnynook 9 Newtown Sidmouth EX10 8PZ	Small site 2024/25	Change of use from light industrial use to a private dwelling. - 24/1071/FUL	59
35 Queen Street Seaton EX12 2NY	Small site 2024/25	Change of use of ground floor of building from commercial to a single flat - 24/1151/PDMA	114
51 High Street Budleigh Salterton EX9 6LG	Small site 2024/25	Commercial offices to 3No. dwellings Remaining ground floor space to be retained as a commercial unit. - 24/2577/FUL	212
		2024-2025 Totals	2663

Appendix 4 – Non-Domestic Rated Properties

On April 1st, 2024, there were 1,326 premises within East Devon employment sites rated for non-domestic use; 109 of which (8%) were classed as empty, up 3% from 2022-23. Resulting in an occupancy of 92%.

The joint most common unit use types are workshops and warehouses, both accounting for 18% of units which are in use. Storage and office units account for 15% and 9% of the other units which are in use.

Exeter Science Park has 13 empty units while Dunkeswell Industrial Estate and Heathpark Business Park have 9 empty units. These 3 sites have the highest number of empty units, together accounting for 28% of all empty units across East Devon.

Past counts may have inadvertently included NDR car parking spaces and mobile telecommunication masts, etc, an effort has been made to ignore these points. Open air storage bays / compounds and storage containers have been included. Units which 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 uses data from the Council’s Non-Domestic Rated Properties GIS layer verbatim (including units classified as exempt).

2024-25 NDR data is being updated as an error occurred between the link between geolocation and NDR status. This will be rectified for the 2025-26 ELR.

Employment Site Name	Total	Empty	Occupied	FACTORY	OFFICE	RETAIL	SHOWROOM	STORAGE (Including Land where counted)	UNKNOWN / OTHER	VEHICLE REPAIR	WAREHOUSE	WORKSHOP (Not Vehicle Repair)
01: Alexandria Road Industrial Estate	40	1	39				2	5	18	1	9	5
02: Axminster Carpets, Woodmead Road	27	2	25			1		2	18	1		5
03: Ottery Moor Lane/ Bramble Hill Industrial Estate	3		3			1	1					1
04: Odhams Wharf	13	1	12		4			3	2		1	3
05: Darts Business Park	29	2	27				1	12	7		1	8
06: Dunkeswell Industrial Estate	156	9	147	6	3		2	34	18	5	58	30
07: East Devon Business Park	18	2	16		4			5	1	2	1	5
08: Finnimore Industrial Estate	37	5	32	4	5		1	5	8	4	8	2
10: Harbour Road, Industrial Estate E	27	9	18		1	1	1	7	1	2	1	13
11: Heathpark Industrial Estate	138	9	129	7	6	3	1	15	30	3	43	30
12: Greendale Business Park	58	2	56	2	2			16	27		10	1
13: Harepath Industrial Estate	15	2	13			2		1	2	1	2	7
14: Hill Barton Business Park	57	7	50	4				4	28		19	2
15: Millwey Rise Industrial Estate	59		59	4	1	1		3	31	1	2	16
16: Liverton Business Park (Phase I)	28	2	26	1	1	5	1		5			15
17: Liverton Business Park (Phase II)	8	2	6			2			5		1	
18: Dinan Way	9		9	1	1		1		1	1	3	1

Employment Site Name	Total	Empty	Occupied	FACTORY	OFFICE	RETAIL	SHOWROOM	STORAGE (Including Land where counted)	UNKNOWN / OTHER	VEHICLE REPAIR	WAREHOUSE	WORKSHOP (Not Vehicle Repair)
58: Hunthay Farm	20	1	19					1	14		3	2
59: Yeo Business Park	8		8						8			
60: Dotton Farm	9	1	8					2	4		2	1
61: Colliton Barton	5		5						3		1	1
62: Dunkeswell Airfield	16	3	13		1			11	3	1		
63: Poltimore, Hatchland road	3	1	2						3			
64: Beare Farm	N'hood Plan Allocation											
65: Beare Trading estate, Broadclyst	14	5	9					5	5	1	1	2
66: Winter Gardens	N'hood Plan Allocation											
67: Bishops court	23	6	17		4			5	13		1	
68: Old primary school, Uplyme	1		1						1			
	Total	Empty	Occupied	FACTORY	OFFICE	RETAIL	SHOWROOM	STORAGE (Including Land	UNKNOWN / OTHER	VEHICLE REPAIR	WAREHOUSE	WORKSHOP (Not Vehicle Repair)
Total	1326	109	1217	47	124	19	19	200	398	47	238	234
Percentage of total / Percentage of 'In use'		8%	92%	4%	9%	1%	1%	15%	30%	4%	18%	18%

Appendix 5 – Employment Site Allocations

A total of 75.54Ha of land has been permitted for development on all allocations within the Local plan, Cranbrook Plan and Neighbourhood plans. The remaining total area of land allocated is 122.87Ha. Specifically, the remaining area of land allocated by the Local Plan covers 111.73Ha. These totals use the employment site boundaries drawn in this document where allocation is solely by name.

Through Local and Neighbourhood Plans, areas of potential future development are allocated. This designates the land within these areas for of a certain land use type or mixed-use development. Although allocated, development is still required to align with policy. The table below areas are examples of this and have descriptions of the land use alongside the area and name of the site.

The LP totals show scope for significant development; however, it is useful to consider the other non-employment development which has taken place within employment sites, two examples of this are; land south of Redgate, in which the permission for extra care/assisted living accommodation has resulted in less employment land than allocated, and Land west of Hayne Lane as there has been a garden centre built on the south side of the site, reducing the potential for employment land development. Further detail in Ap.2.

The values for the Cranbrook development and subsequent expansion areas come from the Cranbrook plan (CP); in which the definition of employment land is different. The CP considers all the Class E land use types whereas the ELR looks specifically at the E(g) land use types, E(g) i, ii, iii. E(a) through to E(f) may not be captured in this report, however, will be captured in the retail report. It is likely that because of the hubs of employment land, brought forward with each new expansion zone, there will be pockets of employment land which together represent the Cranbrook policy allocations in the LP and CP.

It should be noted that it is unlikely that 100% of any allocated or consented employment site will be used for employment purposes as sites will also need to accommodate other, supporting, land uses such as infrastructure, landscaping, open space, parking and biodiversity net gain as well meeting other planning conditions outlined in planning permissions. This is also described in paragraphs 6.7 and 6.8. The maps in the report give a clear indication of the main built development on each allocation.

The 2025-26 ELR will begin the monitoring of the new employment allocations as they progress through the local plan process.



Local Plan Allocated Areas								
Site Name and Location	Area Allocated in Msq	Area Allocated in Ha	Site/Plot Number	Development status	Area Assigned by Planning Permission in Msq	Area Assigned by Planning Permission in Ha	Remaining Allocated Area in Msq	Remaining Allocated Area in Ha
Sidmouth, Alexandria Road Industrial Estate	1702	0.17	1A	Permissions outline	1702	0.17		
Sidmouth, Alexandria Road Industrial Estate	2417	0.24	1B	Permissions outline	2417	0.24		
Sidmouth Employment site	60226	6.02	41	Partially permitted	30454	3.05	29772	2.98
Ottery St Mary, Finnimore Industrial Estate N	7100	0.71	8A	Vacant			7100	0.71
Ottery St Mary, Finnimore Industrial Estate W	12000	1.20	8B	Vacant	7000	0.70	5000	0.50
Ottery St Mary, Finnimore Industrial Estate E	3500	0.35	8C	Vacant			3500	0.35
Honiton, Heathpark Industrial Estate	12800	1.28	11A	Vacant			12800	1.28
Honiton, Heathpark Industrial Estate	9600	0.96	11B	Permission Undecided	9600	0.96		
Honiton, Heathpark Industrial Estate	2800	0.28	11D	Permission Undecided	2800	0.28		
Honiton, Heathpark Industrial Estate	2230	0.22	11K	Complete	2230	0.22		
Axminster, Millwey Rise	10500	1.05	15A & 15B	Partially Complete	10500	1.05		
Exeter Logistics park - Allocated by name (est values)	673064	67.31	25	Partially Complete	351165	35.12	321899	32.19
Exeter Skypark	400000	40.00	26	Partially Complete	118153	11.82	281847	28.18
Exeter Science Park	250000	25.00	27	Partially Complete	124338	12.43	125662	12.57
Exmouth, Land South of Redgate	5000	0.50	40	Complete	1799	0.18		
Honiton, Land West of Hayne Lane	150000	15.00	42	Vacant	6204	0.62	143796	14.38
Exeter Airport Business Park Phase 2	50000	5.00	44	Vacant			50000	5.00
Exmouth, Liverton Phase 3	30000	3.00	45	Vacant			27300	2.73
Clyst St Mary, Winslade Park	7000	0.70	51	Permission Granted	7000	0.70		
Goodmores Farm, Exmouth	50000	5.00	53	Under construction	21425	2.14	28575	2.86
Urban Expansion of Pinhoe Old Park Farm/Pinn Court Farm	30000	3.00	54	Under construction	5800	0.58		
Land to the north of Seaton	22730	2.27	56	Permissions outline	22730	2.27		
Axminster, Land North of Axminster	80000	8.00	57	Permissions Undecided			80000	8.00
Totals	1,872,668	187.27			725,316	72.53	1,117,251	111.73

Neighborhood Plan Allocated Areas								
Site Name and Location	Area Allocated in Msq	Area Allocated in Ha	Site/Plot Number	Development status	Area Assigned by Planning Permission in Msq	Area Assigned by Planning Permission in Ha	Remaining Allocated Area in Msq	Remaining Allocated Area in Ha
Bear Farm	5656	0.57	64	Decision Pending			5656	0.57
Winter Gardens	5431	0.54	66	Vacant			5431	0.54
Totals	11,087	1.11				0	11,087	1.11

Cranbrook Allocated Areas								
Site Name and Location	Area Allocated in Msq	Area Allocated in Ha	Site/Plot Number	Development status	Area Assigned by Planning Permission in Msq	Area Assigned by Planning Permission in Ha	Remaining Allocated Area in Msq	Remaining Allocated Area in Ha
Cranbrook Town Centre			52	Under construction				
Treasbeare from Cranbrook plan	49000	4.90	52	Vacant			49000	4.90
Treasbeare additional area	48500	4.85	52	Vacant			48500	4.85
Site Name and Location	Floorspace Allocated in Msq	Floorspace Allocated in Ha	Site/Plot Number	Development status	Floorspace Assigned by Planning Permission in Msq	Floorspace Assigned by Planning Permission in Ha	Remaining Allocated Floorspace in Msq	Remaining Allocated Floorspace in Ha
Cobdens	1250	0.13	52	Vacant			1250	0.13
Grange	1600	0.16	52	Vacant			1600	0.16
Bluehayes - mixed use - employment required	No Value Stated		52	Vacant				
Totals	100,350	10.04					100,350	10.04

Appendix 6 – Vacant Plots with no Allocation

Within some Employment sites there are plots and areas of land which could lend themselves to development. Given their proximity to an employment site, it is likely applications for planning permissions would be looked on more favourably compared to isolated employment development. Some of these plots are in use but not for use class defined purposes, meaning there is potential for development. Unlike allocations there has been no site assessment work completed to define these sites, this work will be expected to be undertaken by the applicant.

Site Name	Plot	Area Msq	Area Ha
Axminster Carpets	2E	1211.7	0.12
East Devon Business Park	7A	1975.8	0.20
Finnimore Estate	8A	7118.6	0.71
Finnimore Estate	8B	4086.5	0.41
Finnimore Estate	8C	3668.8	0.37
Harbour Road Industrial	10D	1494.5	0.15
Harbour Road Industrial	10E	792.2	0.08
Coal Yard	21A	2599.0	0.26
Colyford Road	36A	2460.9	0.25
Sidford	41A	17186.8	1.72
Dunkeswell Industrial	6VA	5975.8	0.60
Dunkeswell Industrial	6VB	3232.1	0.32
Dunkeswell Industrial	6VC	1063.6	0.11
Dunkeswell Industrial	6VD	549.3	0.05
Dunkeswell Industrial	6VE	1453.3	0.15
Dunkeswell Industrial	6VF	3111.1	0.31
Dunkeswell Industrial	6VG	1257.3	0.13
Dunkeswell Airfield	62A	3704.3	0.37
Dunkeswell Airfield	62B	3605.9	0.36
Dunkeswell Airfield	62C	3653.7	0.37
Dunkeswell Airfield	62D	5947.0	0.59
Dunkeswell Airfield	62E	8721.5	0.87
Dunkeswell Airfield	62F	13038.4	1.30
		97908.1	9.80

The table of vacant but not allocated sites above shows there is around 10Ha of land within or around employment sites which has potential for successful planning permission applications. These sites tend to be outside of the west end offering a wider range of development potential across East Devon.