

## Planning policy

# East Devon - Employment Land Review

For the year ending 31 March 2024







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## Introduction

1.1 This report provides a review of employment land on 31<sup>st</sup> of March 2024 in the East Devon district. Focusing on the development and planning permissions granted since the 31<sup>st</sup> of March 2023. 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 in previous years.
- Allocated or undeveloped plots of land that could be suitable for future business 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 31<sup>st</sup> of March 2023.

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 information on wage levels, unemployment rates and employee/job numbers in East Devon. Bringing across and adding to background information 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 (100m<sup>2</sup>) or greater in size and buildings which are 50m<sup>2</sup> 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 was published in December 2023 which superseded the version updated in June 2019. It identifies that the purpose of the planning system is to contribute to the achievement of sustainable development with three interdependent overarching objectives: economic, social, and environmental.
- 3.3 The Framework identifies at paragraph 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 <sup>44</sup>, 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 Draft Local Plan**

3.10 The new East Devon draft local plan, which can be found on the [East Devon website](#), covers the period from 2020 to 2040. At time of publishing, the draft local plan was in the review stage of a further consultation. It sets out an update to the local plan and its policies for future development, including for employment uses in East Devon, based on updated monitoring findings.

3.11 The East Devon Draft Local Plan sets out the following three main spatial economic development growth strategies have been put forward:

- *“Creates conditions for a sustainable, inclusive and green economy delivering employment growth.*
- *Secures high value and higher wage local employment, based on productivity.*
- *Improves East Devon residents’ access to employment.”*

These strategies are supported, in the draft plan, by a list of detailed policies. Setting out the approach which will be taken if the draft local plan is adopted. 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. So, for example, Heathpark in Honiton is referred to as an employment site which encompasses a large number 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 in the Local Plan, are shown on the map in this section of this report. Appendix 1 includes maps that show each identified site in detail, along with a commentary about that site. The reference numbers on the maps in Appendix 1 refer to plots of land that have been developed in previous years, or that were under construction at 31<sup>st</sup> 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 not formally identified but have 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:

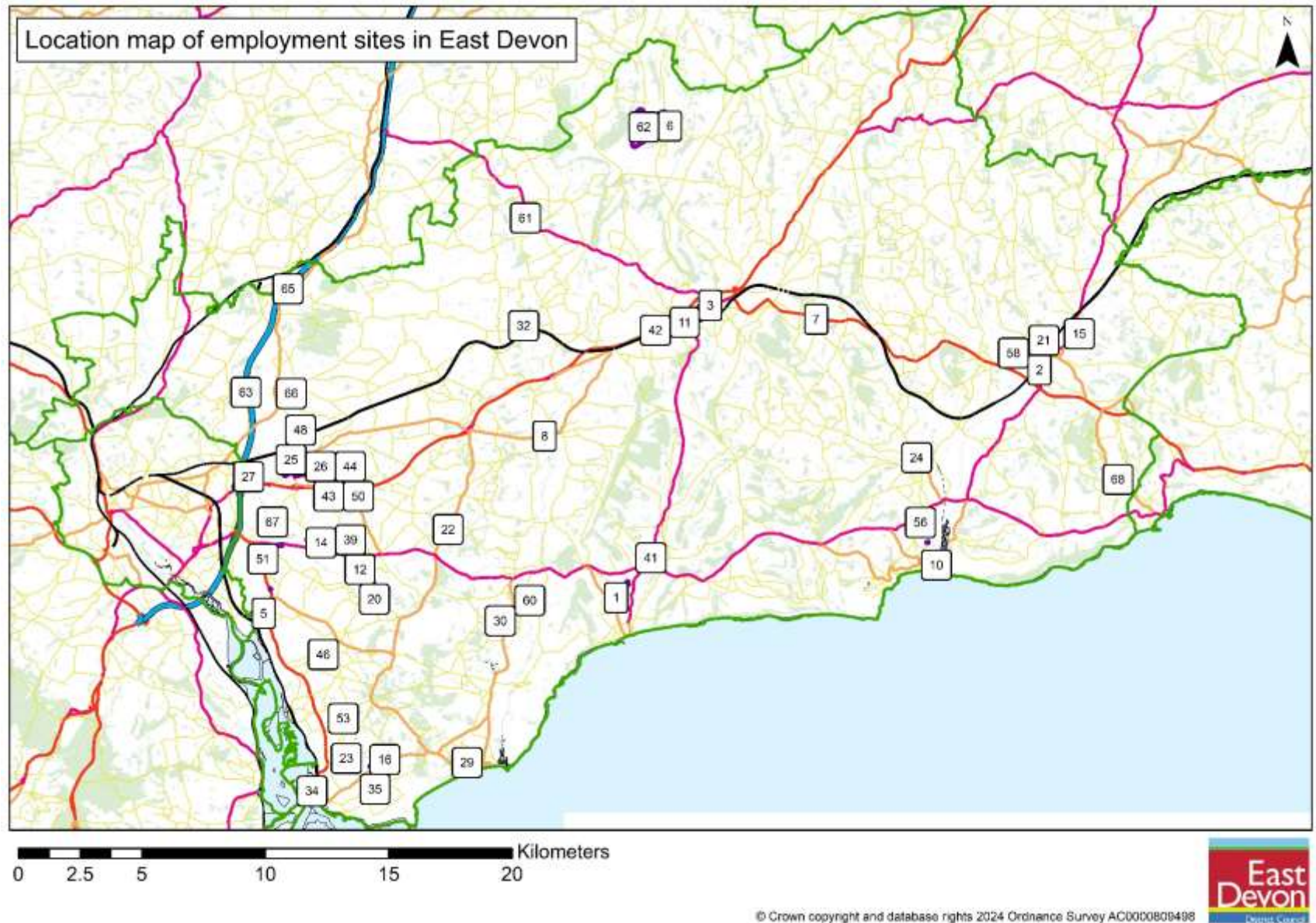
- a) They cover an area of at least 0.1 hectares or 1,000 m<sup>2</sup>
- b) Where there are vacant or underused plots with possible scope for infill development
- c) Where there are a range of occupiers/users and as such there could be some turnover of stock or occupants.

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 site 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	24	Colyton Business Park, Colyton	47	Addlepool Business Centre, Clyst St George
2	Axminster Carpets, Woodmead Road	25	Exeter Logistics Park, Clyst Honiton	48	Lodge Trading Estate, near Broadclyst
3	Ottery Moor Lane, Honiton	26	Skypark, near Clyst Honiton	49	Hungry Fox Estate, near Cranbrook
4	Odhams Wharf, near Ebford	27	Exeter Science Park, near J29 of the M5	50	McBains, East of Exeter Airport
5	Darts Business Park, near Ebford	28	Dinan Way Trading Estate, Exmouth	51	Winslade Park, Clyst St Mary
6	Dunkeswell Industrial Site, Dunkeswell	29	Salterton Workshops, Budleigh Salt'n	52	Cranbrook
7	East Devon Business Park, near Wilmington	30	The Old Sawmills, Colaton Raleigh	53	Goodmores Farm, Exmouth
8	Finnimore Industrial Estate, Ottery St Mary	31	Colletts Mill, Talewater, Talaton	54	Old Park Farm and Pinn Court Farm, Pinhoe
10	Harbour Road Industrial Estate, Seaton	32	Talewater Works, Talewater, Talaton	55	Tithebarn Green, Exeter Science Park
11	Heathpark Industrial Estate, Honiton	33	Former Sawmills, Axminster	56	Land north of town, Harepath Rd, Seaton
12	Greendale Business Park, Woodbury Salterton	34	Victoria Way, Exmouth	57	Land north and east of town, Axminster
13	Harepath Industrial Estate, Seaton	35	Pankhurst Industrial Estate, Exmouth	58	Hunthay Farm, west of Axminster
14	Hill Barton Business Park, near Farringdon	36	Colyford Road, Seaton	59	Axehayes Farm, near Clyst St Mary
15	Millwey Rise Business Park, Axminster	37	Oilmill Industrial Estate, Clyst St Mary	60	Dotton Business Units, Newton Poppleford
16	Liverton Business Park (Phase 1), Exmouth	39	Waldrons Farm, near Farringdon	61	Colliton Barton Units, Broadhembury
17	Liverton Business Park (Phase 2), Exmouth	40	South of Redgate, Exmouth	62	Dunkeswell Airfield
18	Dinan Way, Exmouth	41	Sidford Employment Site, Sidmouth	63	Poltimore, Hatchland road
19	Manstone Lane, Sidmouth	42	West of Hayne Lane, Honiton	64	Bear Farm, Broadclyst
20	Mill Park Industrial Estate, Woodbury Salterton	43	Exeter Airport Business Park (Phase 1)	65	Bear Trading estate, Broadclyst
21	Coal Yard, Castle Gate, Axminster	44	Exeter Airport Business Park (Phase 2)	66	Winter gardens, Broadclyst
22	Aylesbeare Common Business Park	45	Liverton Business Park, Exmouth (Phase 3)	67	Bishops court, Broadclyst
23	Pound Lane Industrial Estate, Exmouth	46	Woodbury Business Park, Woodbury	68	Old primary school, Uplyme



## Employment floorspace developed in East Devon

5.1 7,580 square meters of employment floorspace was created in 2023-24. Together, since 2007, there has been 295,292 square meters of floorspace developed. In 2023-24, most floorspace was created within the B2 land use class, 3,618M<sup>2</sup>, with B1/E(g) and B8 use classes each totalling a slightly lower total of just over 2,100 M<sup>2</sup>. Although the total floor space created falls below the average annual floorspace created over the last 17 years, there have been similar yearly totals in the past and totals which have raised the average resulting from an increased development, implemented within enterprise zones in the west end.

5.2 Tabled below is information from 2007/08 through to 2023/24 for net additional floorspace built for B1/E(g), B2, B8 and recorded Sui Generis uses. Yearly totals are present alongside resulting annual averages.

Completion Year	Net additional floorspace built in m <sup>2</sup>				
	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
<b>Totals (m<sup>2</sup>)</b>	<b>78,764</b>	<b>41,933</b>	<b>162,310</b>	<b>12,286</b>	<b>295,292</b>
<b>Total (ha)</b>	<b>7.8764</b>	<b>4.1933</b>	<b>16.231</b>	<b>1.2286</b>	<b>29.5292</b>
<b>Annual Average</b>	<b>4,633</b>	<b>2,467</b>	<b>9,548</b>	<b>723</b>	<b>17,370</b>

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 (the start of the Local Plan) through to 2023/24 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 2023-24 a total of 151 square meters of floorspace was lost through 1 site changing land use. Floorspace loss and sites lost per year have both seen a downward trend, nevertheless, resulting in 6675 square meters of employment floorspace lost in the last 5 years. However, this has been a small area compared to the floorspace gained in the same period. 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 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
2019-2020	16	3195
2020-2021	5	2370
2021-2022	4	539
2022-2023	2	420
2023-2024	1	151
<b>Total</b>	<b>28</b>	<b>6675</b>

5.7 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 planning. 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, are open to interpretation but Appendix 3 does give a detailed breakdown of both original uses and new uses for each plot in question. Appendix 3 provides information on land and buildings 'lost' to non-employment uses.

## Future employment land in East Devon

6.1 The overall total of land with extant planning permission, which development has not commenced, dropped slightly to 40 Hectares. The amount of land which is considered under construction is higher than in 2022-23 at 2.66 Hectares. The granting of planning permissions has also resulted in the total remaining allocated land dropping to 137.73 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 31 <sup>st</sup> of March 2024	Hectares
Under Construction	2.66
With Planning Permission but development not started	40
Remaining Allocated Land	137.73
<b>Total</b>	<b>180.39</b>

6.3 The table shows that in total there is 137.73 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 29.60 hectares remaining.
- b) Science Park provision of 13.34 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 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 together totalling 2.73 hectares
- e) Ottery St Mary, Finimore Industrial Estate together totalling 2.26 hectares

6.7 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.

6.8 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, infrastructure is present leaving the remaining plot to be developed into a use class definable area.

6.9 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.

6.10 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. Accessed through this link.

<https://www.nomisweb.co.uk/reports/lmp/la/1946157358/report.aspx>

8.2 In summary, it is reported that East Devon is characterised by steadily improving average wages, now in the top half of local authority areas for average wage levels. Unemployment rates are comparatively low, with East Devon within the bottom third of the 364 local authorities surveyed by ONS. The number of jobs in East Devon has seen an increase in recent years, up to a new high of 52,000 employee jobs and 65,000 total jobs.

### Wage levels of East Devon residents

8.3 All Devon authorities are in the bottom half of wage levels except South and East Devon. East Devon now has the 177th lowest pay figure, a drop from the 194<sup>th</sup>, 190<sup>th</sup>, 165<sup>th</sup>, 129<sup>th</sup> and 50<sup>th</sup> lowest in previous monitoring periods. However, with the median gross weekly pay for a full-time worker up to £682.4 being a substantial increase of £69.4 from £613 reported last year alone, shows this is a more turbulent period in East Devon economy than previously seen. A local comparison of median average wages can be found in the LER on page 24.

8.4 The table below shows the gross weekly pay ranked against 333 other authorities in Great Britain and the comparison of the Devon authorities – the ranking is based on 1st being the lowest wages and 333rd the highest.

Local Authority	Gross weekly wages	Rank
East Devon	682.4	177th
South Hams	669	157th
Exeter	657.2	132nd
Mid Devon	636.9	93rd
Plymouth	620.5	68th
Torridge	619.6	65th
West Devon	599	31st
Teignbridge	597.5	27th
North Devon	590.3	20th
Torbay	574.9	Joint 11th

Source: Nomis (2023) – see:

[https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/asher\\_compared/report.aspx](https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/asher_compared/report.aspx)

## Unemployment levels in East Devon

8.5 Unemployment rates in East Devon now ranks joint 16th out of 364 Local authorities Having seen a reduction of 0.5%, from 3.3% to 2.7% in 2022, a continuation of this downward trend is present in the 2023 data, resulting in a percentage unemployment of 2.2%. Other rural Devon authorities have lower unemployment; however, Exeter, Plymouth, and Torbay have noticeably higher unemployment rates. Unemployment rates are derived from dividing the total number of people that are unemployed by the total of those that are economically active (the economically active comprises of the sum of those with jobs plus the unemployed). Further information can be found within the LER.

8.6 The table below sets out unemployment rates by Devon local authority areas and ranks these, lowest to highest, against records for 364 local authorities in Great Britain (the Isles of Scilly and City of London are excluded from the count alongside local authorities which have no data). There are many shared ranking positions due to the significant figures used within the data, an example of this is East Devon shares 16<sup>th</sup> with 7 other local authority areas. The mean average percentage unemployment is 3.58 across all Local authorities.

Local Authority	Unemployed	Percentage Unemployed	Ranking
Plymouth	4,400	3.4	Joint 178th
Exeter	2,200	3	Joint 95th
Torbay	1,800	2.9	Joint 78th
Teignbridge	1,800	2.8	Joint 67th
West Devon	800	2.7	Joint 60th
North Devon	1,100	2.3	Joint 23rd
<b>East Devon</b>	<b>1,500</b>	<b>2.2</b>	<b>Joint 16th</b>
Torridge	800	2.1	Joint 8th
Mid Devon	900	2.1	Joint 8th
South Hams	800	1.9	Joint 2nd

Source: Nomis (2023) – see:

[https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/ea\\_compared/report.aspx](https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/ea_compared/report.aspx)

### Jobs Based in East Devon

8.7 East Devon has an overall positive trend of job creation, culminating in 52,000 employee jobs being reported in 2022. Meaning there are more employee jobs than ever before. ONS data also shows that the number of jobs in East Devon reached a total of 65,000 in 2022 another highest total. The resident economically active population is stated as 66,000 in 2022, 1,000 more than total jobs highlighting that there is a net out-commuting of residents to jobs outside of the district. Most of the commuting being to jobs in Exeter. The LER looks at expected employees in the coming years alongside further investigation into the hours worked and part-time, full-time positions.

Year	East Devon (employee jobs)	Southwest (employee jobs)	Great Britain (employee jobs)
2015	45,000	2,366,000	28,565,000
2016	45,000	2,398,000	29,045,000
2017	44,000	2,415,000	29,368,000
2018	48,000	2,446,000	29,546,000
2019	48,000	2,475,000	29,894,000
2020	47,000	2,453,000	29,326,000
2021	49,000	2,518,000	30,211,000
2022	52,000	2,546,000	30,788,000

Source: BRES, see:

[https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/bres\\_time\\_series/report.asp](https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/bres_time_series/report.asp)

x Note: figures exclude farm agriculture employee numbers.



## 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 31<sup>st</sup> March 2024. More information about the allocated land can be found in Appendix 5.

## Map Key explanation

	Occupied NDR Properties
	Empty NDR Properties
	Planning permission Pending 2023-24
	Planning permission granted 2023-24
	Planning permission granted 2022-23
	Planning permission granted 2021-22
	Planning permission granted 2020-21
	Previously developed Plots 15-16 to 19-20
	Vacant plots
	Enterprise Zones
	Extent of employment site

### 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.

### 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 red for 2023-24.

### Previously granted permissions 15-16 to 19-20 incomplete

These areas are shown in light purple to signify similarity with vacant plots.

### 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.

### 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.

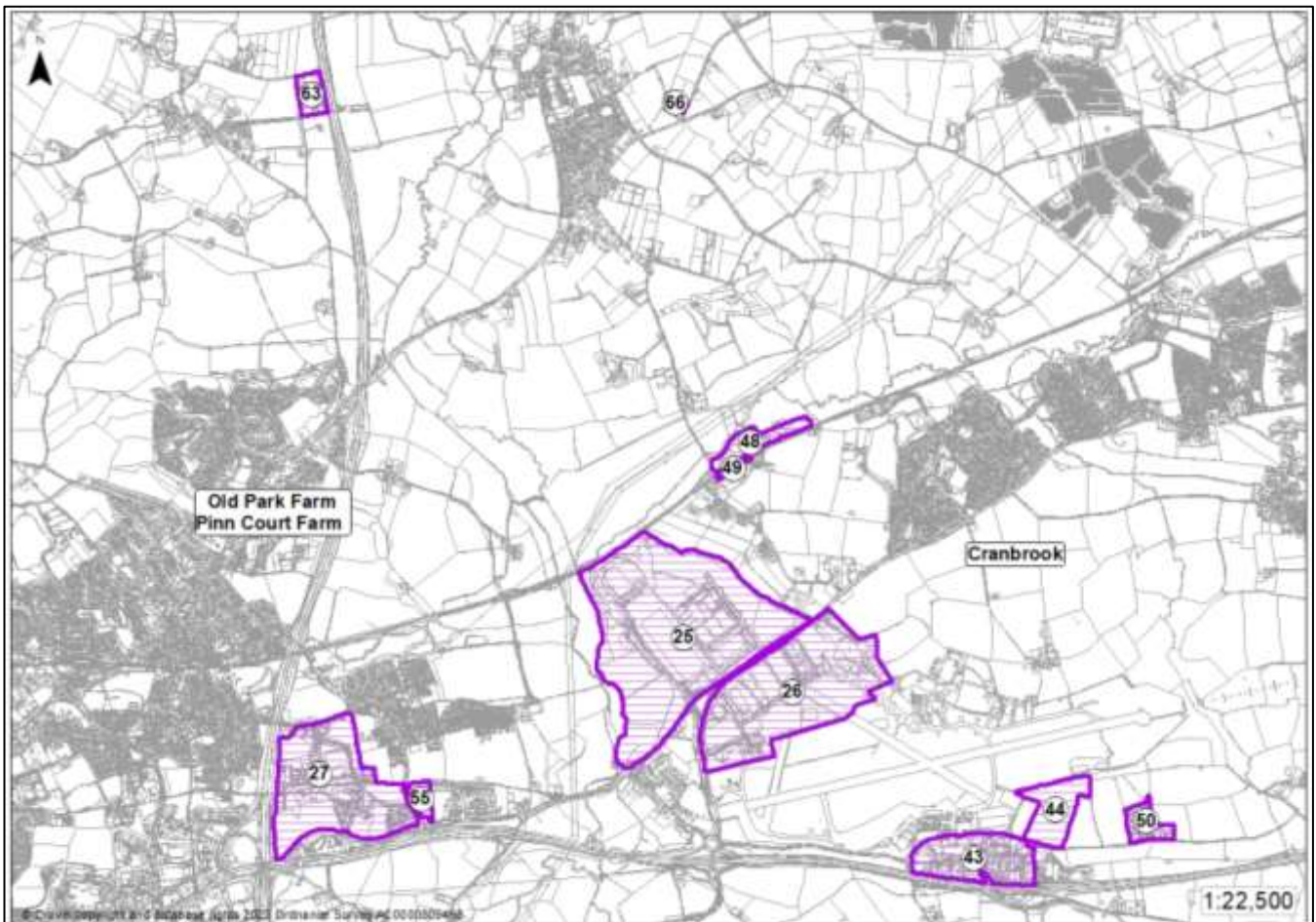
### East Devon district council boundary

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 end 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 and 65 – Beare Trading Estate, 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).

### **Summary of Planning Activity**

See also Appendix 2 – Plots 27A to 27M.

### **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.

### **Vacant Land**

Plots J, Ki and L are vacant covering 3.39 hectares in total. The recent land swap plots 55A and 55B have a planning permission dating back to 2018 although construction is yet to begin meaning it is an incomplete permission.

### **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.

### **New for 2020/21**

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

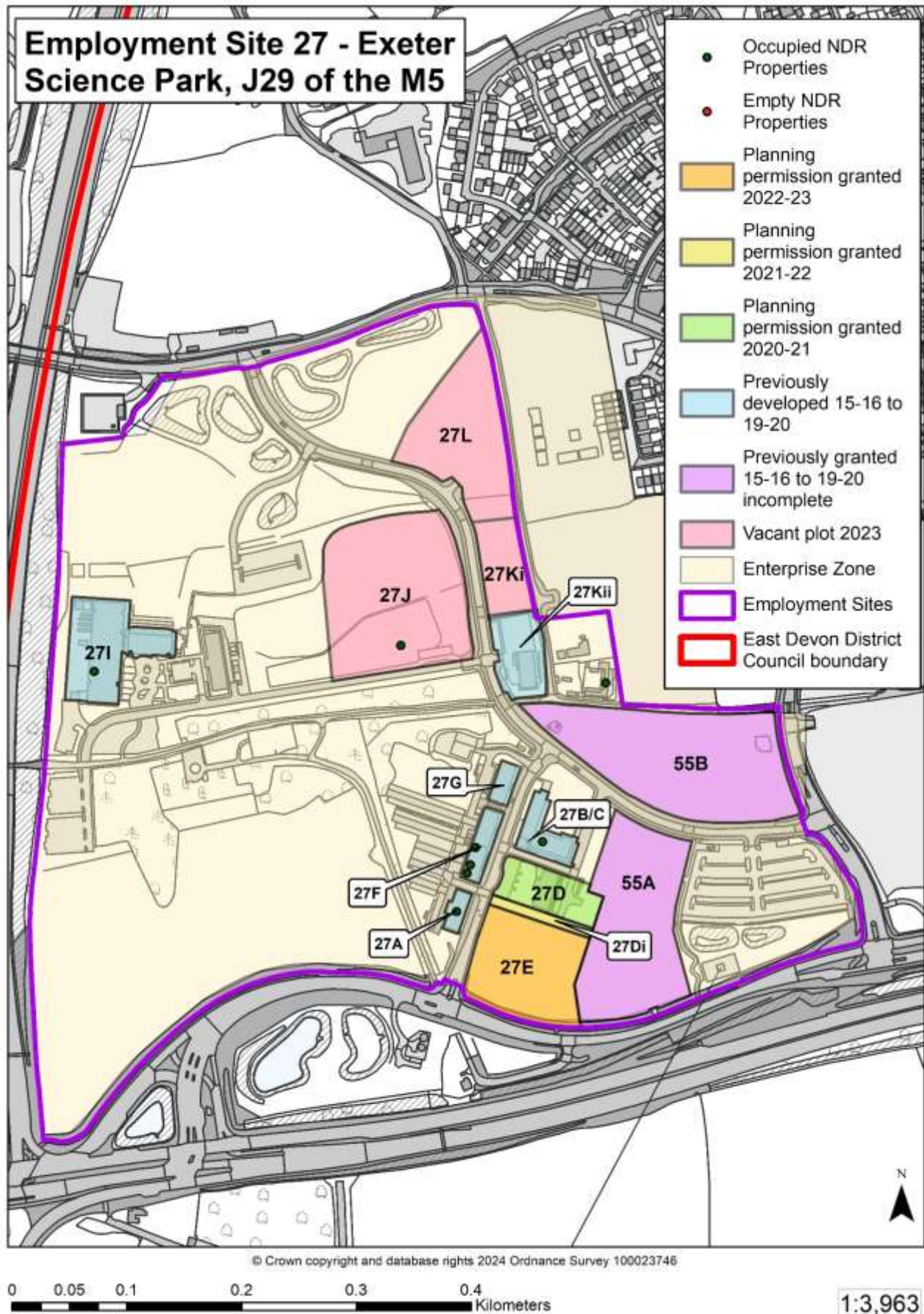
A reserved matters permission (20/2031/MRES) was granted on 27.09.2021 for the construction of a new three-story research and development building. Plot 27D. Complete

### **New for 2021/22**

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

### **New for 2022/23**

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. Incomplete



## **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.

### **Site Constraints**

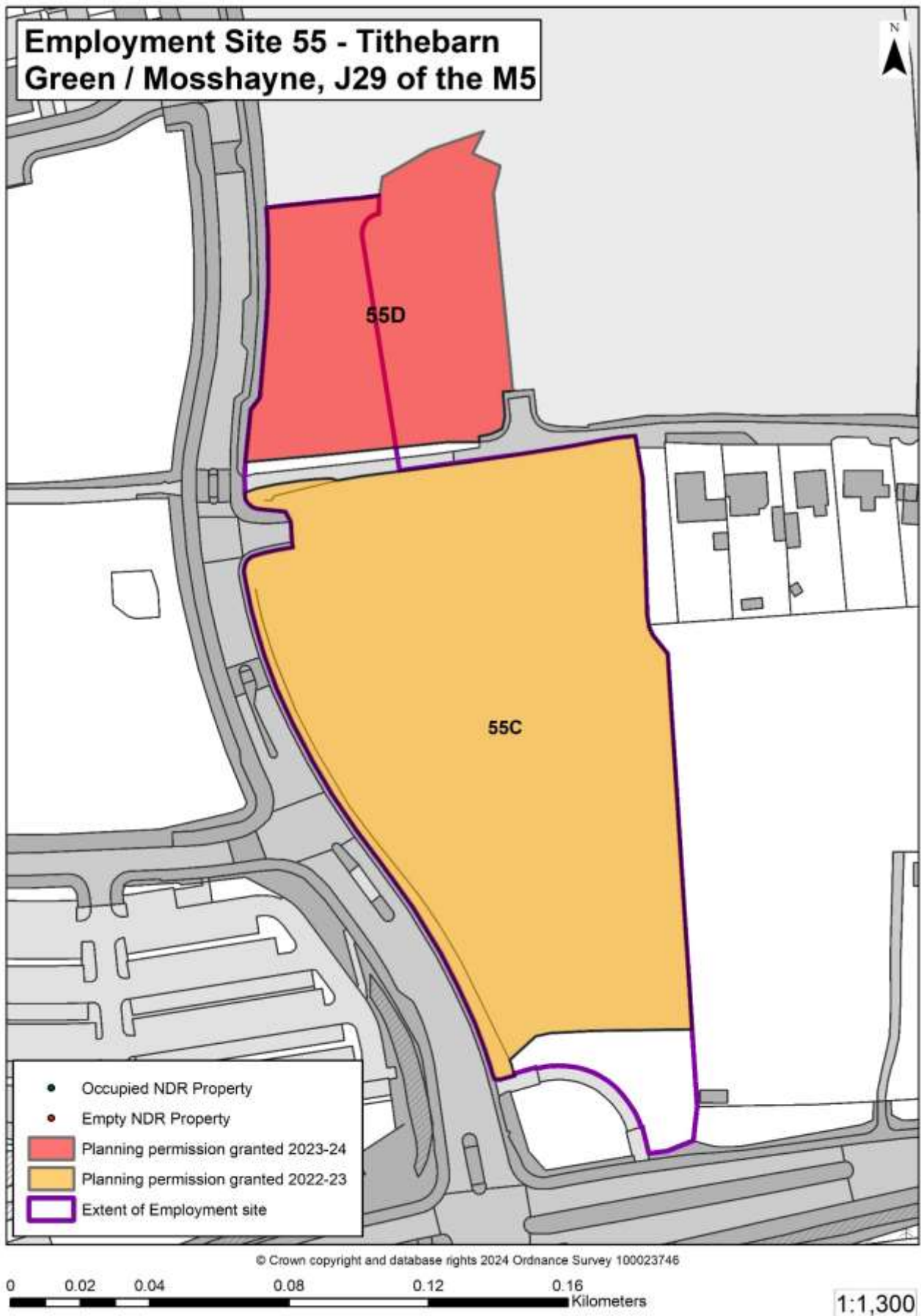
There is a residential development to the east of the site.

### **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. Incomplete.

### **New for 2023/24**

A permission (22/0975/MFUL) was granted on 13.09.2023 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. Incomplete.



## 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.

### **New for 2020/21**

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.

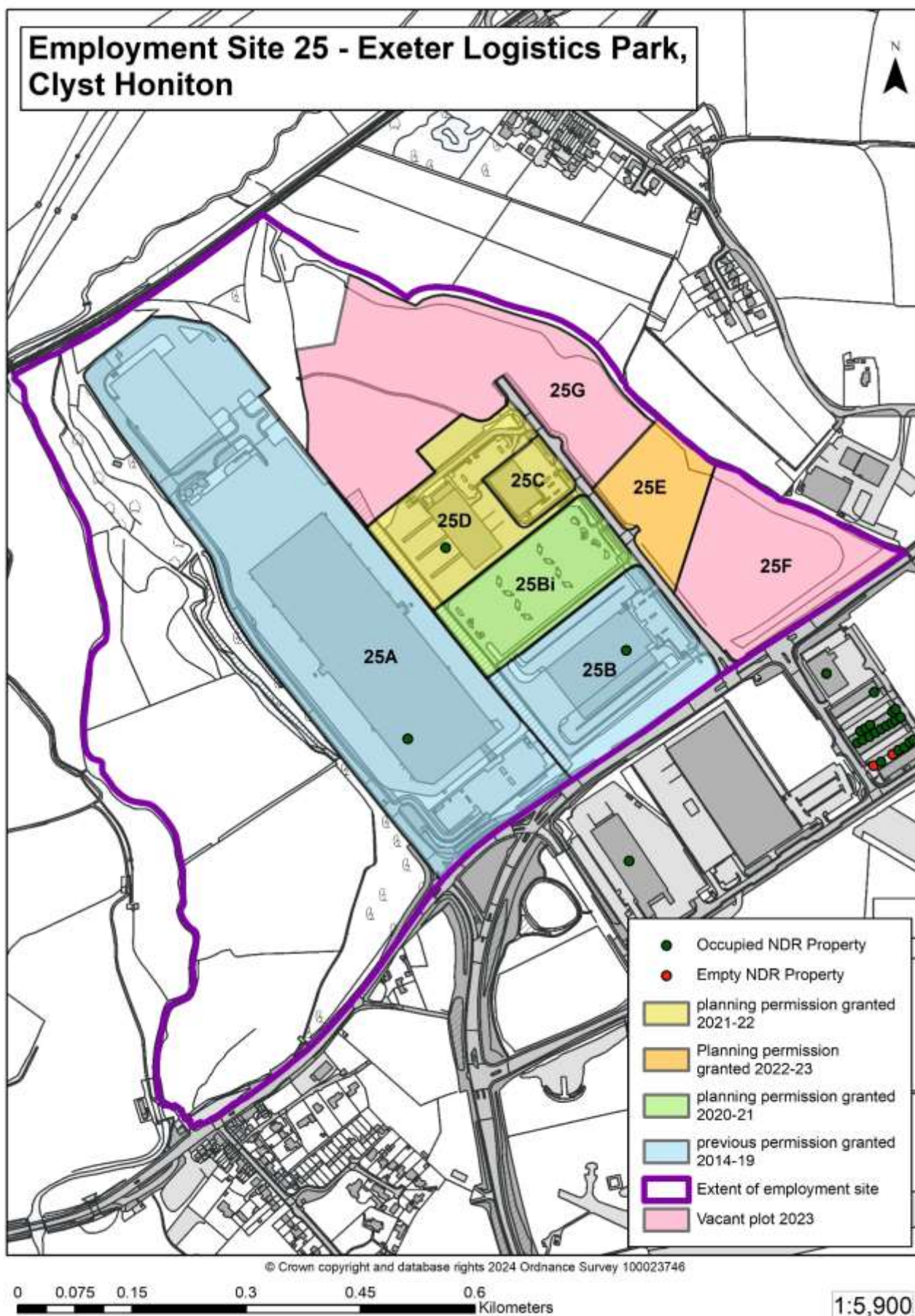
### **New for 2021/22**

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. Complete.

### **New for 2022/23**

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). Under construction.



## 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.

**New for 2019/20**

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.

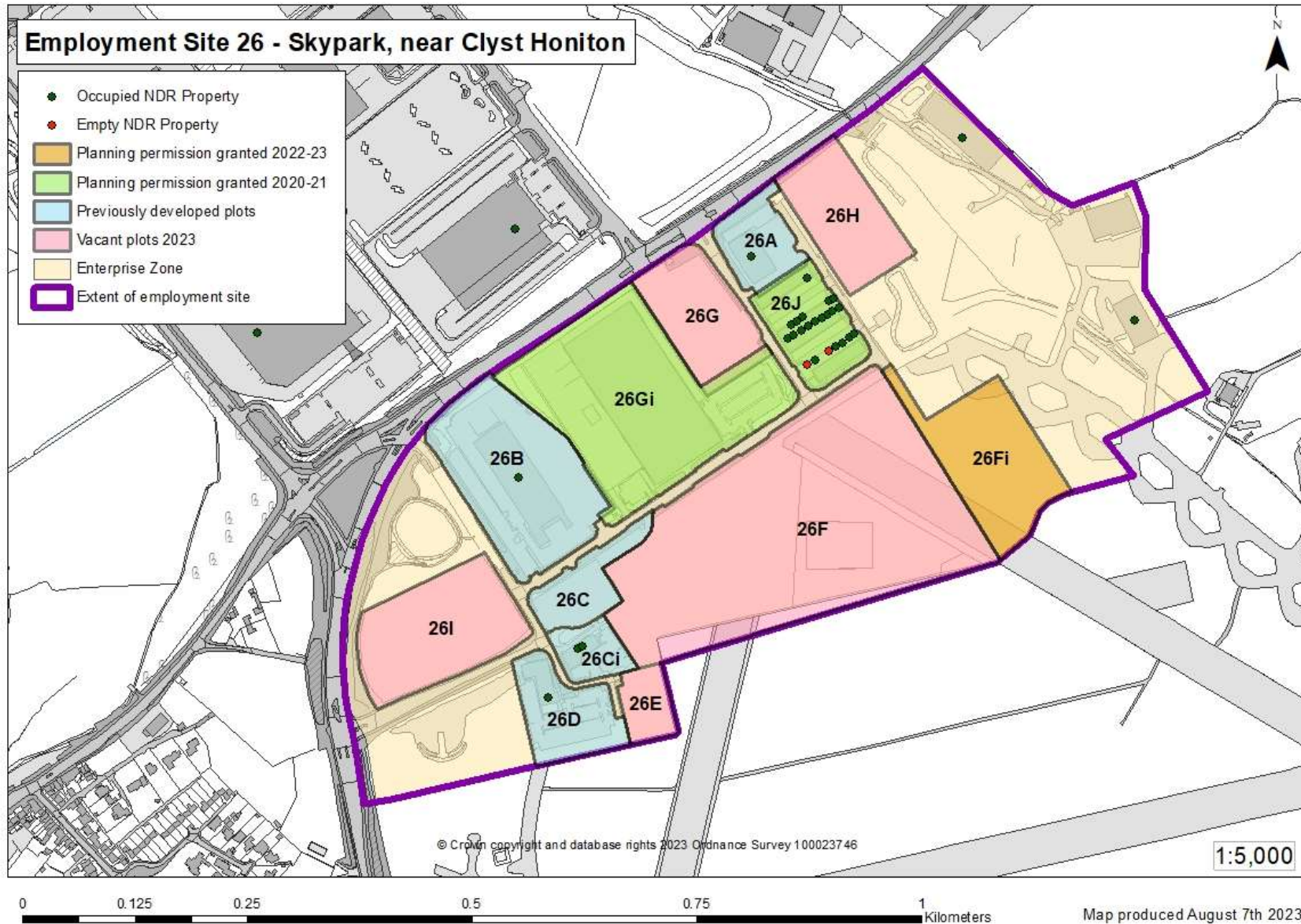
**New for 2020/21**

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.

**New for 2022/23**

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.



## 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**

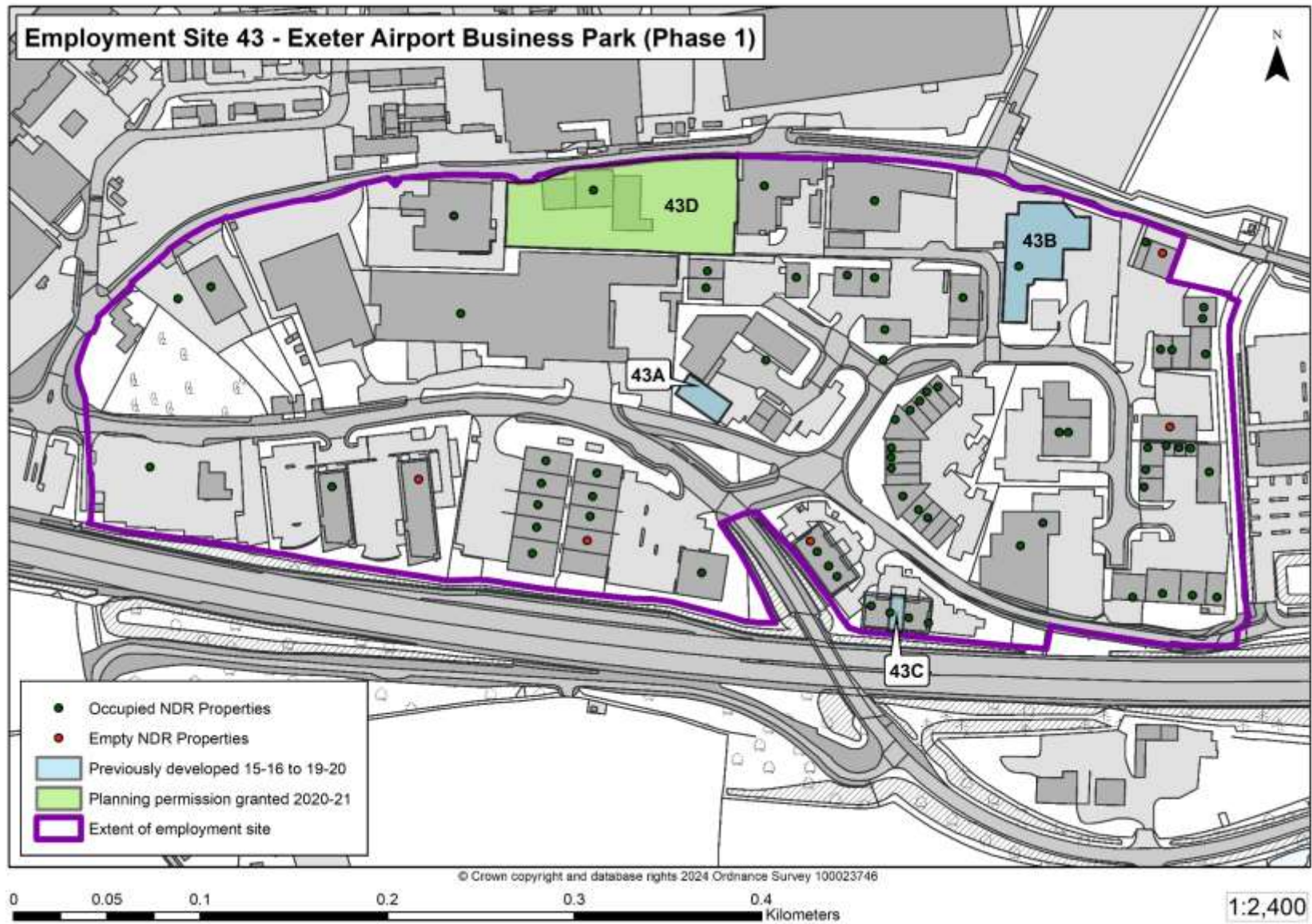
Plots 43A (storage for Carling Technologies), 43B (production area extension for Goodrich UK Ltd) and 43C (COU from medical D1 to office B1) have been completed.

### **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.

### **New for 2020/21**

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.



## 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.

### **Summary of Planning Activity**

See also Appendix 2 – Plot 44A.

### **Vacant Land**

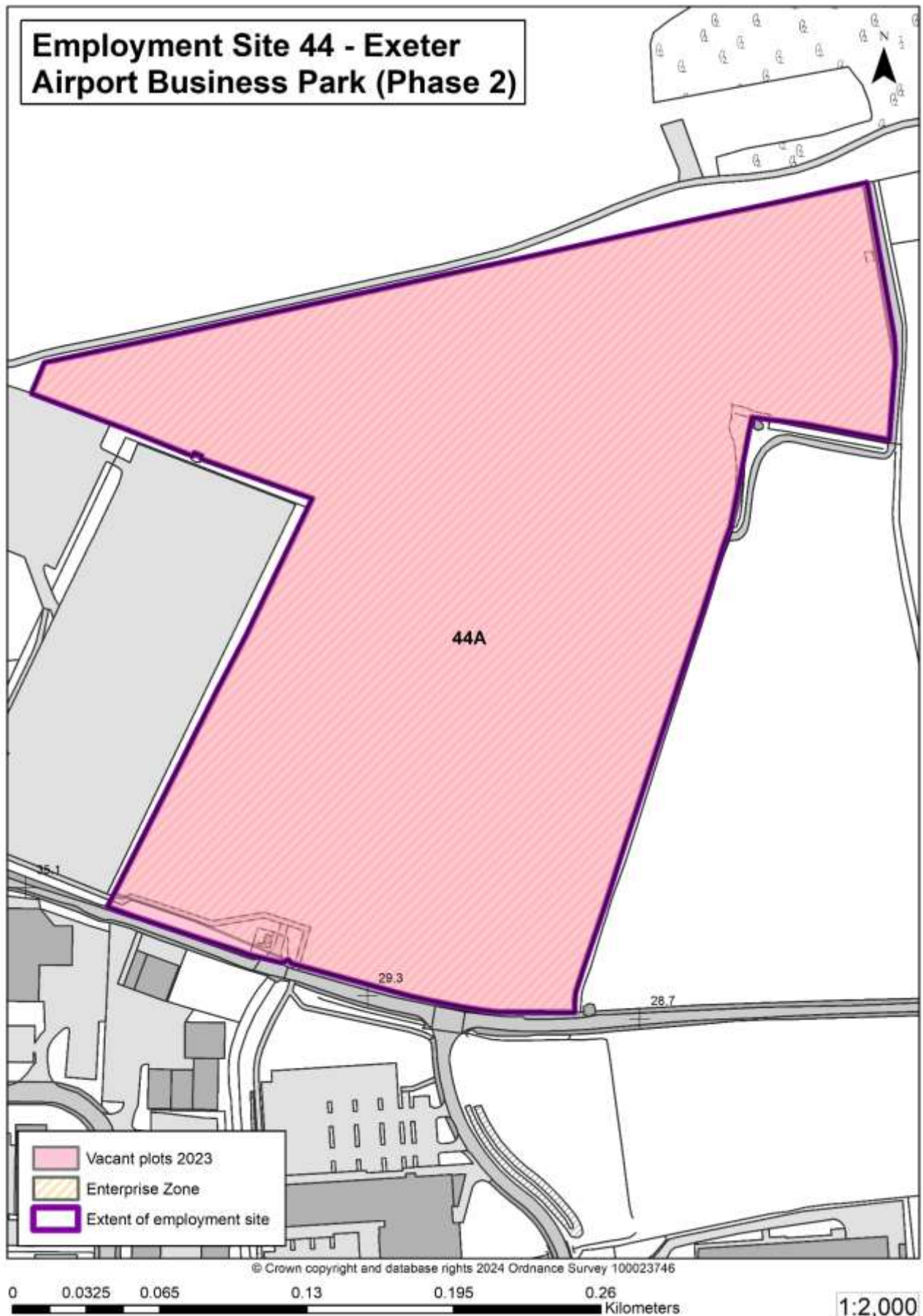
Plot 44A is allocated in the Local Plan (with no extant permission) and has a total area of 7.58 hectares. Site still vacant as of 2033/23

### **Site Constraints**

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

### **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.

### 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

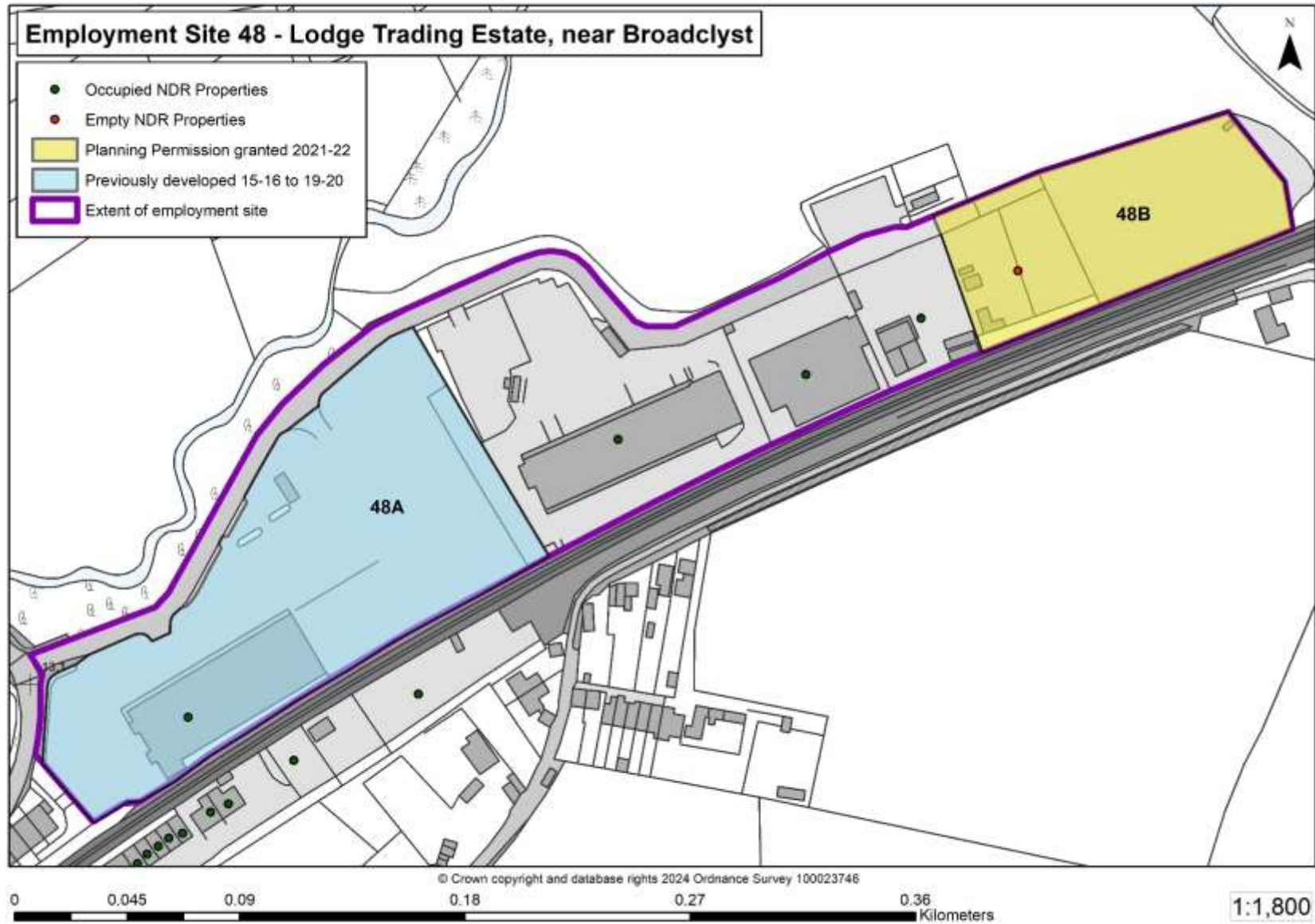
There are 5 non-domestic rated properties, one of which is empty. These units are used by Heaver Bros, TNT Express (parcel delivery), Stockshop Country (agricultural supplies), a 'Meet and Greet' for Exeter Airport car parking and land used for self-storage containers.

### Site Constraints

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

### 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.



## 49 – Hungry Fox Estate, near Cranbrook

### **Ownership**

The ownership of the Hungry Fox estate is not known.

### **Description**

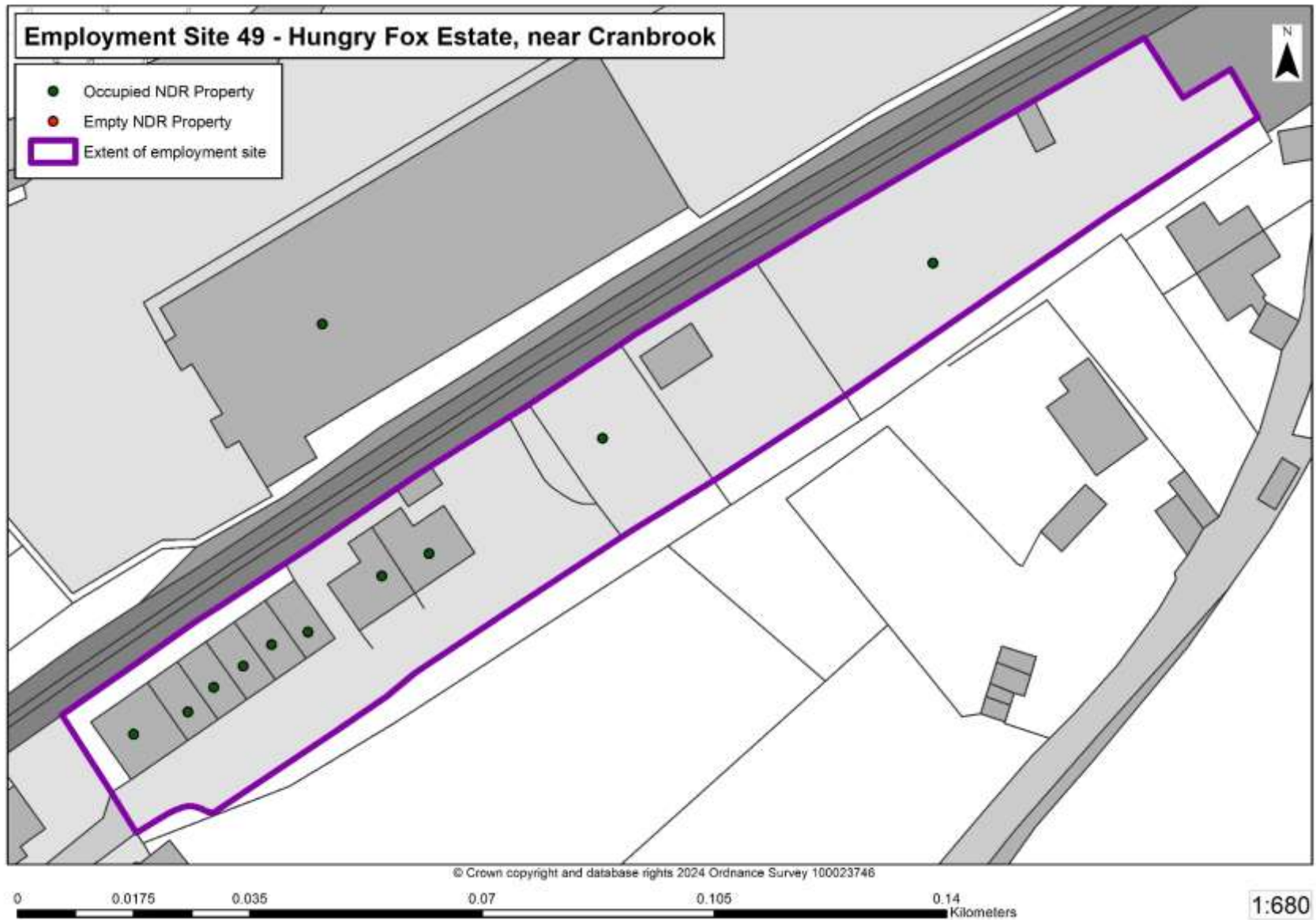
The estate is located on Station Road, approximately 1.6 kilometres south of the village of Broadclyst and adjacent to development at Cranbrook. The Hungry Fox Estate is bounded by the Exeter to London Waterloo railway line along its northern boundary and Station Road is located to the west. The site 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.

### **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

### **Site Constraints**

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



## 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.

### **Site Constraints**

Access is via a long lane.

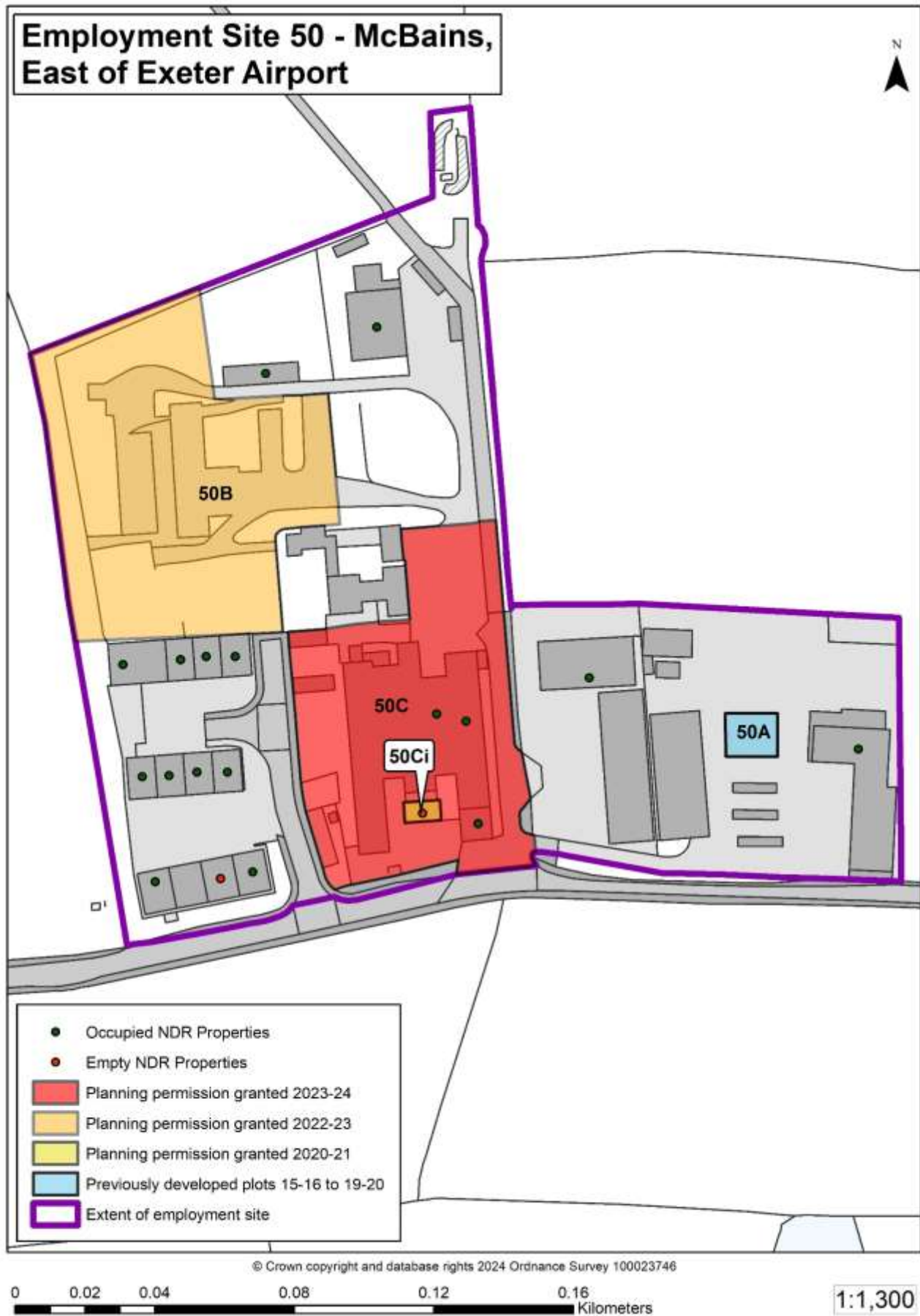
### **New for 2020/21**

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. Was completed but has since been subject to further planning permissions.

**New for 2022/23**

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.

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.



## 52 – Cranbrook (Mixed Use Allocation)

### Ownership

Land at Cranbrook is in multiple ownership.

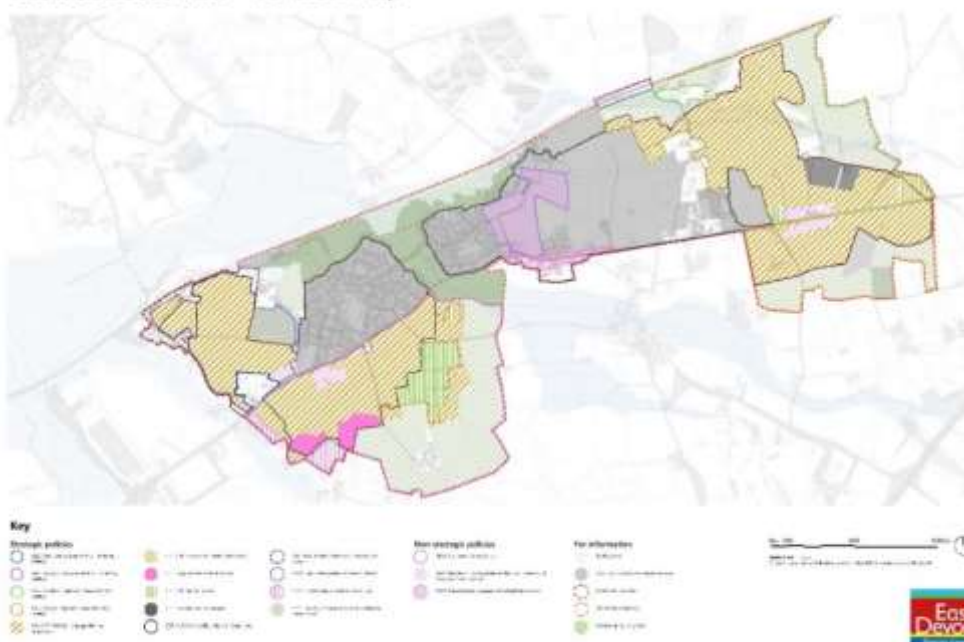
### Description

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 allocated 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

### Completions

Plot 59A a collection of three buildings was completed in 2015-16.

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

### Approvals

Plot 59B (17/0151/FUL) was approved in 2017, but not built at 10.07.2023. Marked as incomplete on the maps created for the 2023.

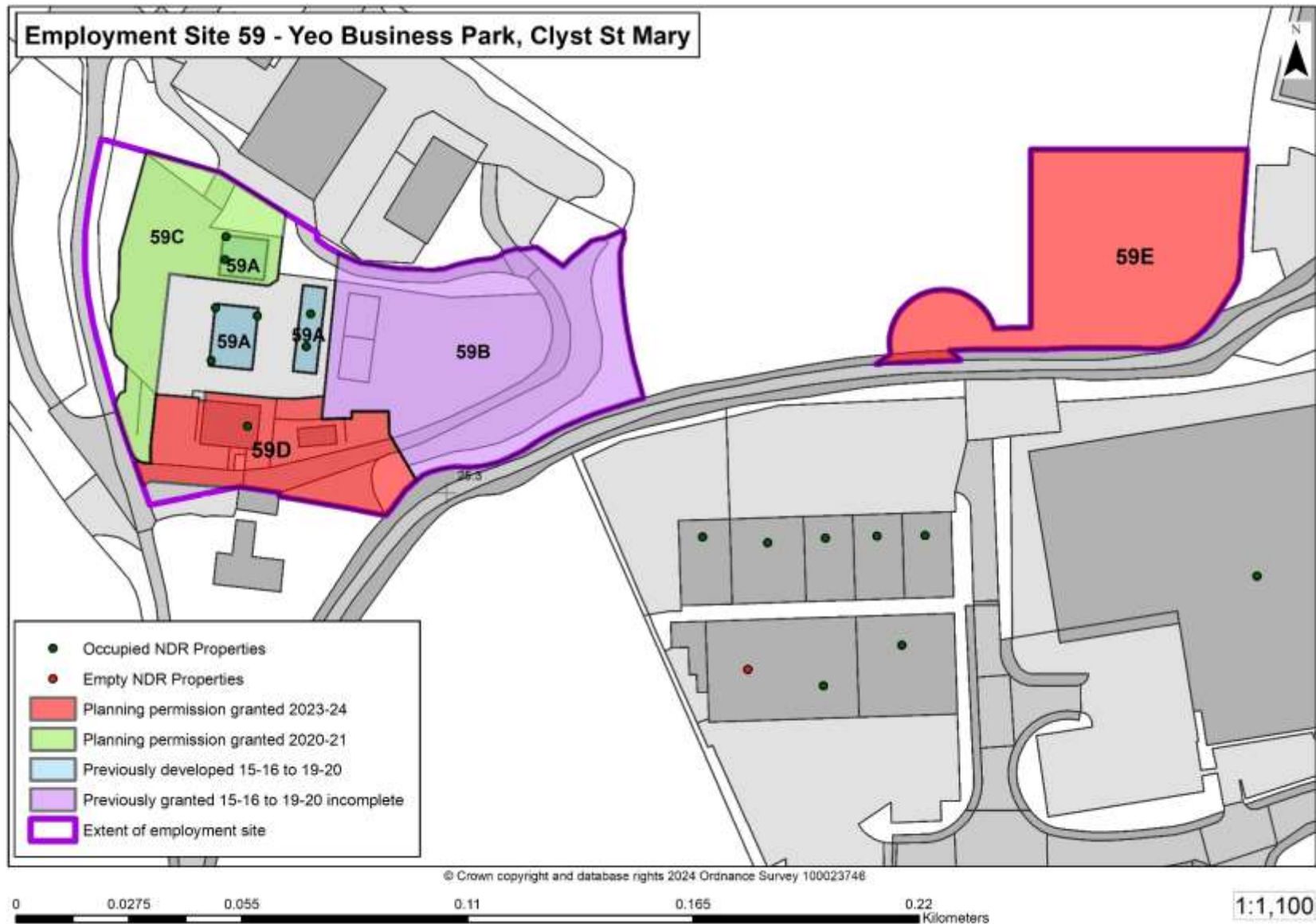
### Non-Domestic Rated Properties

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

### New for 2023/24

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

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. This permission is considered under construction.



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

### **Ownership**

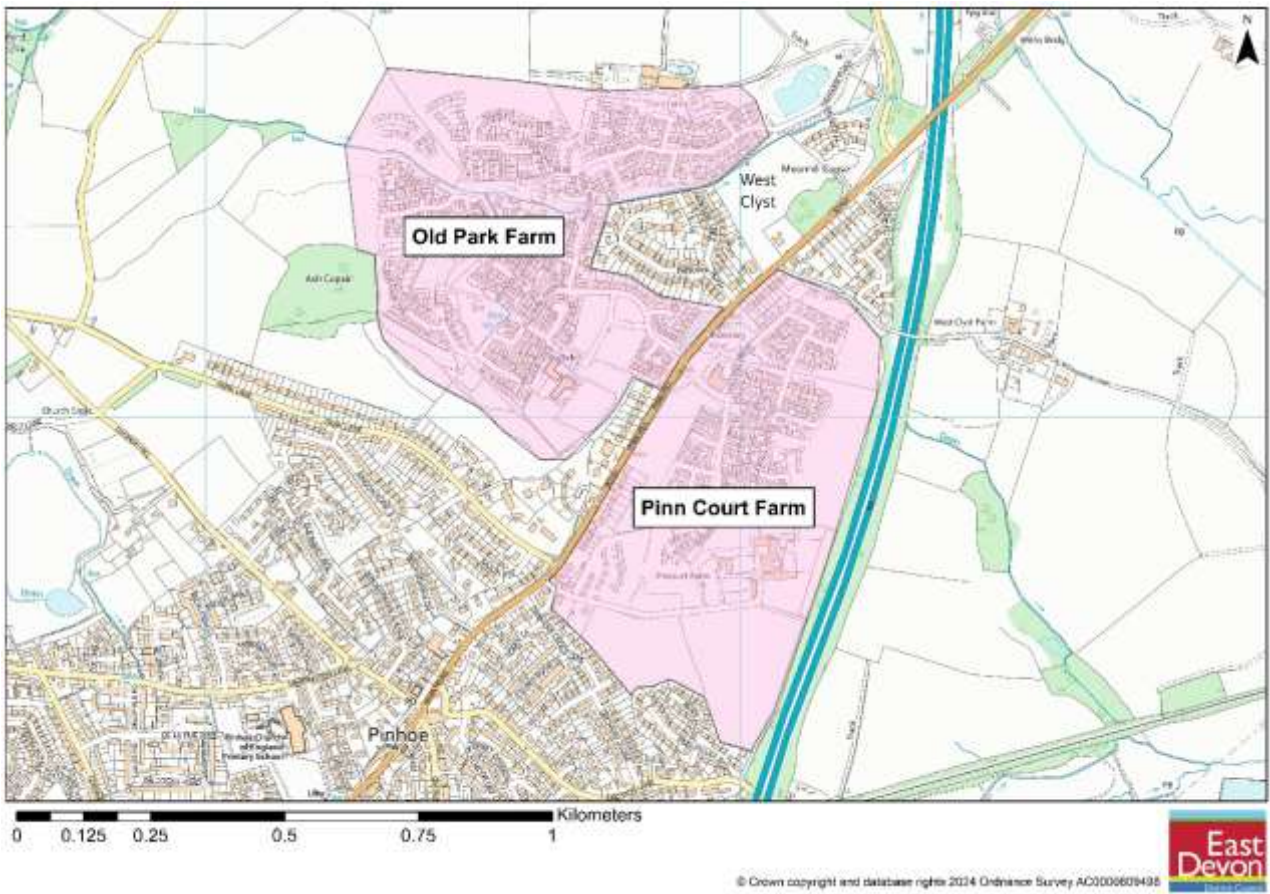
Land at Old Park Farm and Pinn Court Farm is understood to be owned by A.E. Stuart and Sons and Millwood Homes.

### **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.

Most of the development has been completed in this area and there has been relatively little employment land creation. There are non-domestic rated properties within the site, however, none that fit the requirement for an employment site: insufficient size and density of units. A more detailed map of employment sites will be created when more development has taken place and the criteria laid out within this report is satisfied. The map below identifies the approximate extent of land at Old Park Farm and Pinn Court Farm to give context to this section rather than show planning permissions and employment boundaries.



## 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 27314.8M<sup>2</sup> and has few constraints other than the M5 to the east.

### Summary of Planning Activity

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

### Site Constraints

There is the M5 directly to the east.

### Non-domestic Rated Properties

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

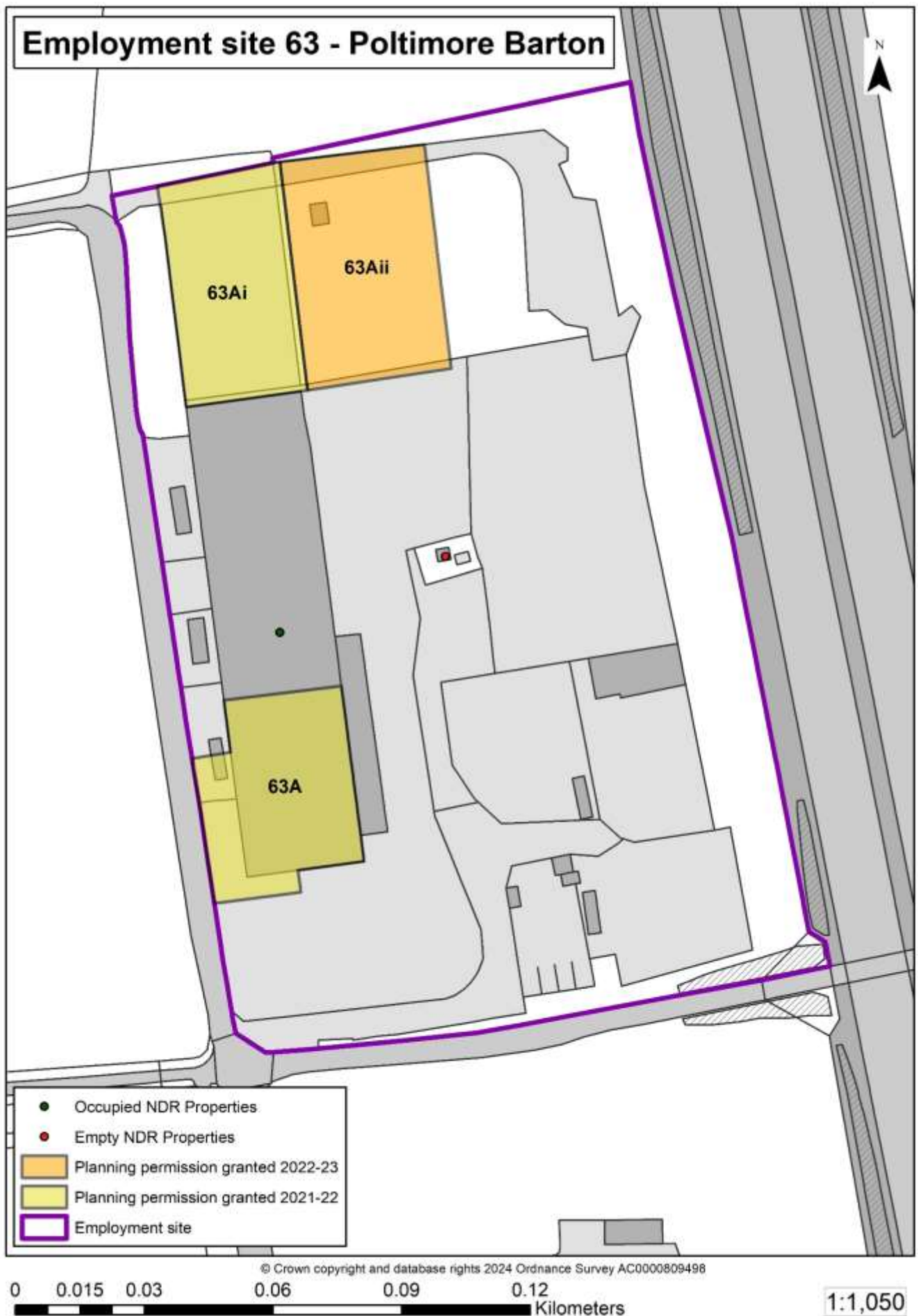
### New for 2021/2022

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.

### New for 2022/23

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.



## 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). This site was brought forward through the Broadclyst Neighbourhood plan. This site is located off the B3181 which runs to the northwest of the site boundary and is the primary constraint on the site. The site covers 0.57 Ha.

### **Summary of Planning Activity**

Although there is no planning history to the 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.

### **Site Constraints**

The B3181 runs the length of the site to the northwest.



## 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 has 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.

### **Summary of Planning Activity**

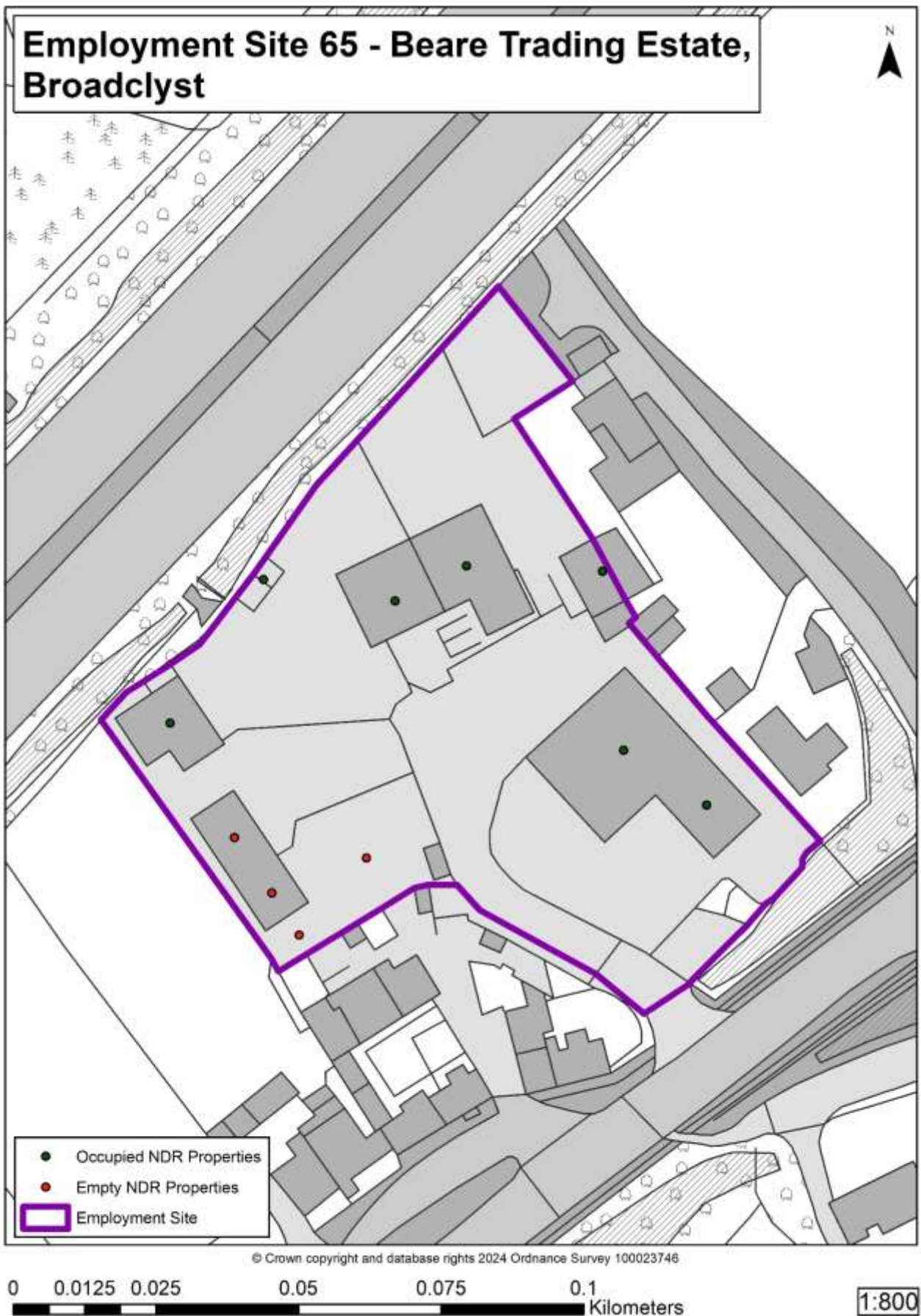
Other than historic planning permissions there are no permissions within the last 10 years.

### **Site Constraints**

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.

### **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 brought forward 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.

### **Summary of Planning Activity**

Although there are no planning permissions relating to employment land uses 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 allocations of a similar nature in the future.

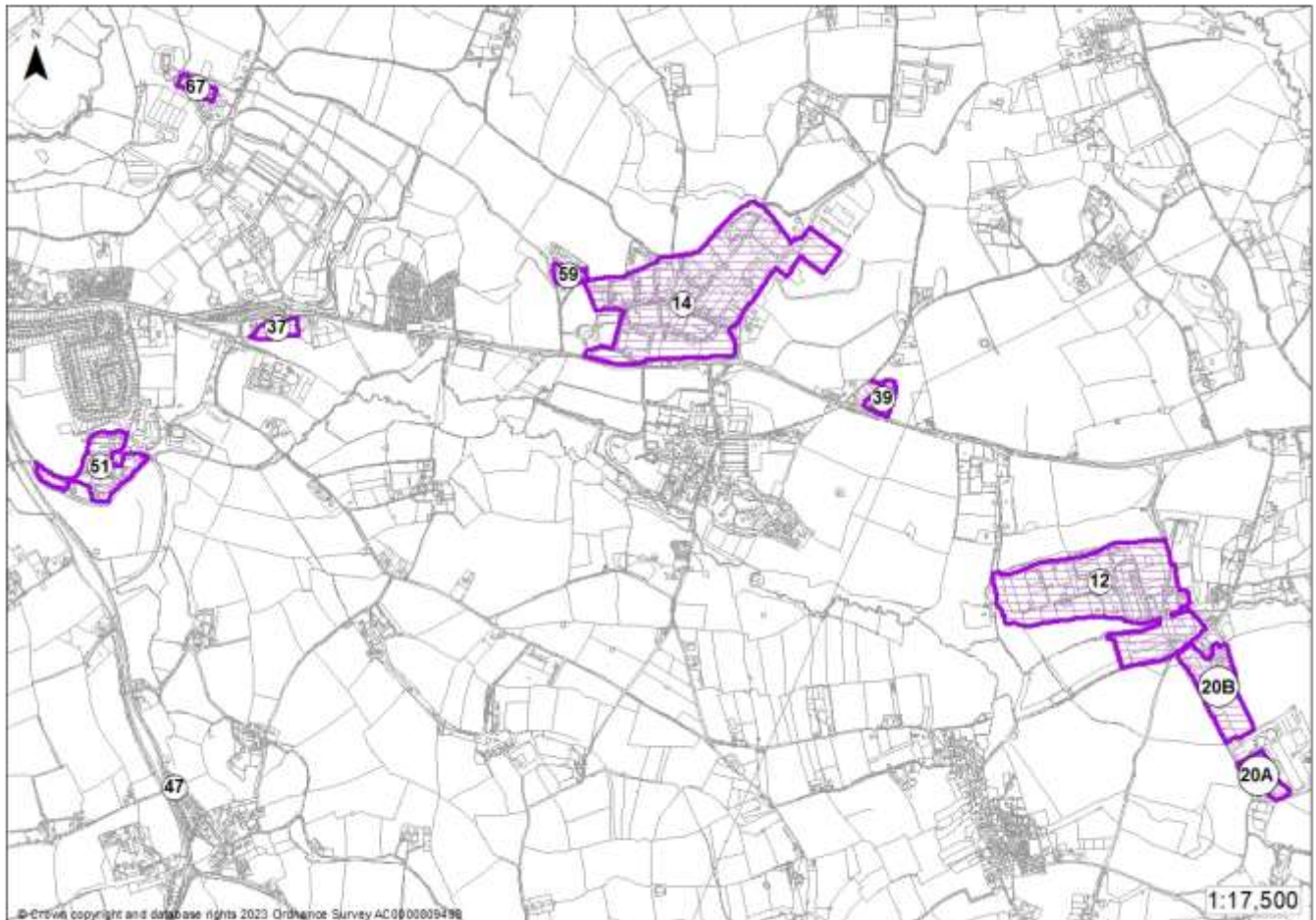
### **Site Constraints**

Located to the northeast of a farm limiting development in that direction, however, there is space within the site for development.



## 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.

### Summary of Planning Activity

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

### Completions

There have been nine completions during the last five years – Plots 14Ai (8 factory units) (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.

### Site Constraints

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

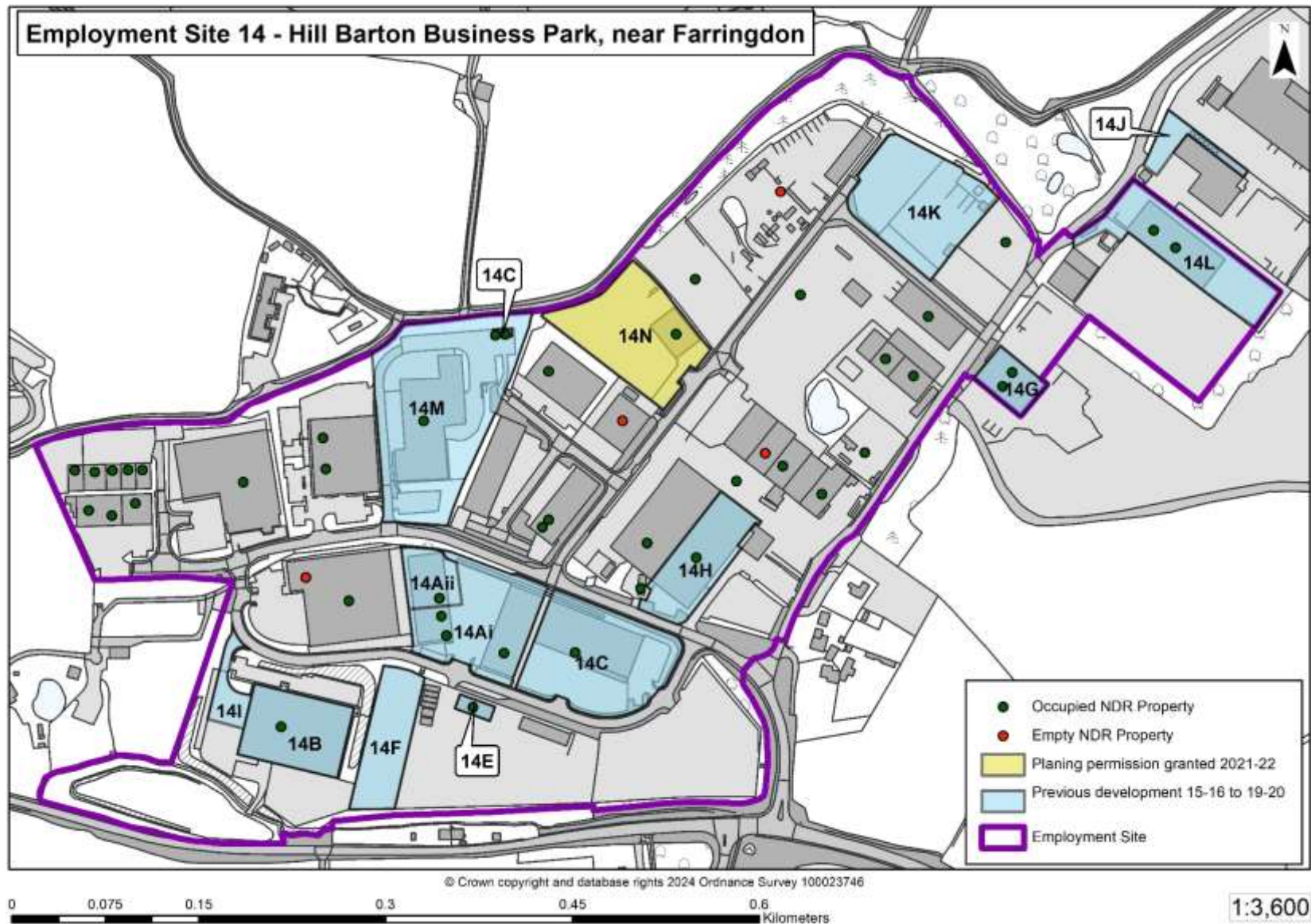
### **New for 2019/20**

A permission (19/1800/FUL) was granted on 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.

### **New for 2021/22**

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.



## 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.

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.

### **Summary of Planning Activity**

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

### **Completions**

There have been 16 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.

### **Site Constraints**

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

### **New for 2019/20**

A permission (19/0132/CPE) was granted on 16.5.2019 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.

### **New for 2020/21**

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

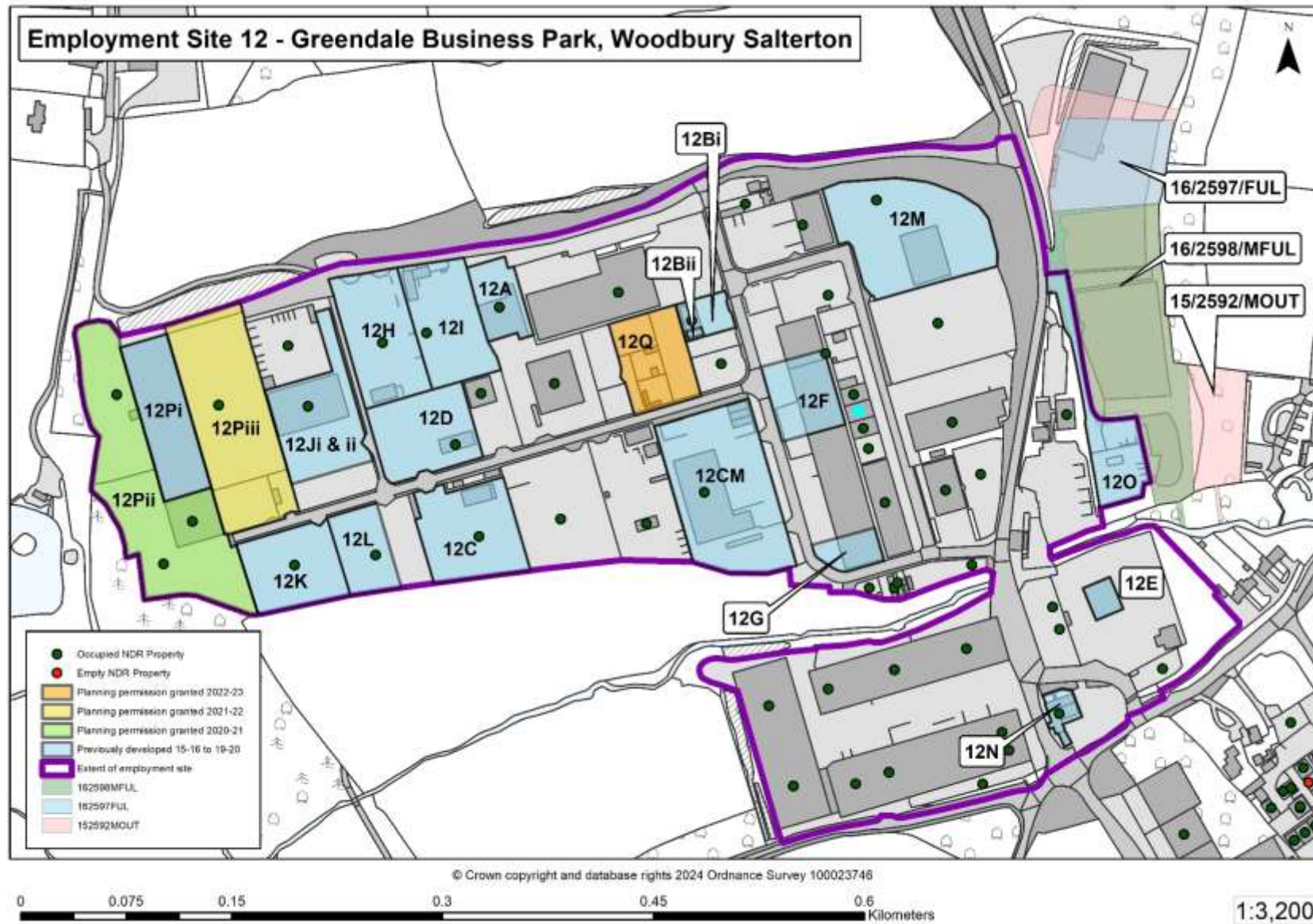
### **New for 2021/22**

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

### **New for 2022/23**

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.



## 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).

### Summary of Planning Activity

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

### Approvals

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

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

### Completions

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

### Non-Domestic Rated Properties

There are 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.

### **Site Constraints**

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.

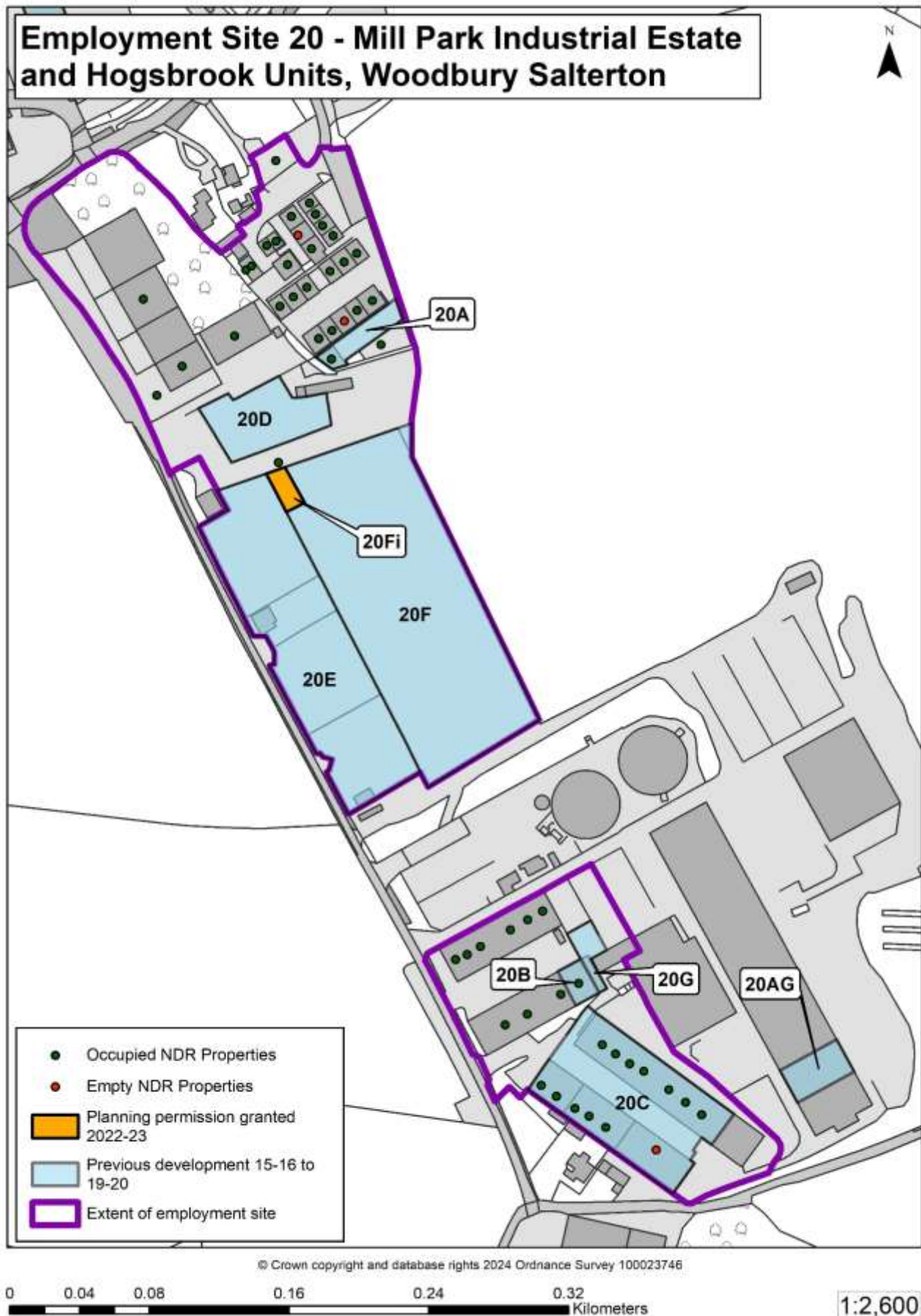
### **New for 2019/20**

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.

### **New for 2022/23**

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



## 37 – Oilmill Industrial Estate, near Clyst St Mary

### **Ownership**

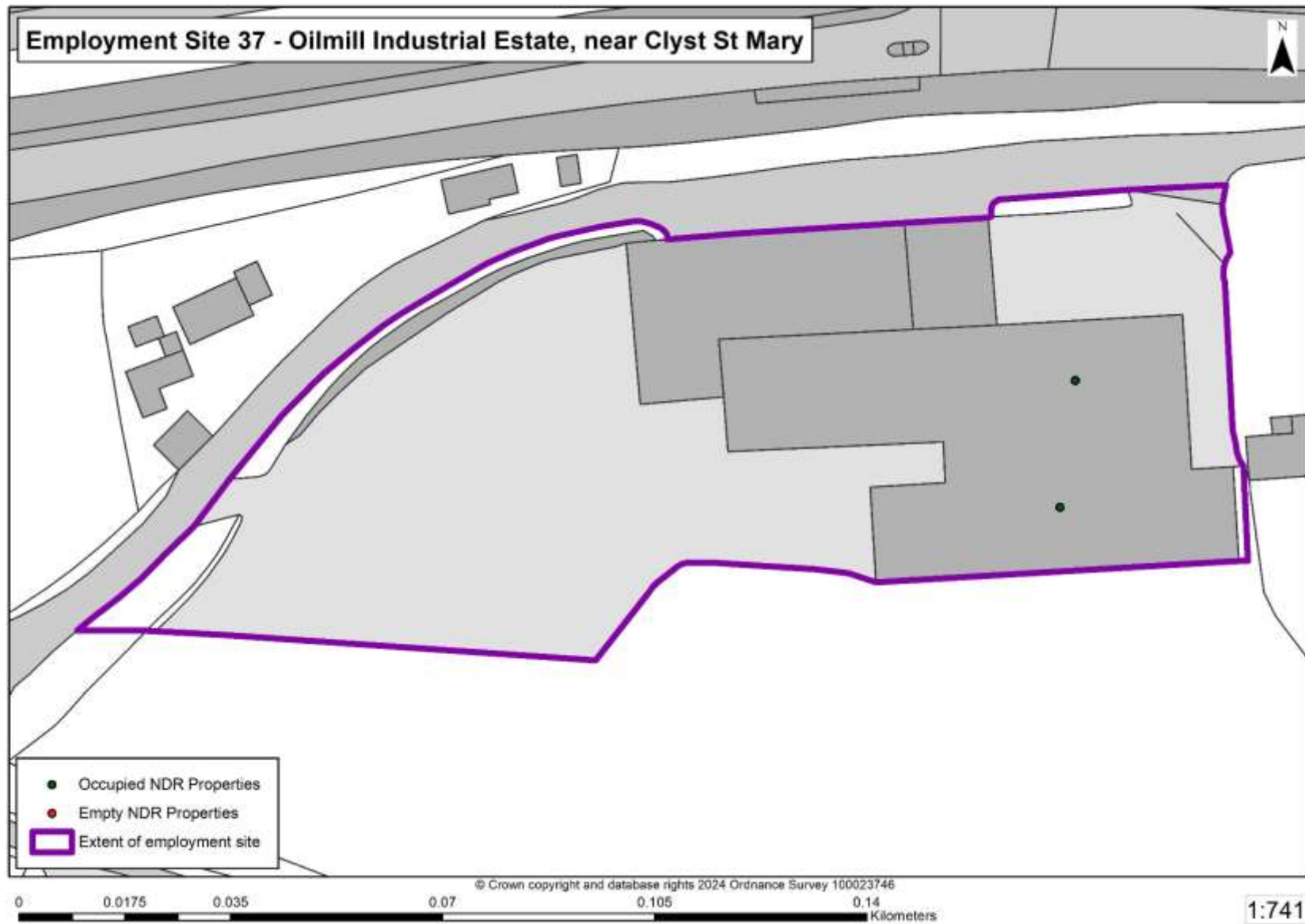
Ownership of the Oilmill Industrial Estate is not known.

### **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. The site is also known as Langdon Business Park. This site is allocated as an employment area in the Bishops Clyst neighbourhood plan.

### **Non-Domestic Rated Properties**

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



## 39 – Waldrons Farm Industrial Estate, near Farringdon

### **Ownership**

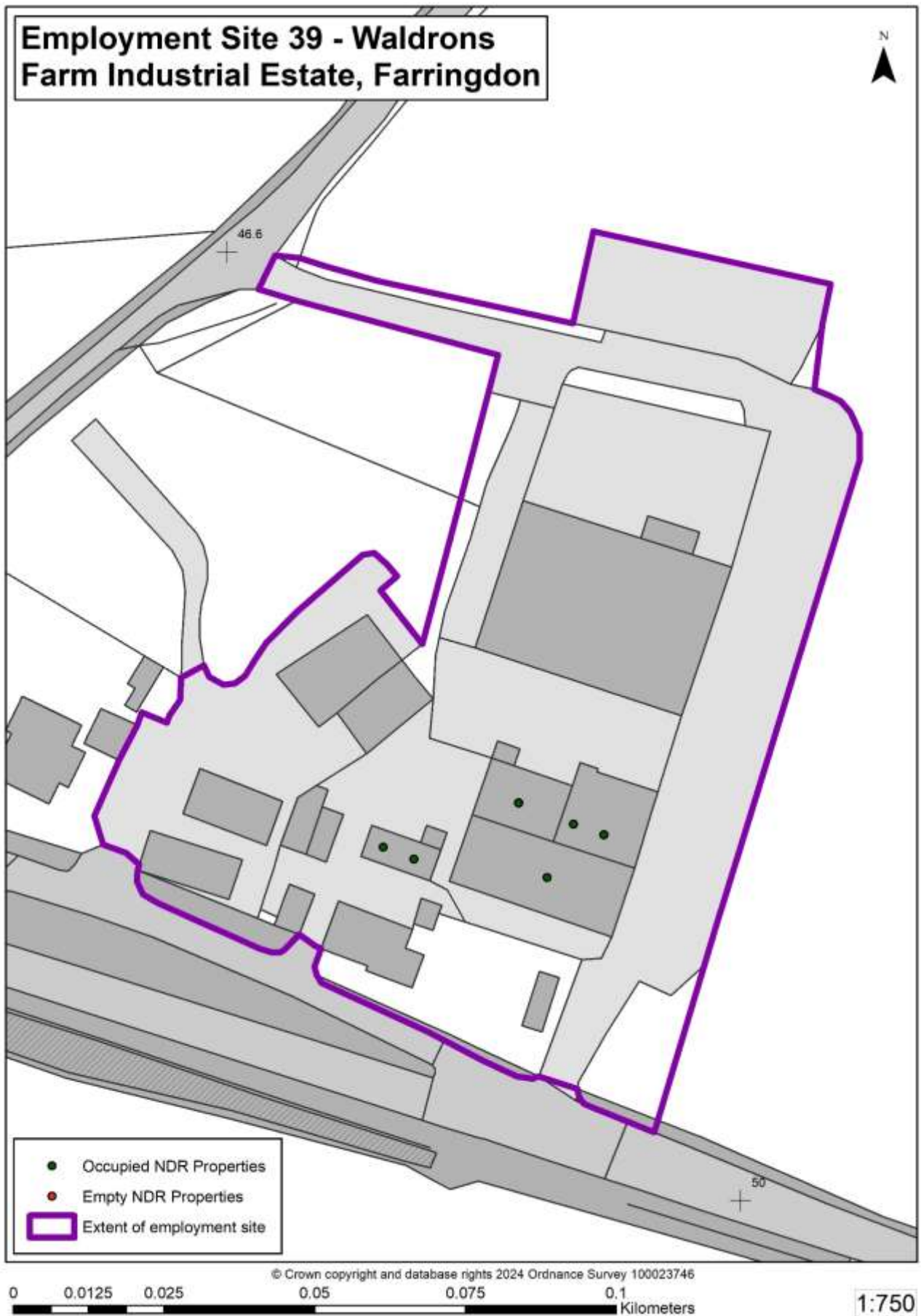
Ownership of the Waldrons Farm site is unknown.

### **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 allocated 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 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.

### **Site constraints:**

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



## 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.

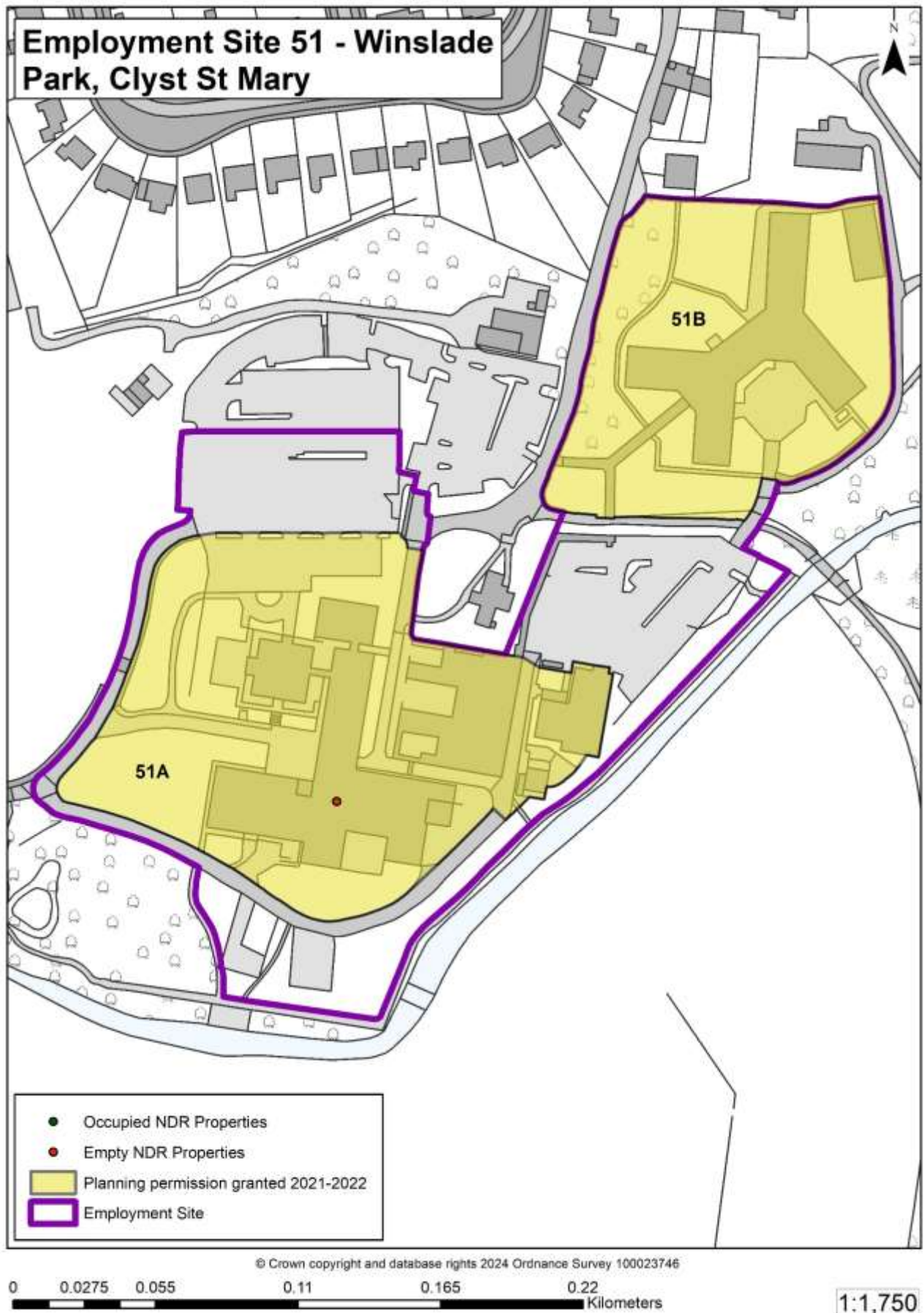
### Non-Domestic Rated Properties

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 likely to remain after redevelopment. It appears that there will be employment space equivalent to what is present today as stated in the outline permission.



## 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 has been allocated by the Bishops Clyst Neighbourhood.

### **Summary of Planning Activity**

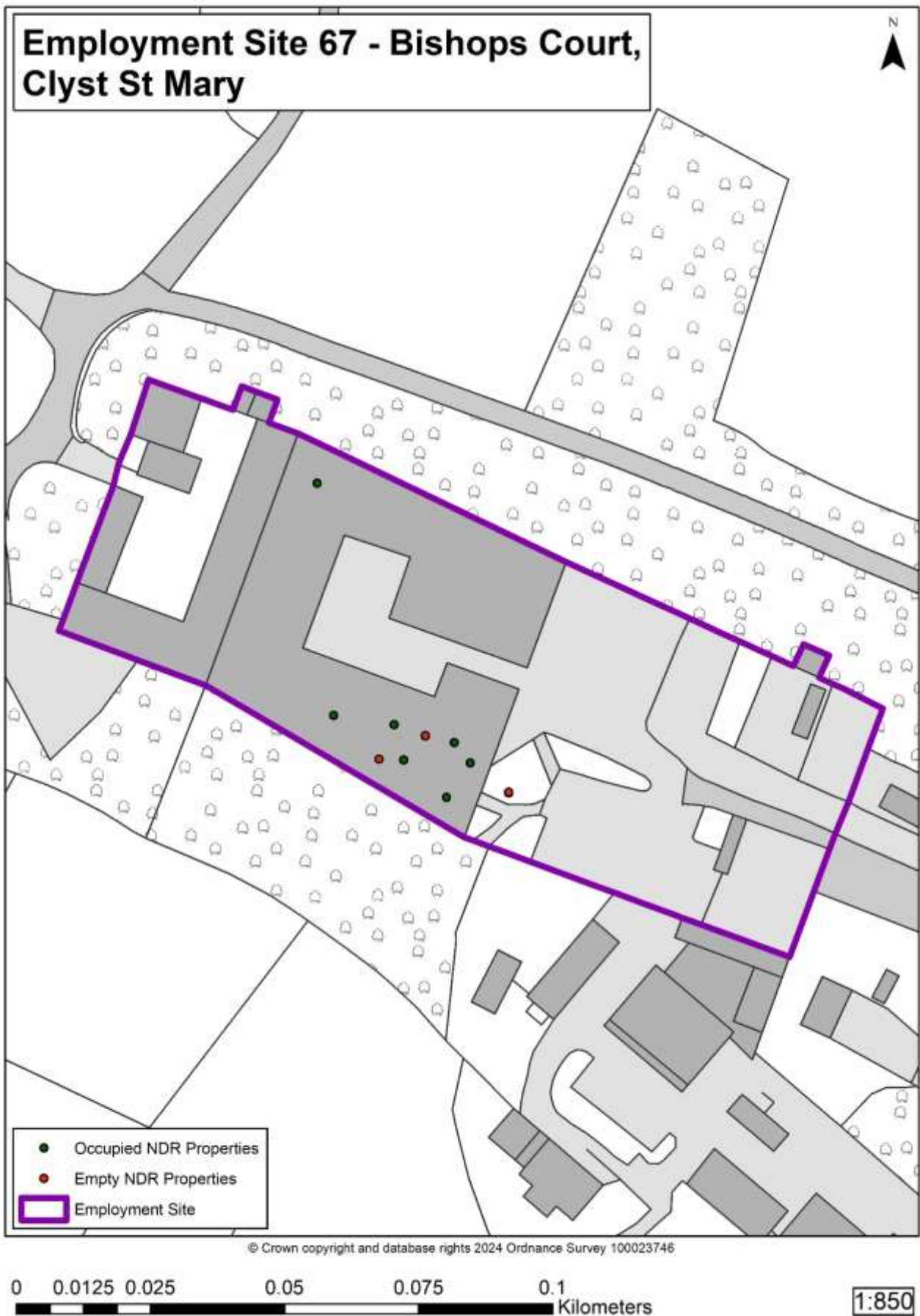
Other than historic planning permissions there are no permissions within the last 10 years which relate to employment uses. There was a rejected application 14/2225/PDJ to convert an office space to a residential dwelling in 2014. There was also a rejected application 14/1966/COU to change the land use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

### **Site Constraints**

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

### **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 Business Centre.

## 4 - Odhams Wharf, near Ebford

### **Ownership**

Ownership of the Odhams Wharf site is unknown.

### **Description**

The site is located between Ebford and Topsham in what, in Local Plan policy terms, is a countryside location. This site is allocated 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.

### **Non-Domestic Rated Properties**

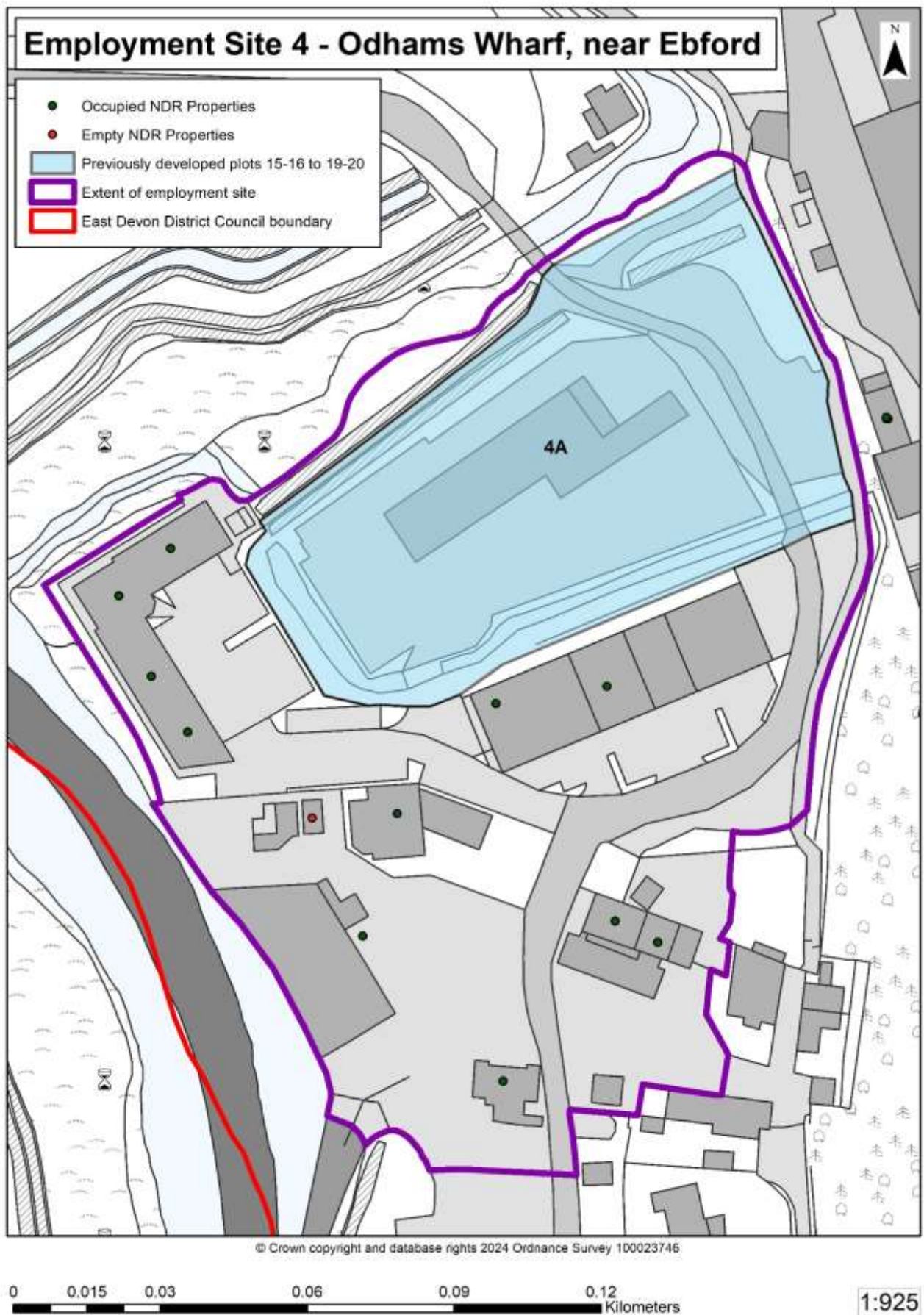
There are 13 units rated for non-domestic use with one classed as empty. Offices, workshops, and storage premises dominate.

### **Site Constraints**

The site is entirely within a flood zone. The site adjoins a Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and a RAMSAR Site.

### **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 allocated 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.

### Non-Domestic Rated Properties

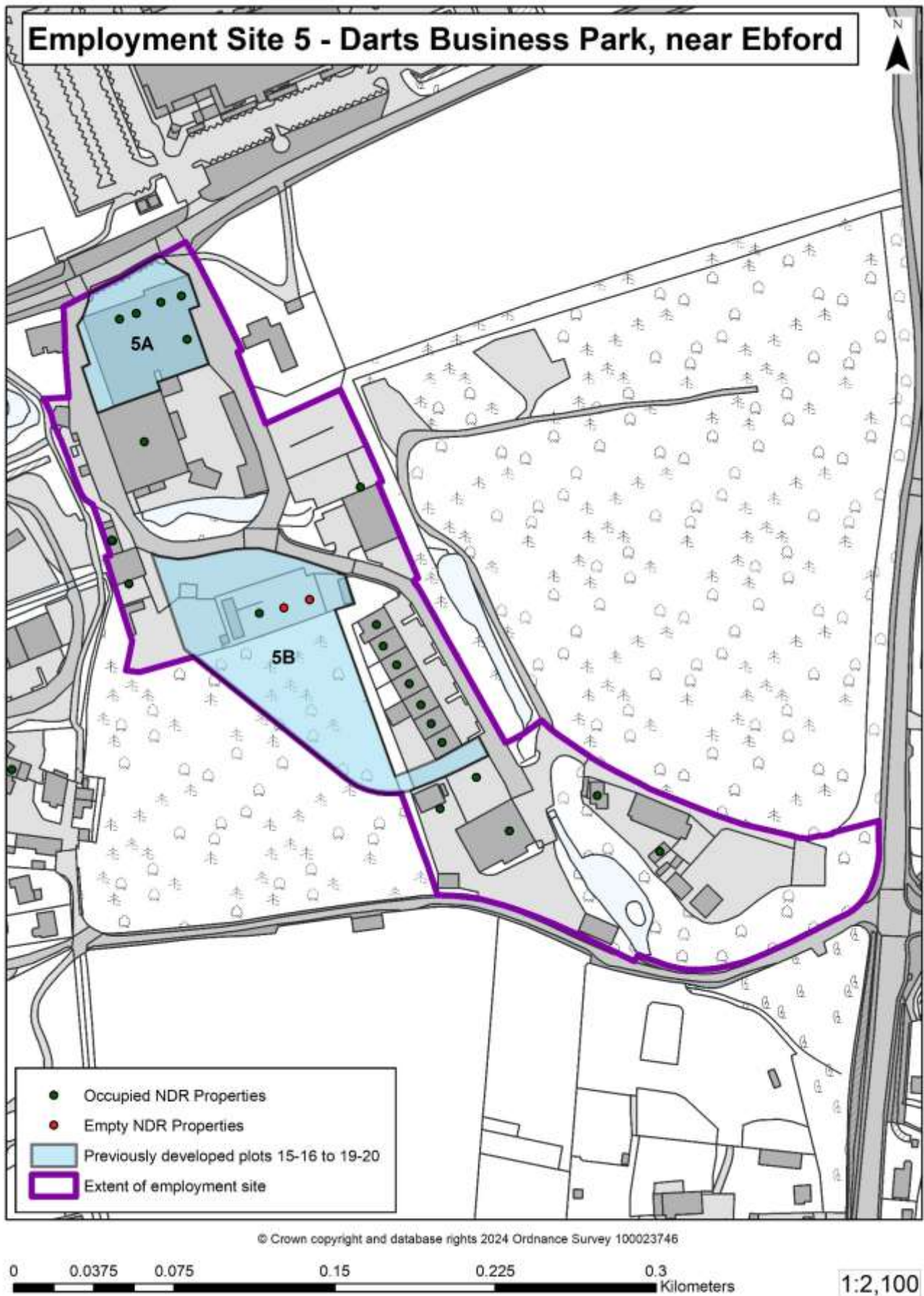
There are 29 units rated for non-domestic use, of which 2 are shown as empty.

### Constraints

The northern part of the site is within a flood zone. The site adjoins Odhams Wharf, so has limited expansion to the west. Woodland abuts the site to the southeast and southwest.

### 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**

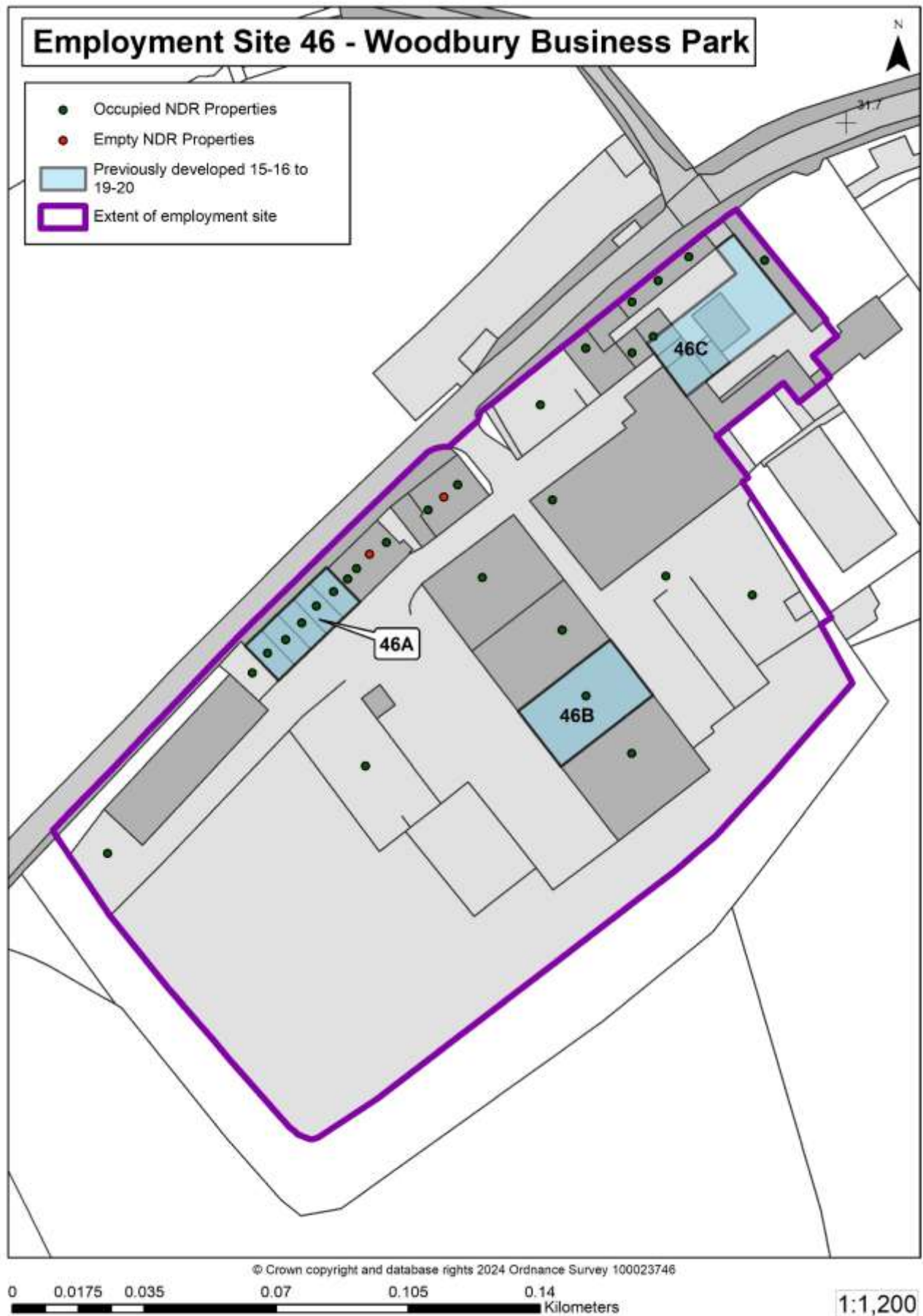
Plot 46C – Permission for alterations and extensions to create new business units and store (Units 11A-11E) was granted on 16.10.2017, completed in 2020-21.

### **Non-Domestic Rated Properties**

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

### **Constraints**

There are Grade II listed buildings on site.



## 47 – Addlepool Business Centre, near Clyst St George

### **Ownership**

Addlepool Business Centre is owned by Mr P. Bragg.

### **Description**

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

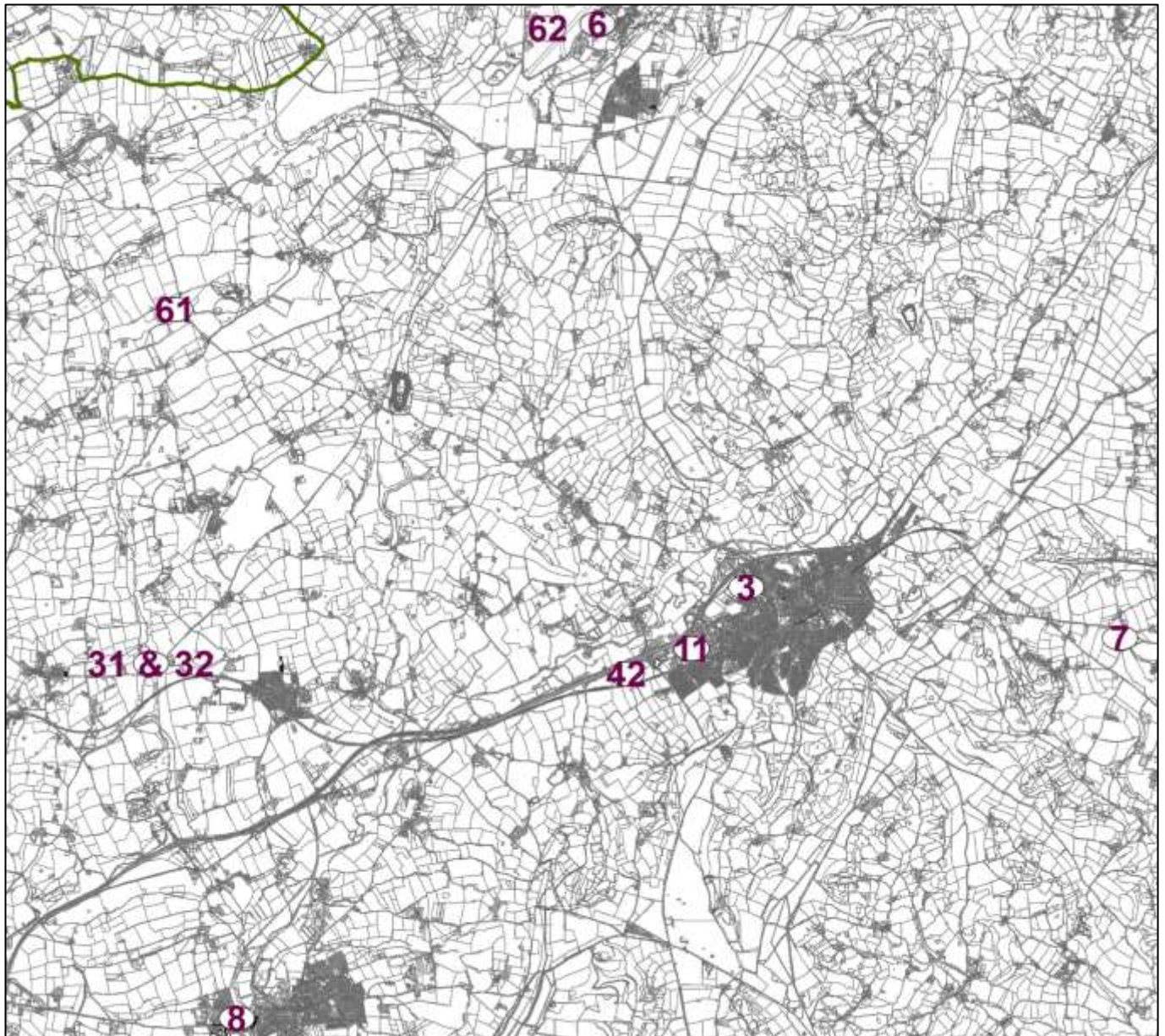
### **Non-Domestic Rated Properties**

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 – Finimore 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.

### 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, 11B, 11D, and 11K are allocated (with no extant permissions) amounting to a total of 2.52 hectares.

Plot 11M is not allocated but is currently vacant.

### **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.

### **Constraints**

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

### **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.

### **New for 2020/21**

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.

### **New for 2021/22**

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.

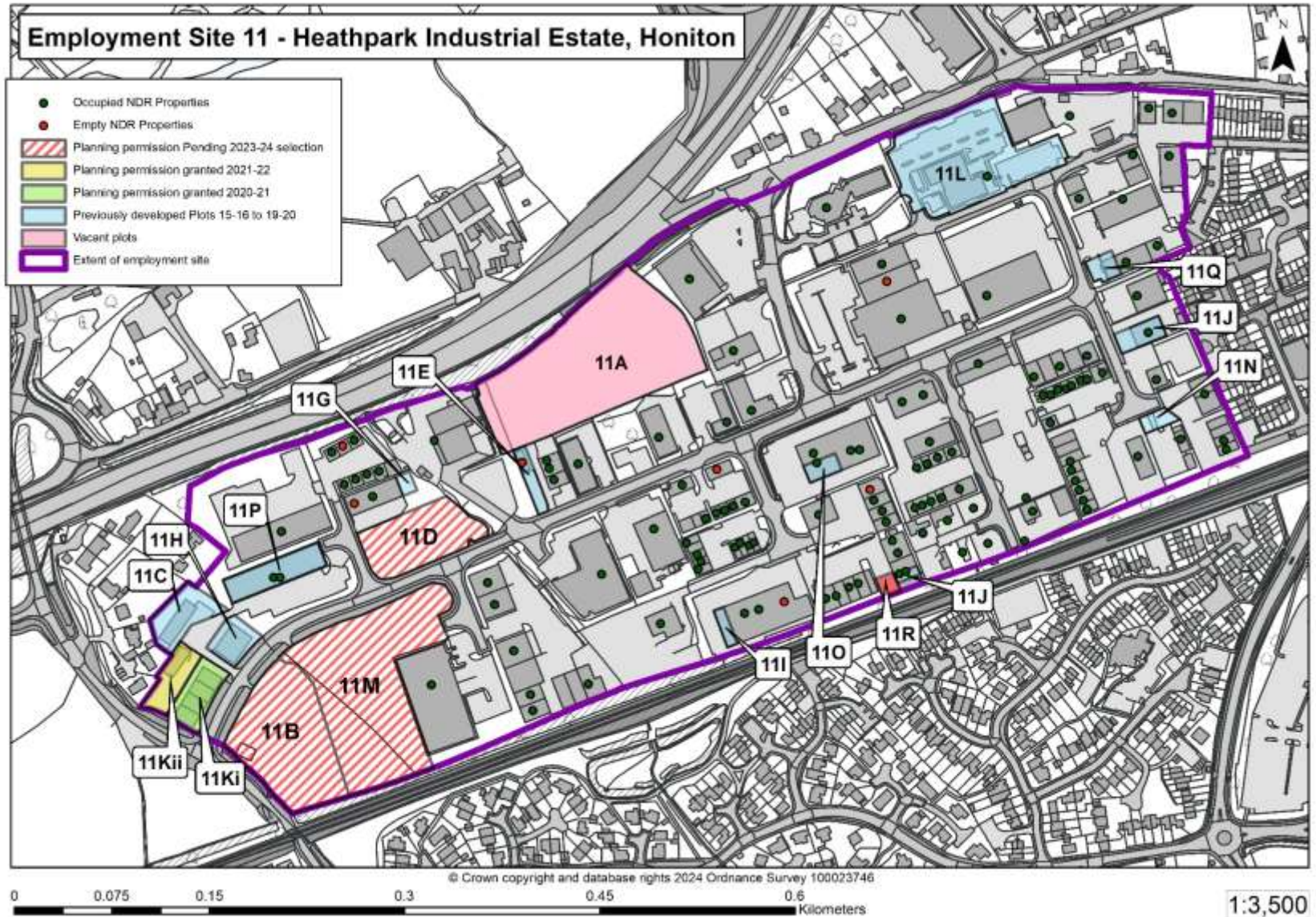
### **New for 2023/24**

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) is pending consideration for the Development of 17 commercial units, 3164 Sqm of B2, B8 and E(g)(iii). Plot 11M.

A permission (23/1199/MFUL) is pending consideration 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. 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 assessment work.

### **Summary of Planning Activity**

See also Appendix 2 – Plots 42A.

### **Completed**

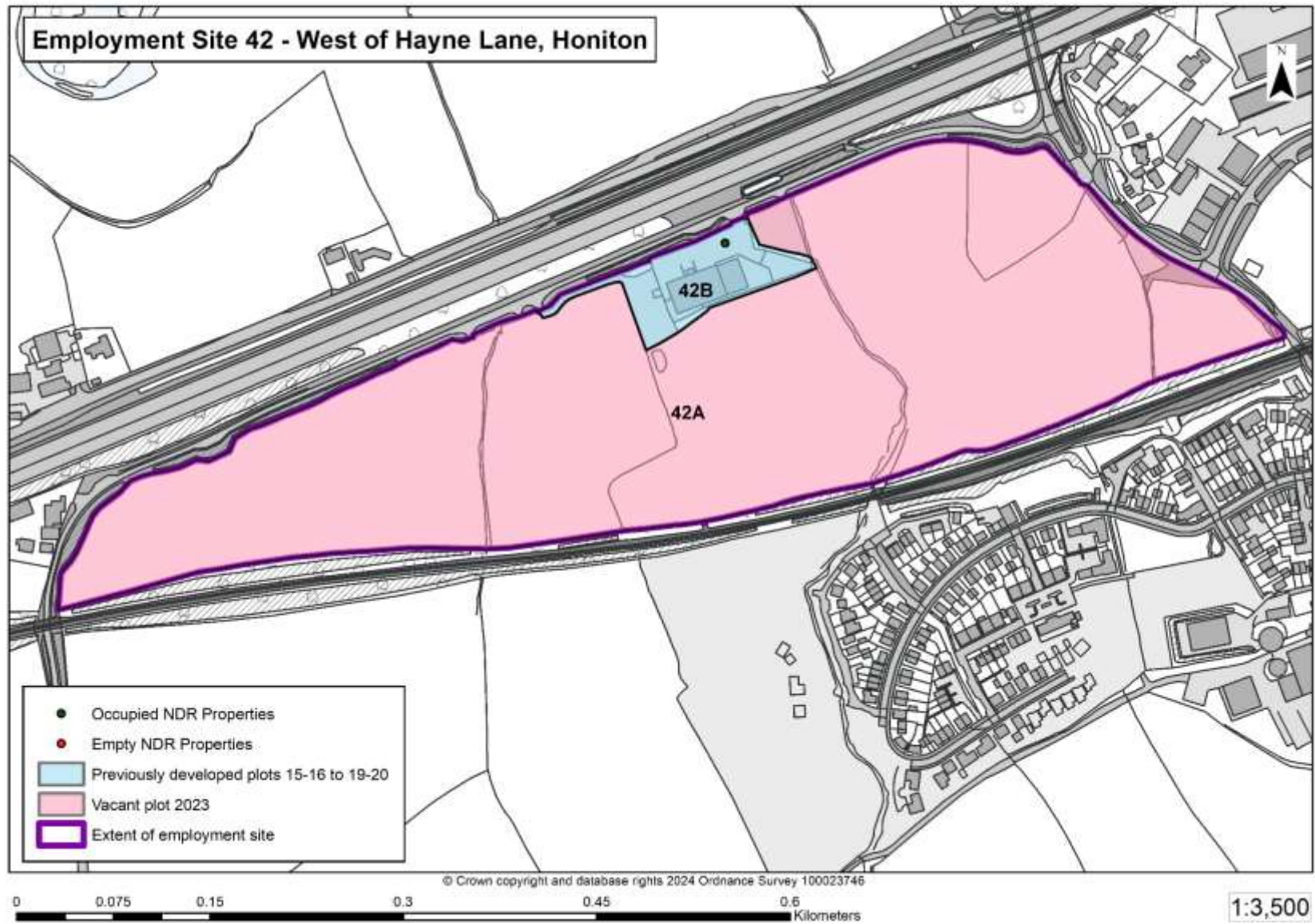
A permission (17/1053/MFUL) was granted on 07/09/2017 for the proposed development of garden centre, incorporating new building, covered sales area, outdoor sales area, storage, and car parking and widening of the access. Plot 42B. Complete. This accounts for the single retail non-domestic rated property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

### **Vacant Land**

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

### **Constraints**

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



### 3 – Ottery Moor Lane, Honiton

#### **Ownership**

The site is understood to be in multiple ownership.

#### **Description**

Ottery Moor Lane is an ageing 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.

#### **Summary of Planning Activity**

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

#### **Non-Domestic Rated Properties**

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

#### **Constraints**

Access is via a residential street and the western corner adjoins Mountbatten Park, a recreation area.

#### **New for 2022/23**

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.



## 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**

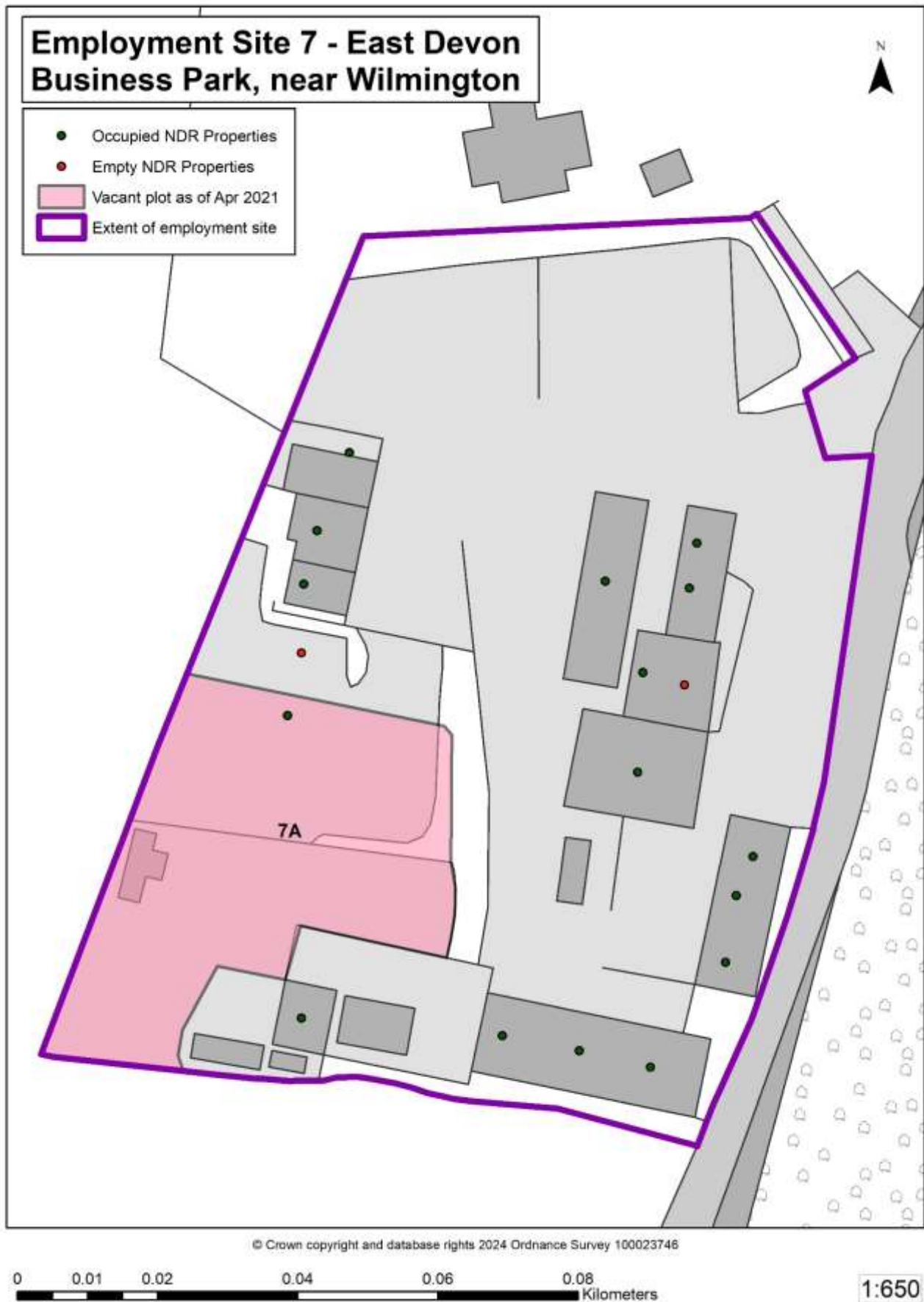
There is a comparatively large plot at the south-west boundary of the site covering 0.2 hectares which is currently being used as parking.

### **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.

### **Site Constraints**

The site lies within an Area of Outstanding Natural Beauty.



## 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. There are, however, a few owner occupiers.

### Description

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

### Summary of Planning Activity

See also Appendix 2 – Plots 8A to 8C.

### Vacant Land

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

### Non-Domestic Rated Properties

There are 37 units rated for non-domestic use, of which 5 were empty.

### Site Constraints

The site is within a flood zone.

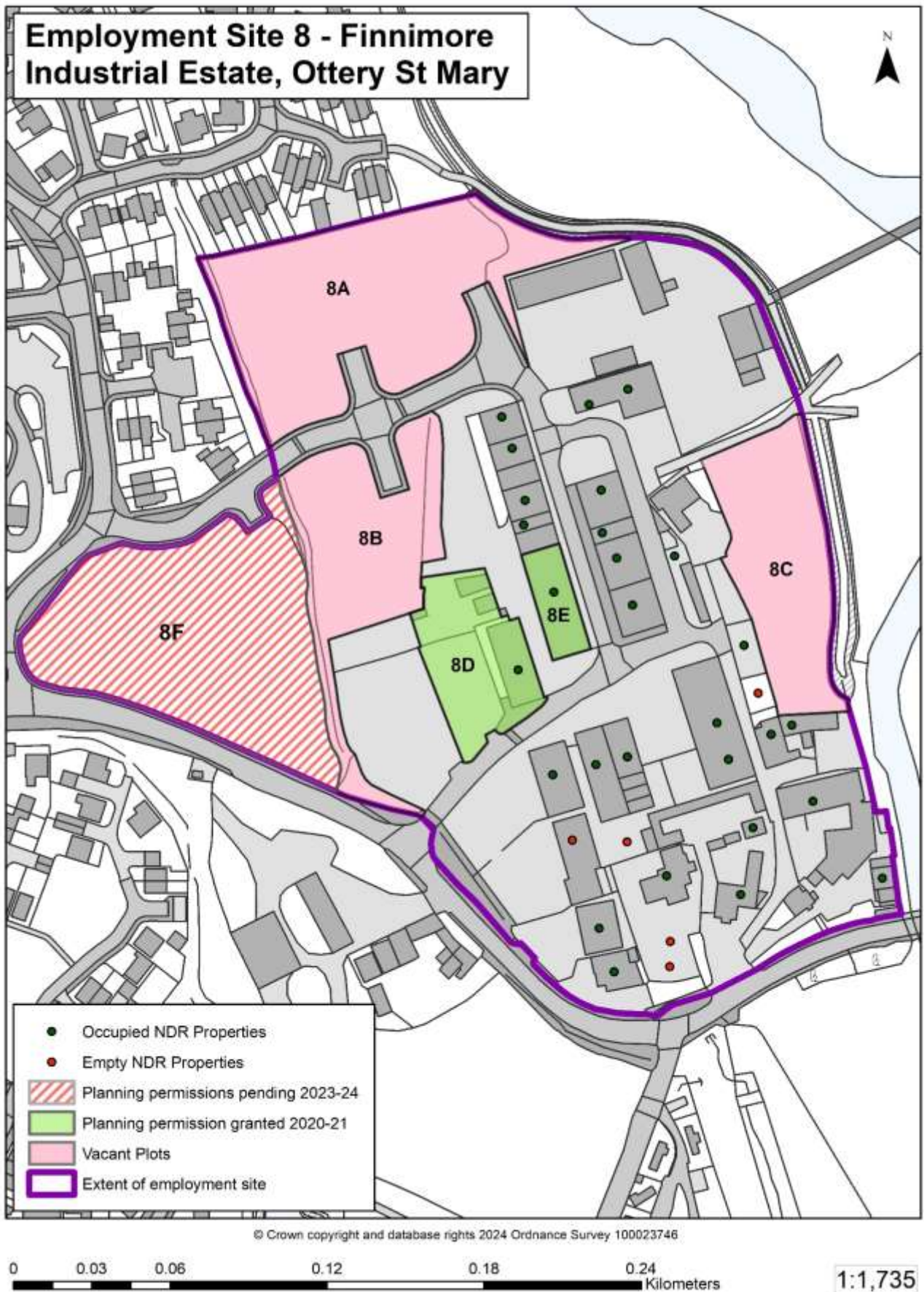
### New for 2020/21

A permission (20/0779/FUL) was granted on 16.7.2020 for a new industrial unit for B1, B2 and B8 use. Plot 8D.

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.

### New for 2023/24

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.

### 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.

### **Site Constraints**

The site lies within an Area of Outstanding Natural Beauty.

### **New for 2019/20**

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.

### **New for 2020/21**

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. Plot 6L also impacted land which form part of Site 62 – Dunkeswell Airfield however in the 2023 ELR the site boundary was altered to show the full planning permission plot within employment site 06 – Dunkeswell industrial site.

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.

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.

**New for 2021/22**

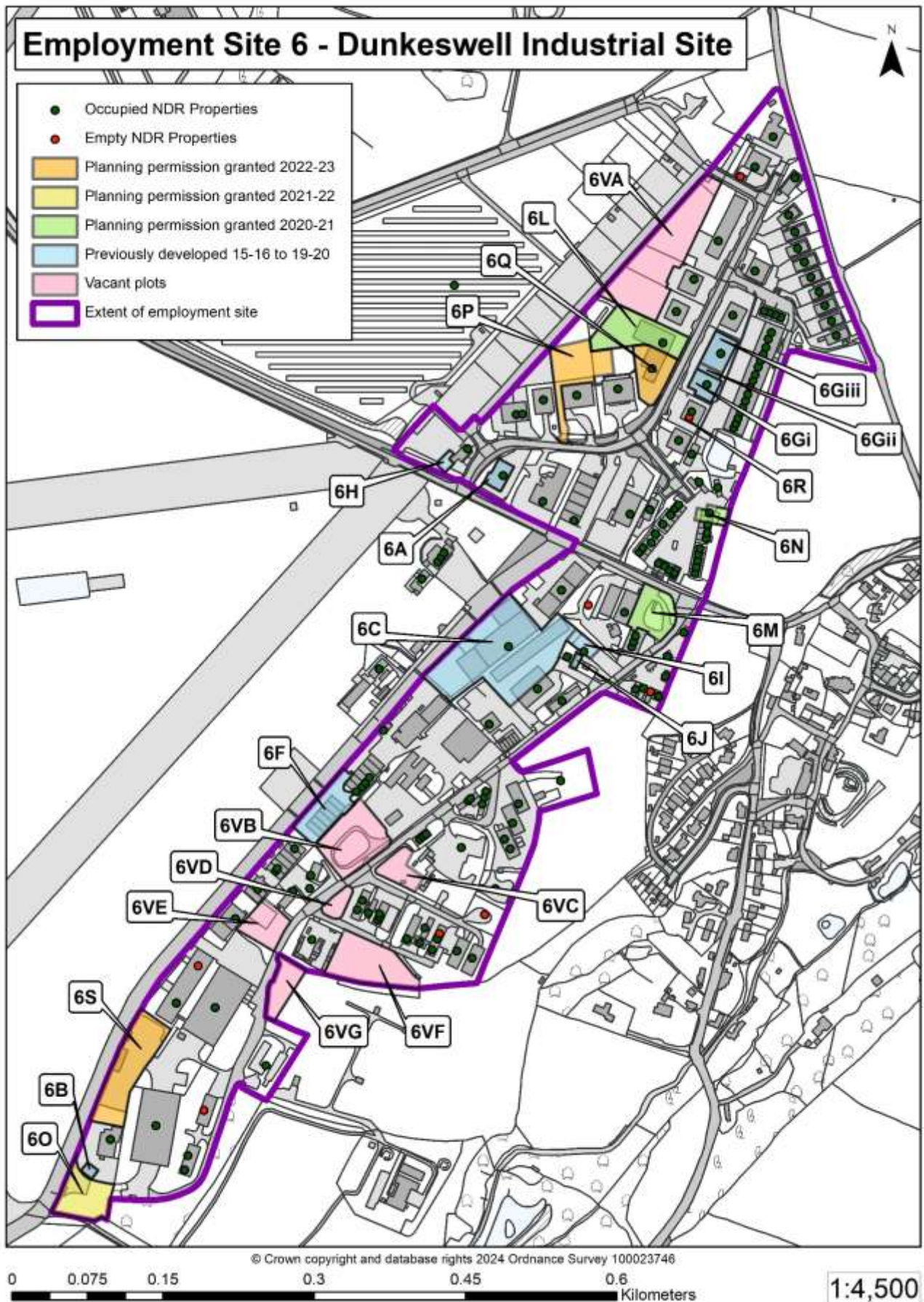
A permission (22/0619/FUL) was granted on 06.04.2022 for the construction of a storage shed (Use Class B8). Plot 6O.

**New for 2022/23**

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

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

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.

### **Summary of Planning Activity**

See also Appendix 2 – Plots 62A to 62C.

### **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**

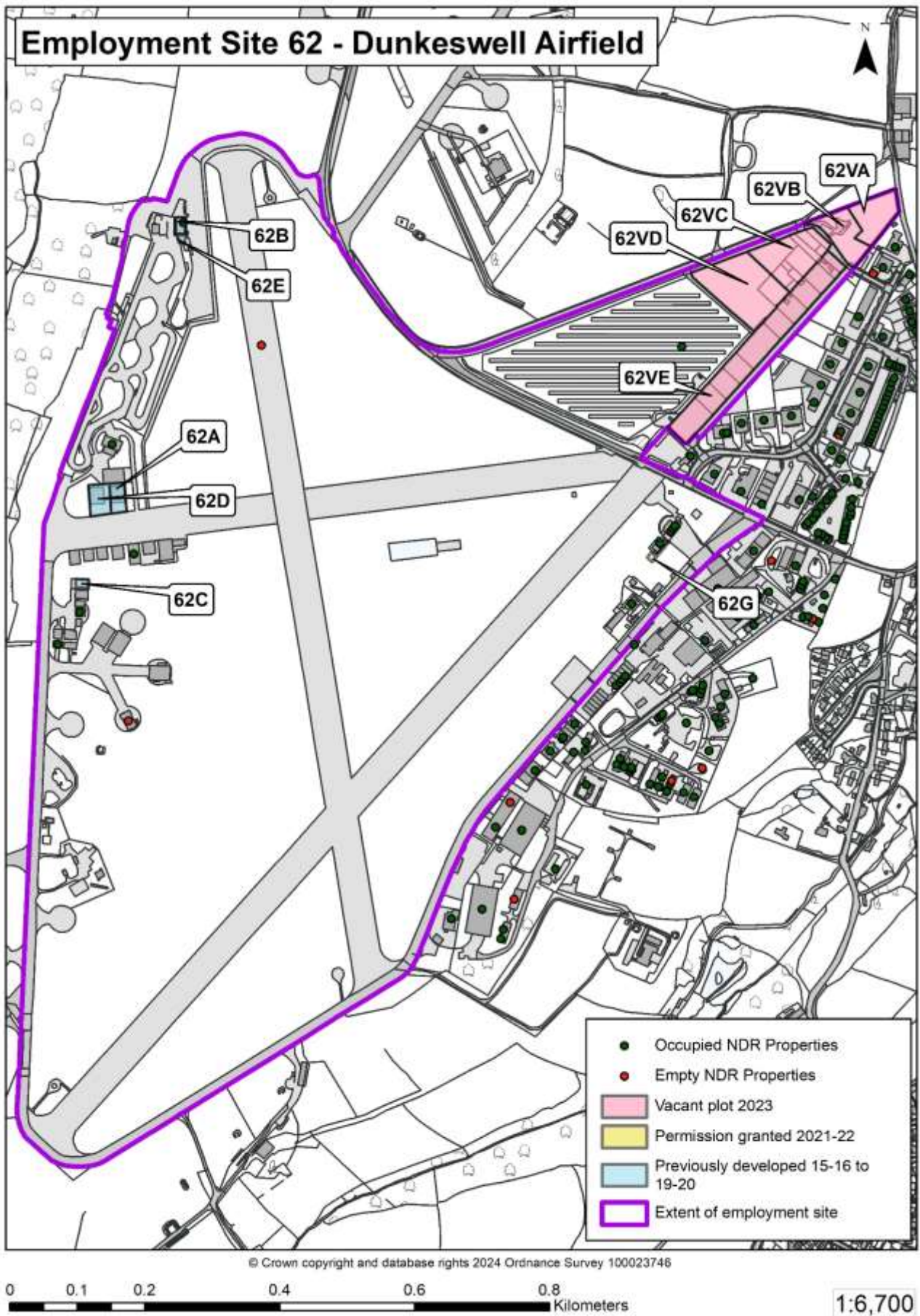
There are 16 units rated for non-domestic purposes, 3 of which were empty.

### **New for 2019/20**

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.

### **New for 2022/23**

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 form 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.

### **Non-Domestic Rated Properties**

At Colletts mill there are 1 units rated for non-domestic use, all of which are occupied.

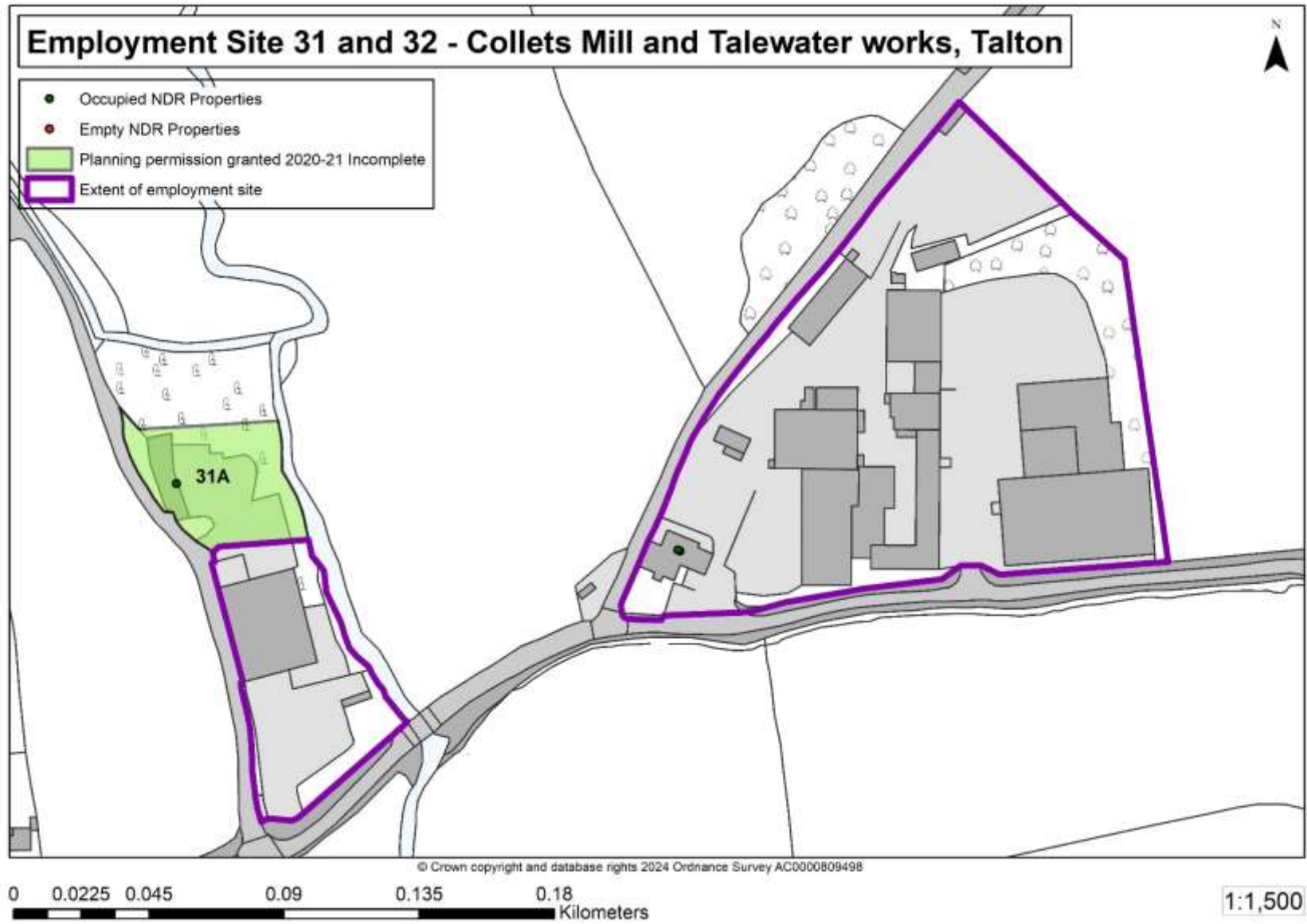
At Talewater works there are 4 units rated for non-domestic use, all of which are occupied.

### **Site Constraints**

Both sites have areas within the flood zone.

### **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 showing 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**

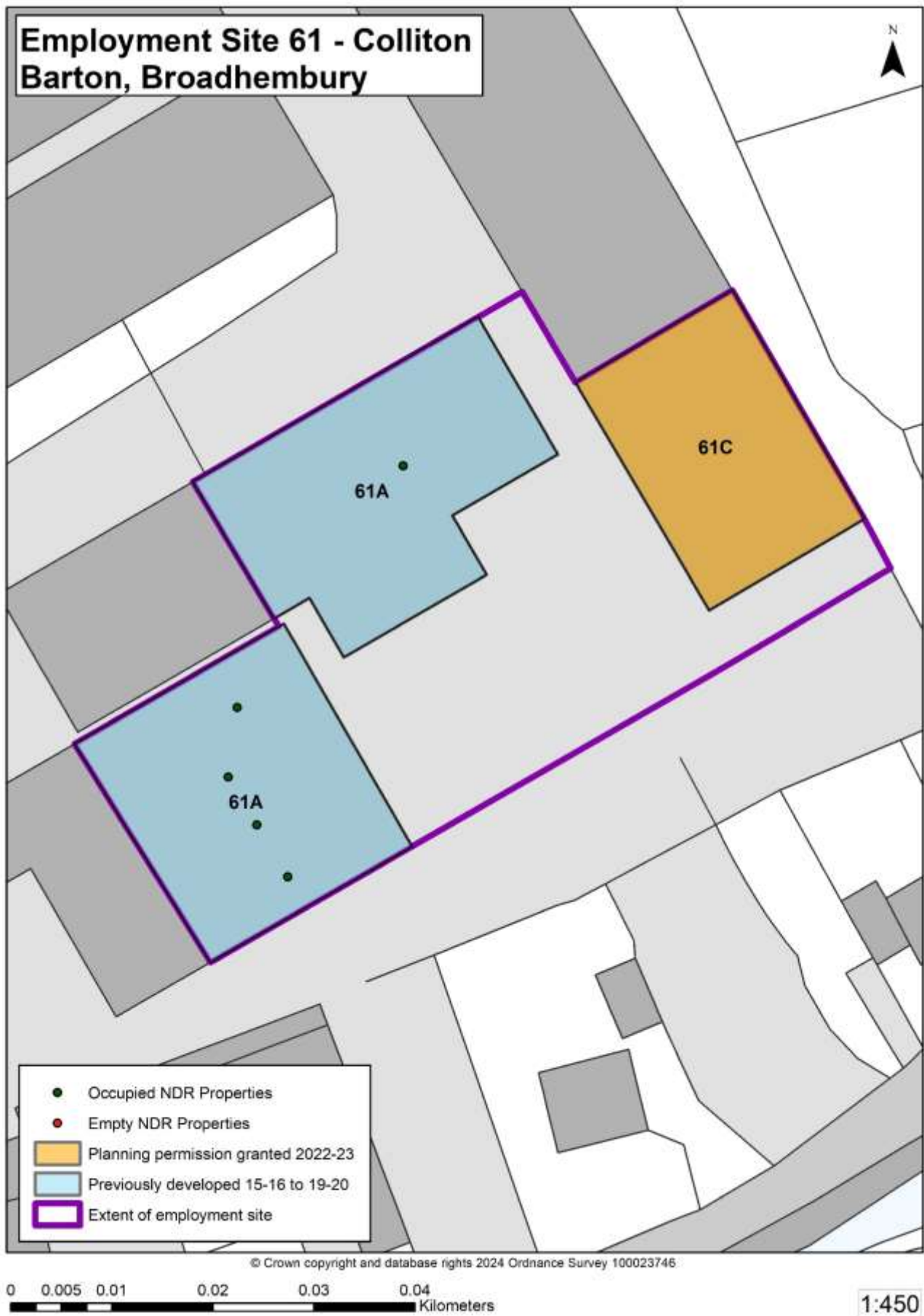
The site contains five units rated for non-domestic use, none of which were empty.

### **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.

### **Change of Boundary**

New employment land use seen in plot 61C has influenced the expansion of the Colliton Barton employment site, to the east to include the new for 2022/23 permissions (22/2225/PDR)



## Appendix 1E - Southern Area – Coastal Towns

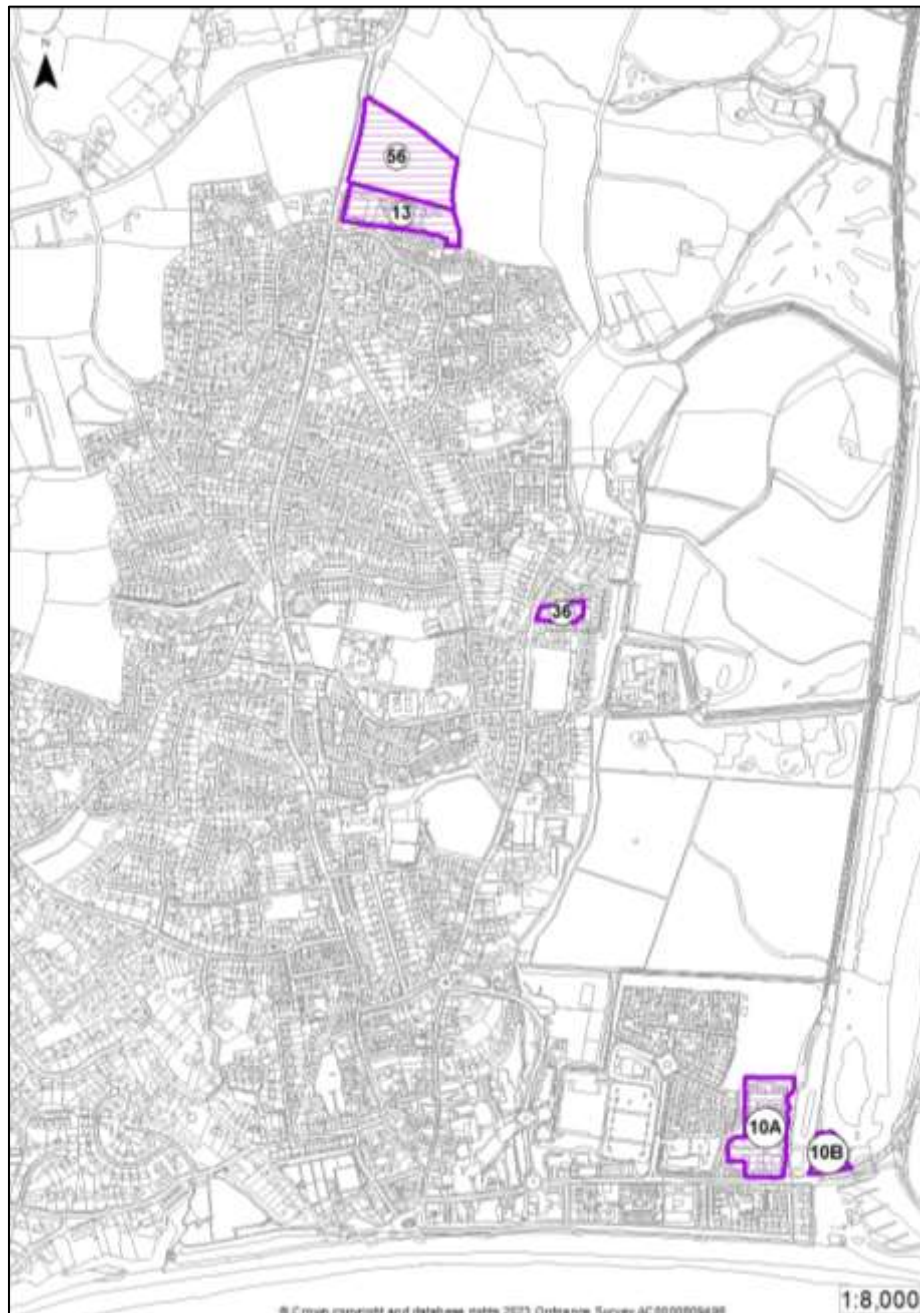
This part of the appendix features sites in or near coastal towns to the south of the District – including Exmouth, Sidmouth, Seaton, Budleigh Salterton, Colaton Raleigh and Newton Poppleford.



**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**

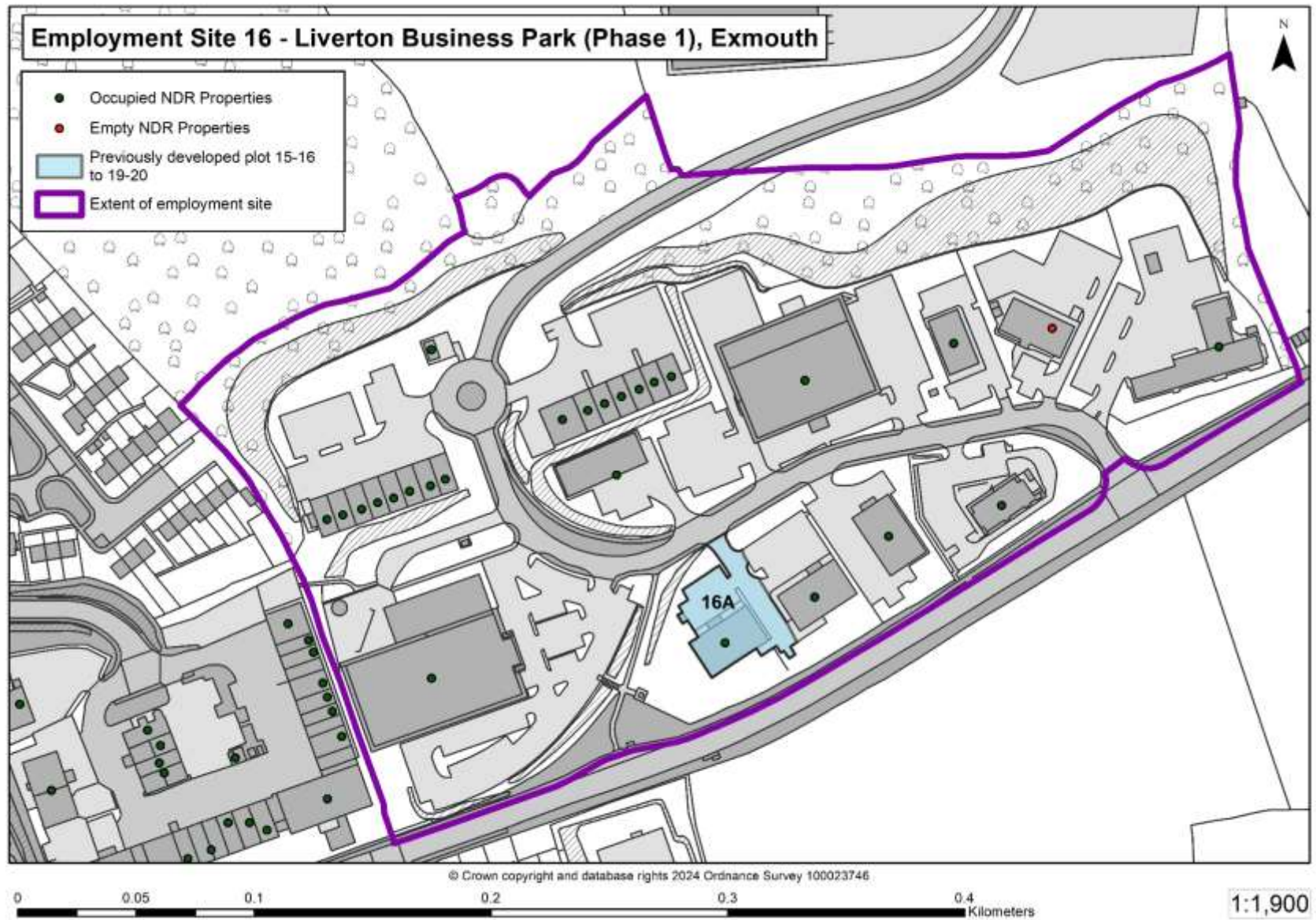
There are 28 units rated for non-domestic use, two of which are empty. Much of the estate is occupied by large retail premises, but there are other uses including 10 workshops.

### **Site Constraints**

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

### **New for 2019/20**

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

### **Summary of Planning Activity**

See also Appendix 2 – Plots 17A to 17Gi.

### **Completions**

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

### **Vacant Land**

Plot 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.

### **Site Constraints**

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

### **New for 2020/21**

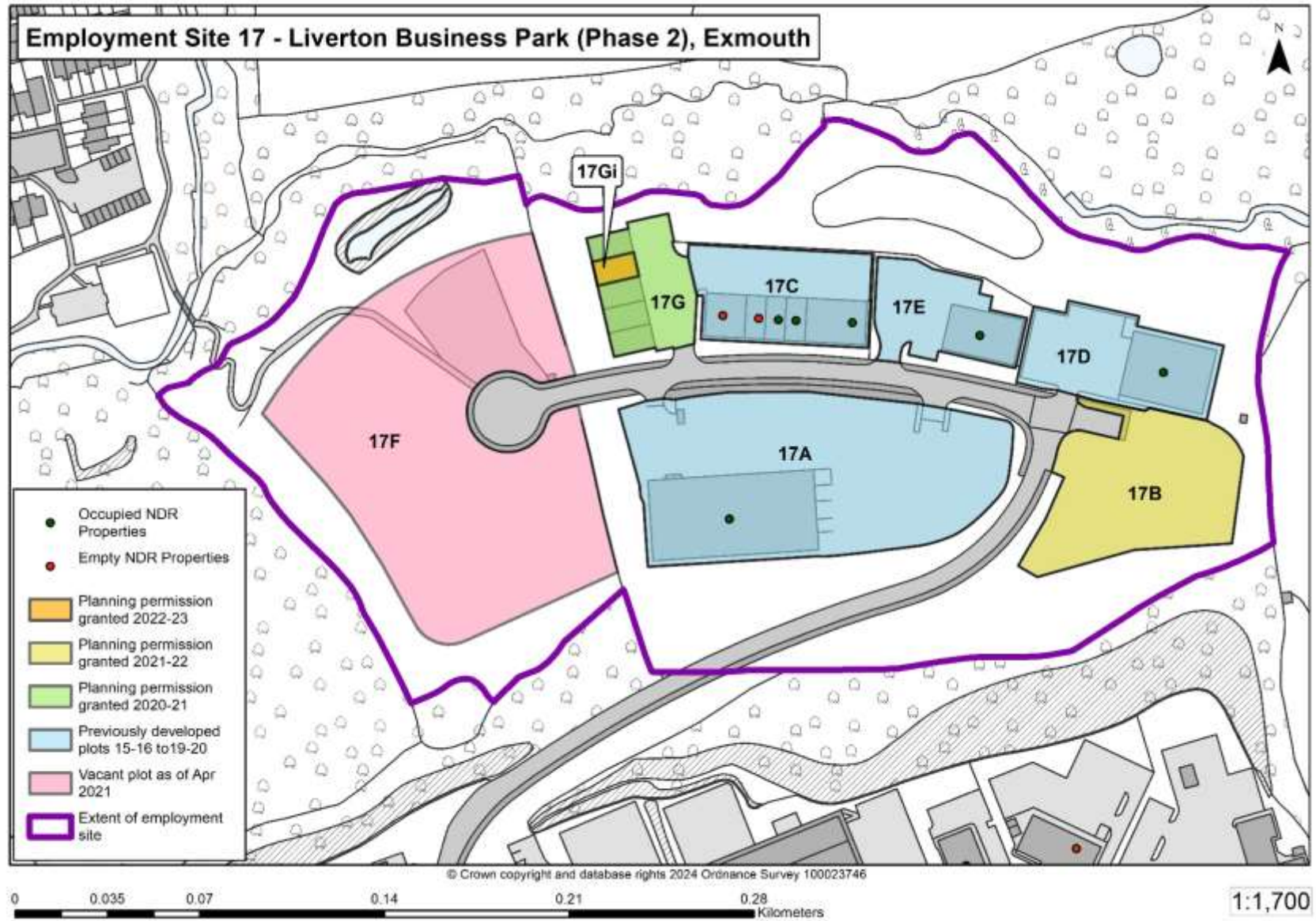
A permission (20/2493/FUL) was granted on 11.3.2021 for five new industrial units for B1, B2 & B8 use. Plot 17G. Complete.

**New for 2021/22**

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.

**New for 2022/2023**

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**

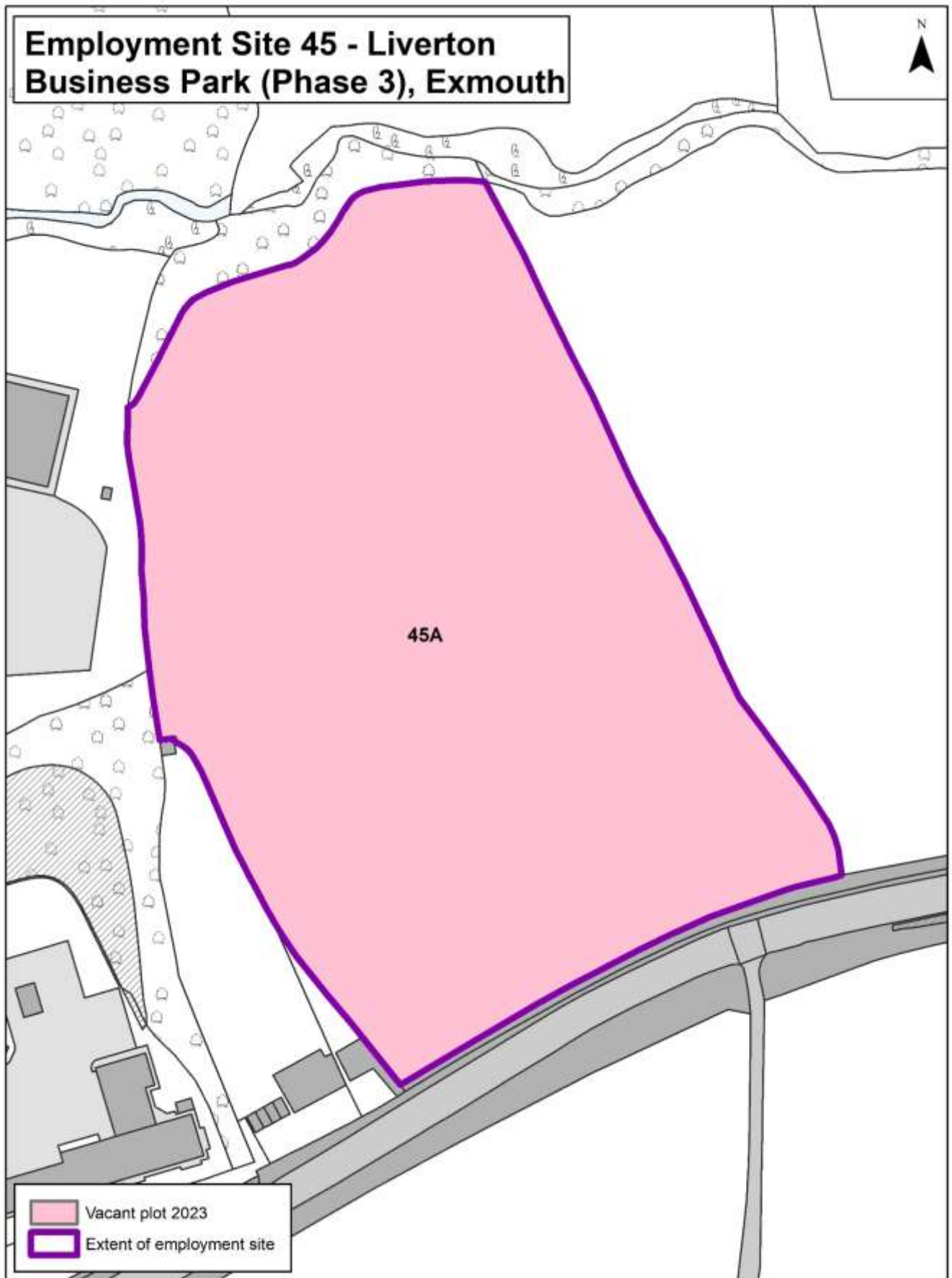
See also Appendix 2 – Plot 45A.

### **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.

### **Site Constraints**

There is an AONB to the south of the site.



## 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.

### **Non-Domestic Rated Properties**

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

### **Site Constraints**

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



## 28 – Dinan Way Trading Estate, Exmouth

### **Ownership**

Ownership of the Dinan Way Trading Estate is not known.

### **Description**

Dinan Way Trading Estate lies towards the eastern side of Exmouth, with good road access to Dinan Way and Salterton Road, and it covers an area of 1.95 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.

### **Site Constraints**

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



## 23 – Pound Lane, Exmouth

### **Ownership**

The Pound Lane site at Exmouth is in multiple ownership.

### **Description**

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

### **Non-Domestic Rated Properties**

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

### **Site Constraints**

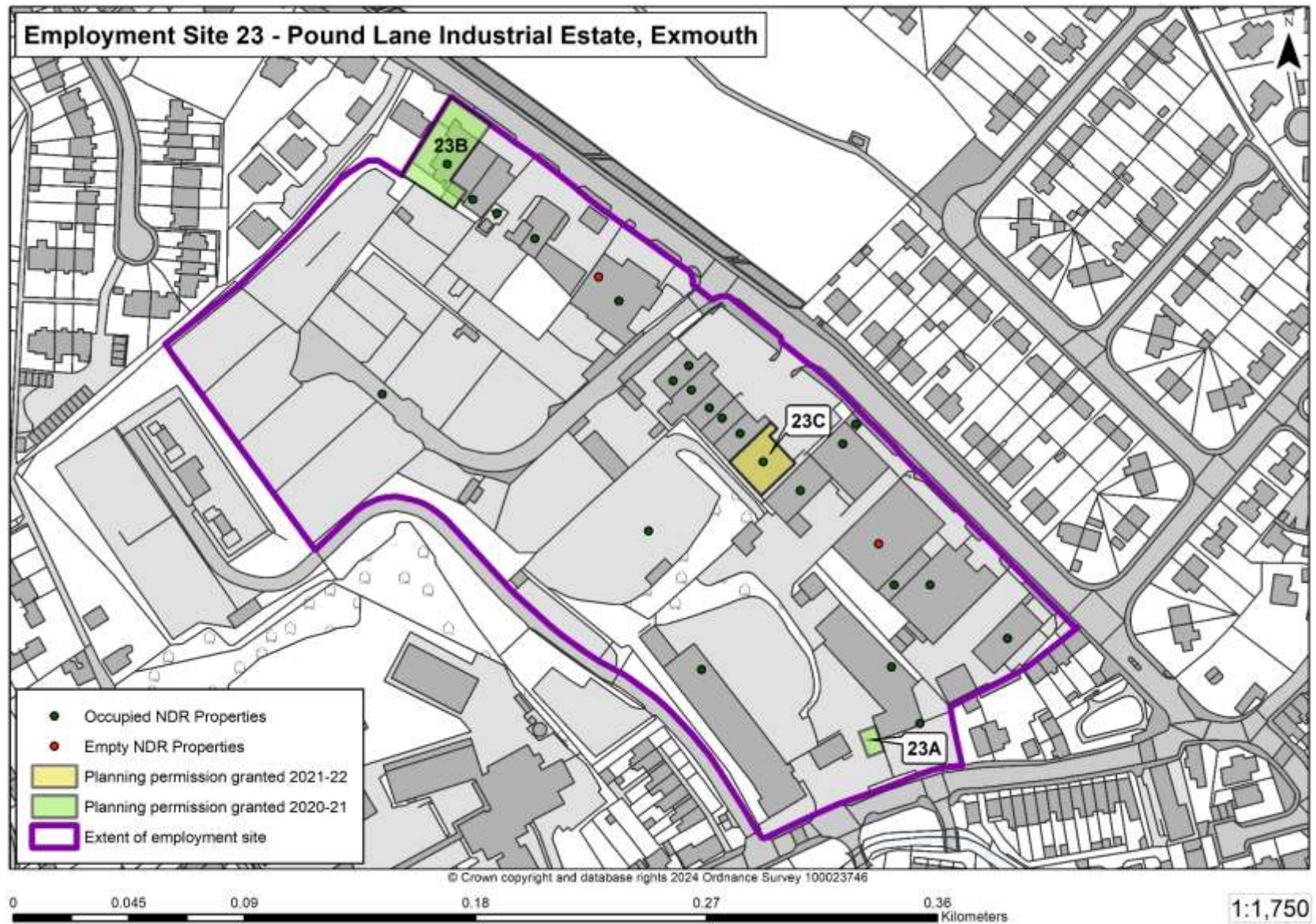
The site is constrained by surrounding residential and education use and there is a flood zone to the south of the site. Previous use as a landfill site has created a contamination issue with remediation having an impact on viability. Further, potential expansion land (to the rear of the site) identified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

### **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.

### **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.

### **Summary of Planning Activity**

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

### **Completions**

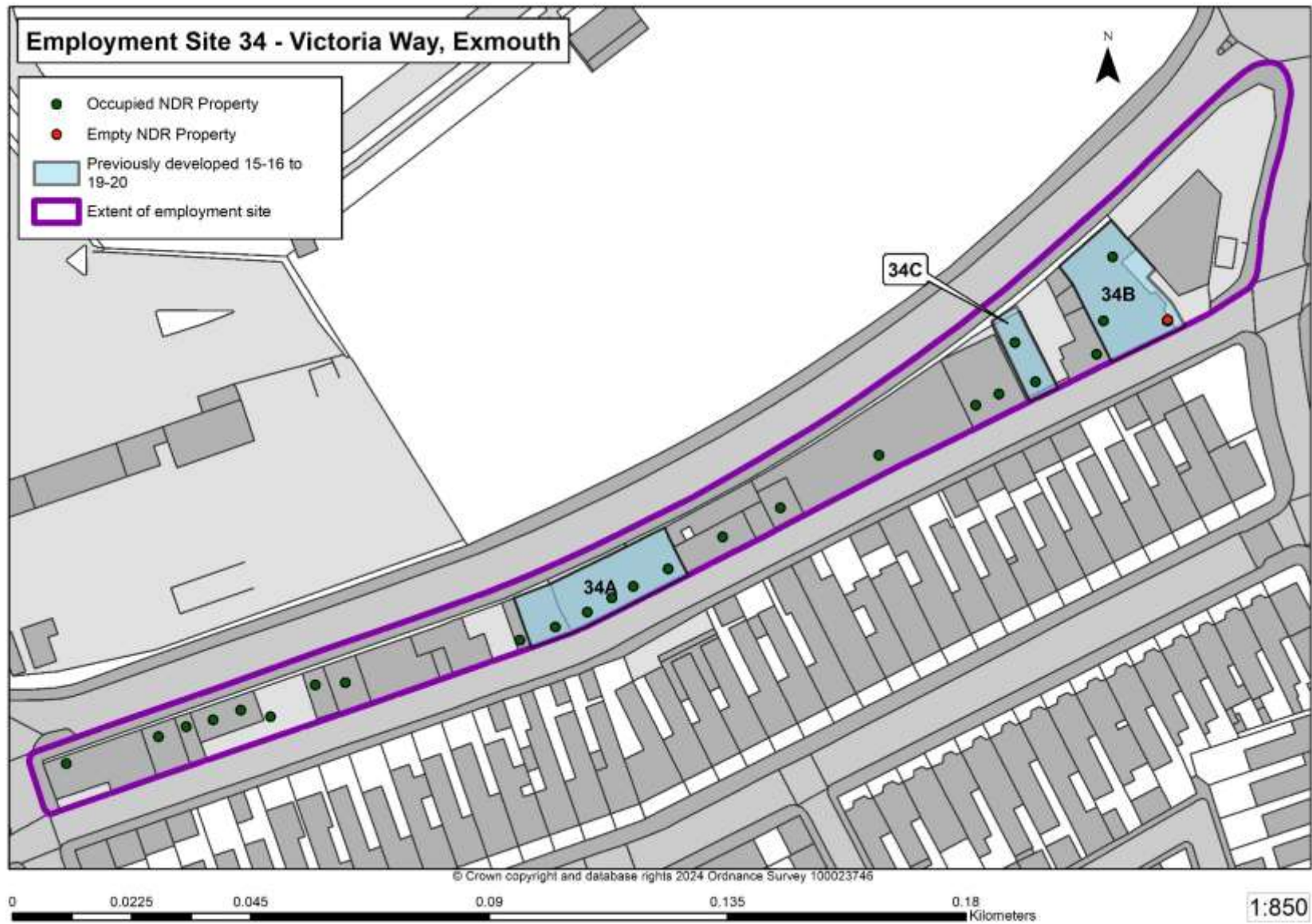
There were two completions during 2014-15, both of which involved the replacement of existing buildings, on Plots 34A and 34B respectively. A new light industrial unit for Devon Metalcrafts was completed on Plot 34C during 2017-18.

### **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.

### **Site Constraints**

The site is within a flood zone; there is residential use to the south of the site.



## 35 – Pankhurst Industrial Estate, Exmouth

### **Ownership**

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

### **Description**

The estate lies on the eastern side of Exmouth just off the B3178 in the Littleham area. There are a range of business uses at the site which covers an area of 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**

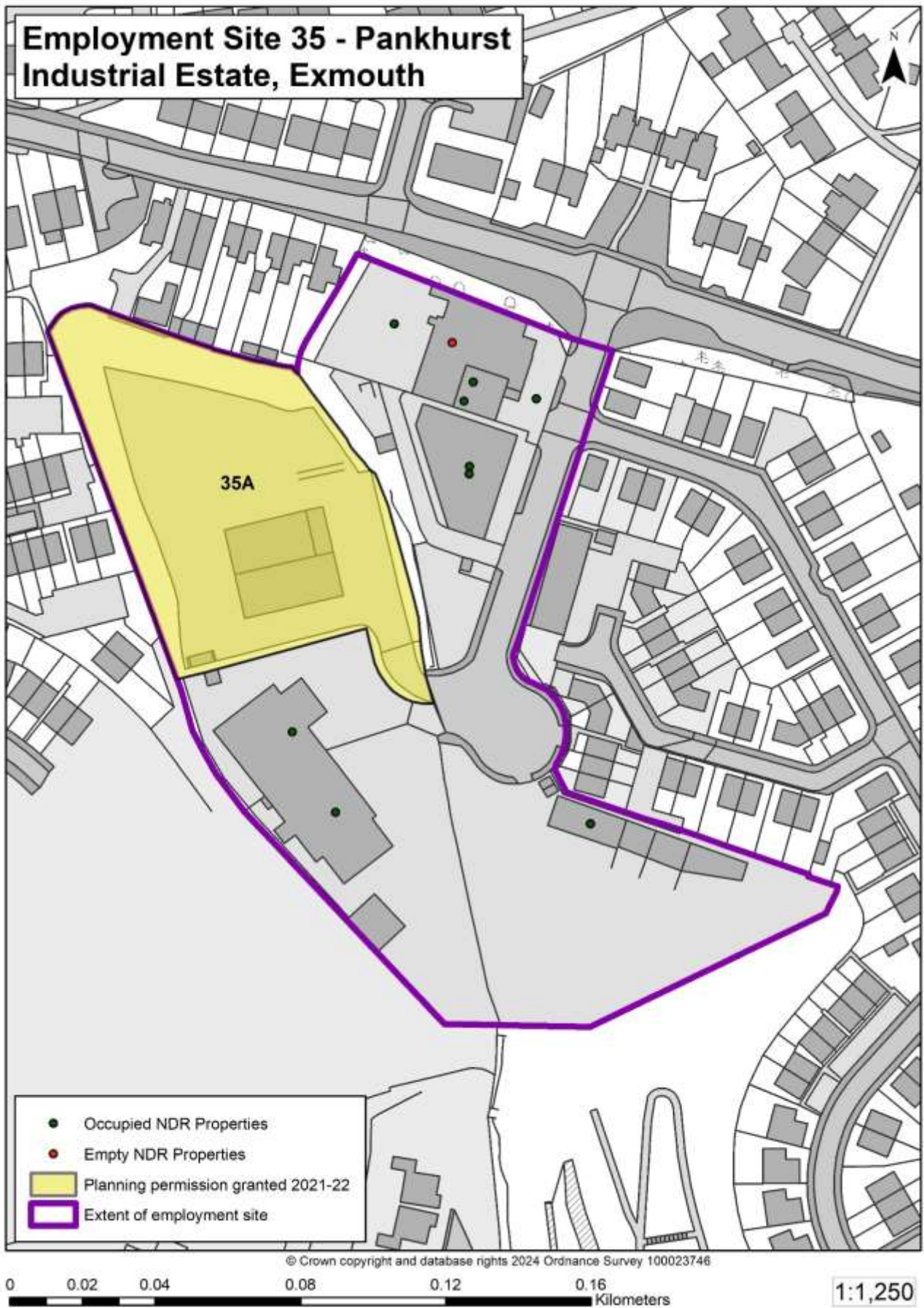
There are 23 non-domestic rated units, of which none are classed as empty.

### **Site Constraints**

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

### **New for 2021/22**

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. Plot 35A. Complete.



## 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

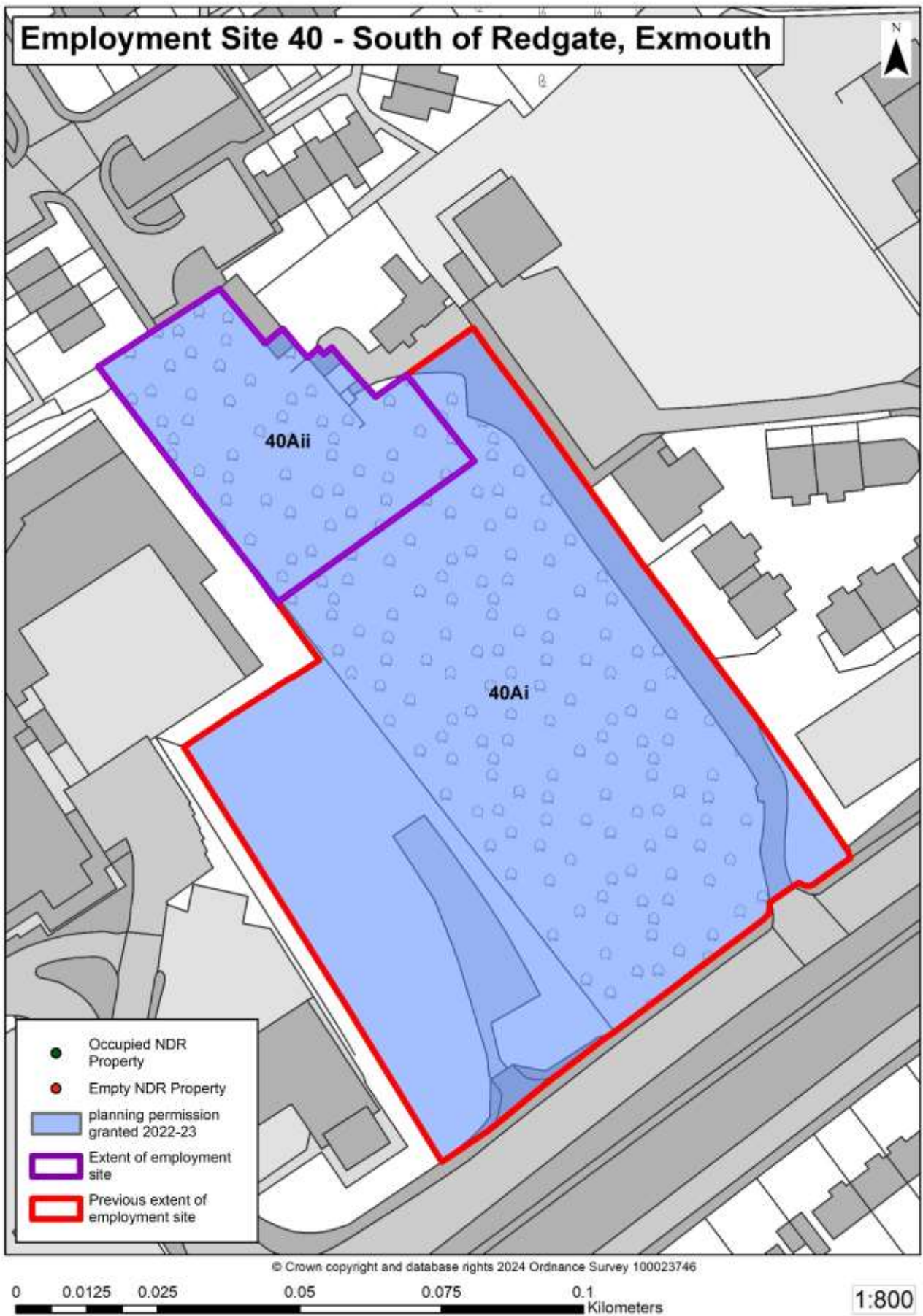
Plot 40A is allocated in the Local Plan (with no extant permission).

### Site Constraints

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

### New for 2022/23

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 has begun on both sections of the site, with more progress being seen in the residential development.



## 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.

### **Non-Domestic Rated Properties**

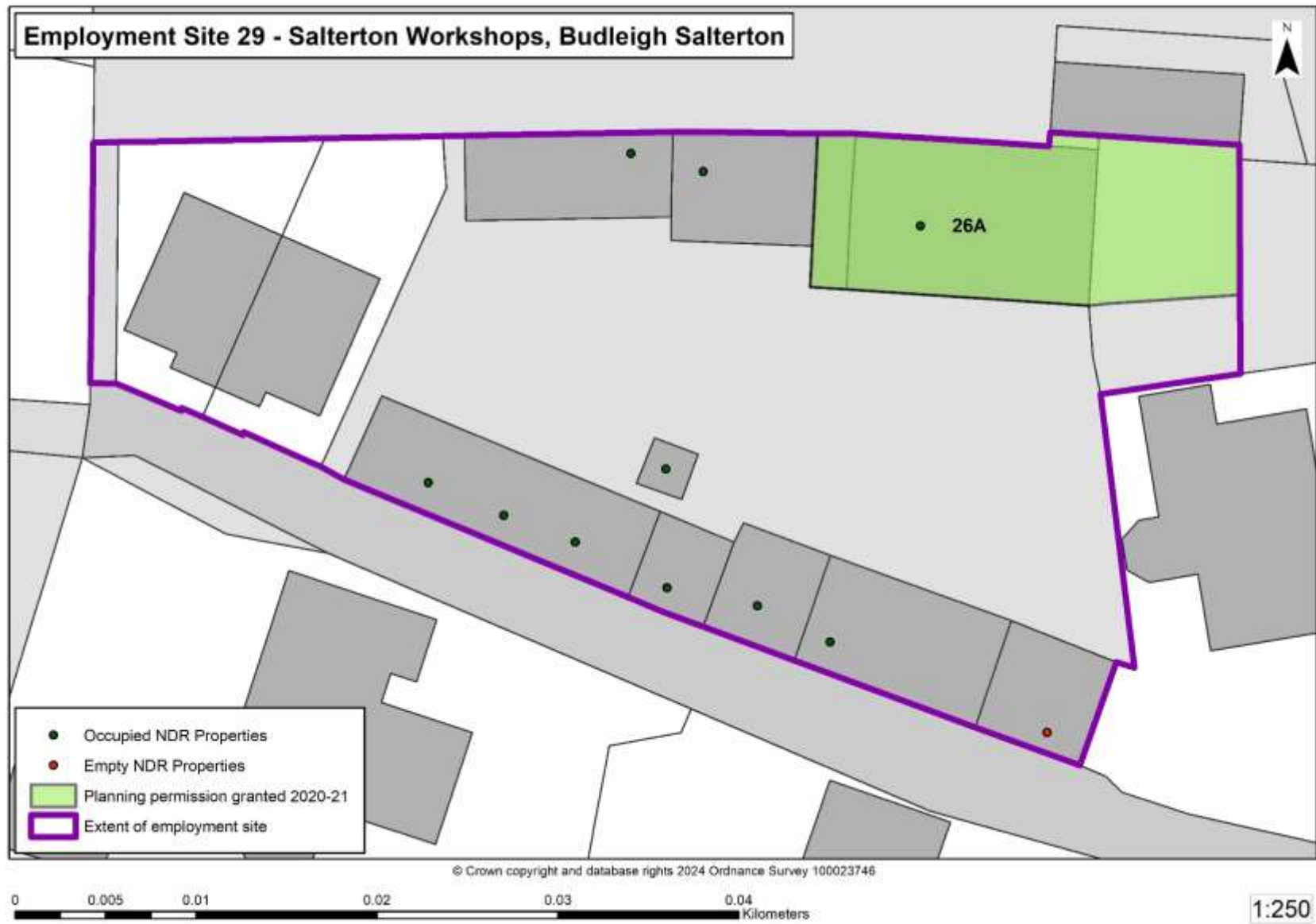
There are 11 non-domestic rated units, of which one is classed as empty.

### **Site constraints**

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

### **New for 2020/21**

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.

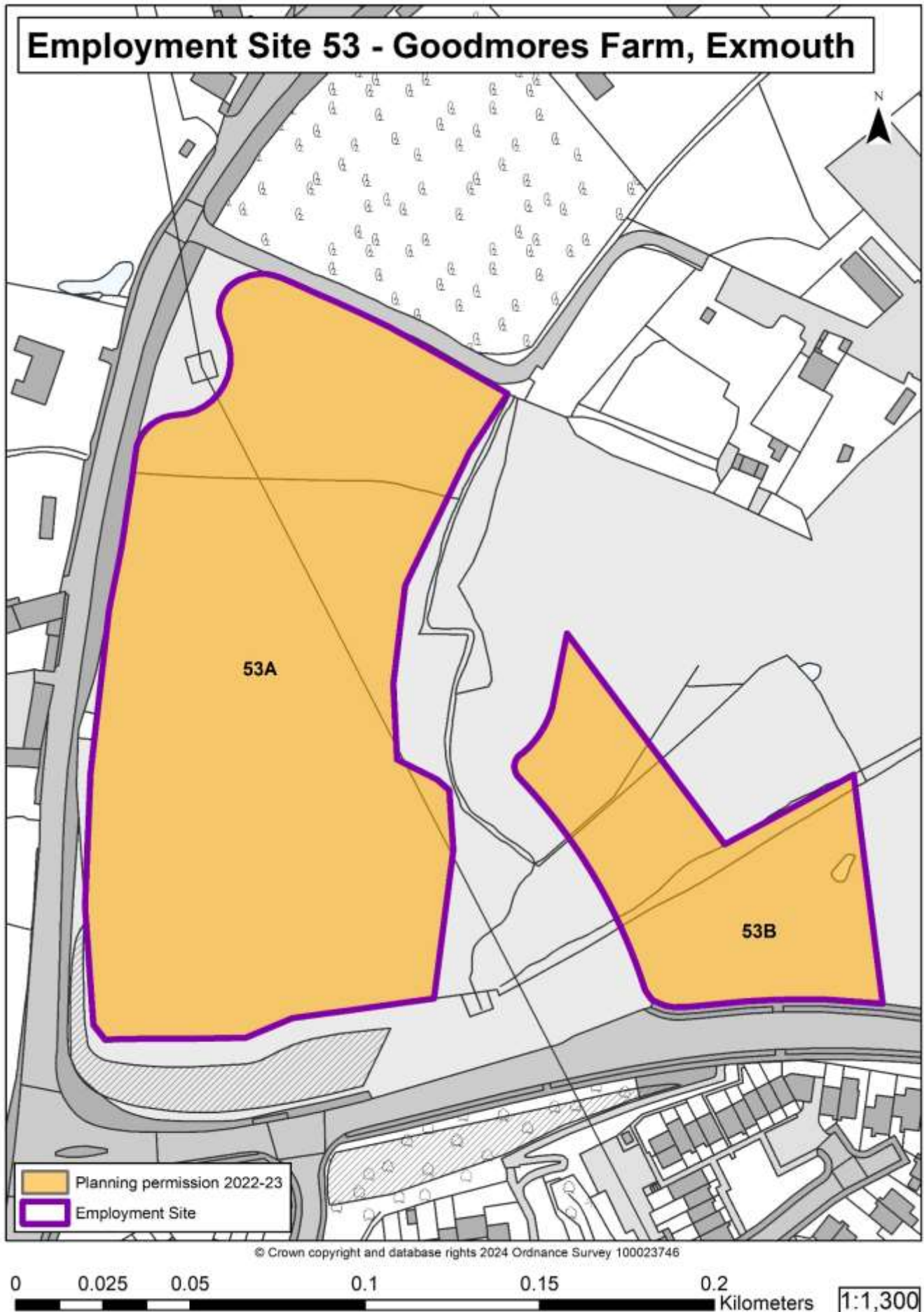
### **Description**

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 houses to the east of the areas marked for employment.



## 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. Making these plots allocated vacant plots.

### **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.

### **Site Constraints**

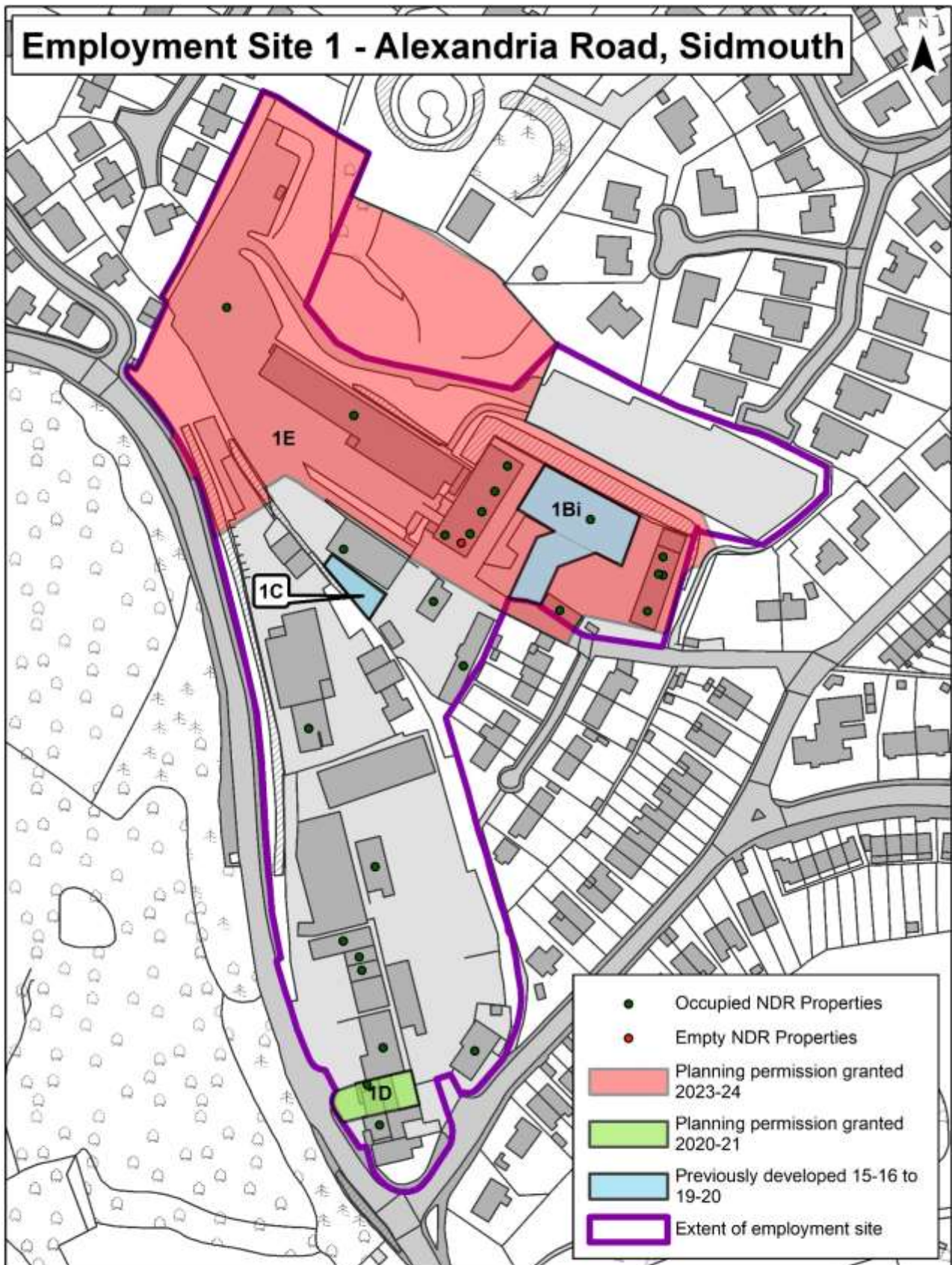
Constraints include topography as the estate is on different levels. There is limited expansion potential, with neighbouring residential use. Access is poor, as is the quality of the accommodation for most of the site.

### **New for 2020/21**

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

**New for 2022/23**

Outline application (22/2063/MOUT) was granted on 06.11.2023 for redevelopment of a total additional business floor space of 1,701m<sup>2</sup>. 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. Plot 1E.



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0 0.03 0.06 0.12 0.18 0.24 Kilometers

1:1,750

## 19 – Manstone Lane, Sidmouth

### **Ownership**

The Manstone Lane site is in Local Authority ownership.

### **Description**

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

The site falls on two non-road connected plateaus of land. The smaller northern portion is home to nine small units whilst the larger southerly part is a council owned storage yard.

### **Approvals**

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

### **Non-Domestic Rated Properties**

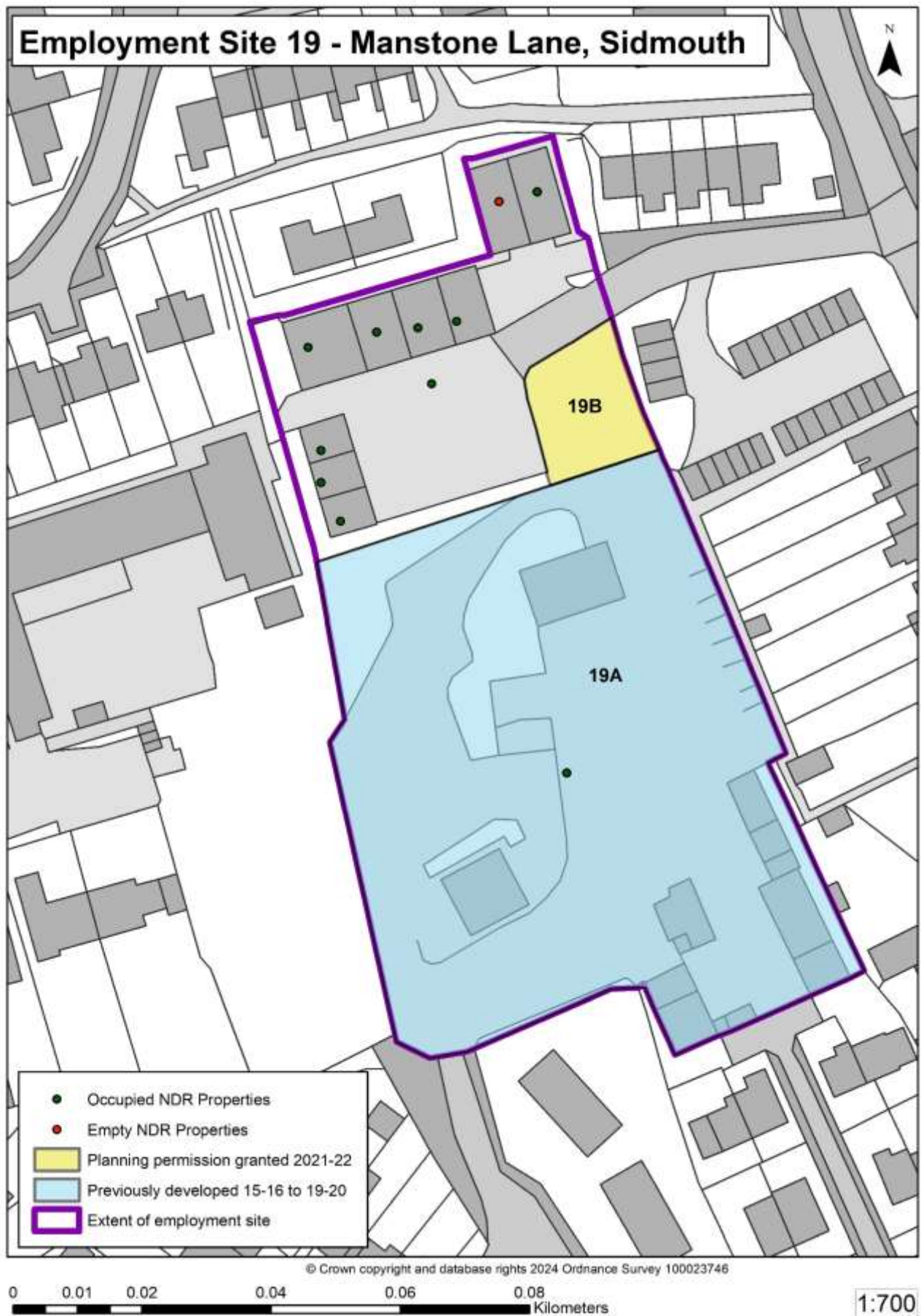
There are ten units rated for non-domestic use, of which one is classed as empty. The units on site are small scale apart from the Council depot.

### **Site Constraints**

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

### **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 Sid Valley Neighbourhood Plan.

### **Summary of Planning Activity**

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

### **Vacant Plots**

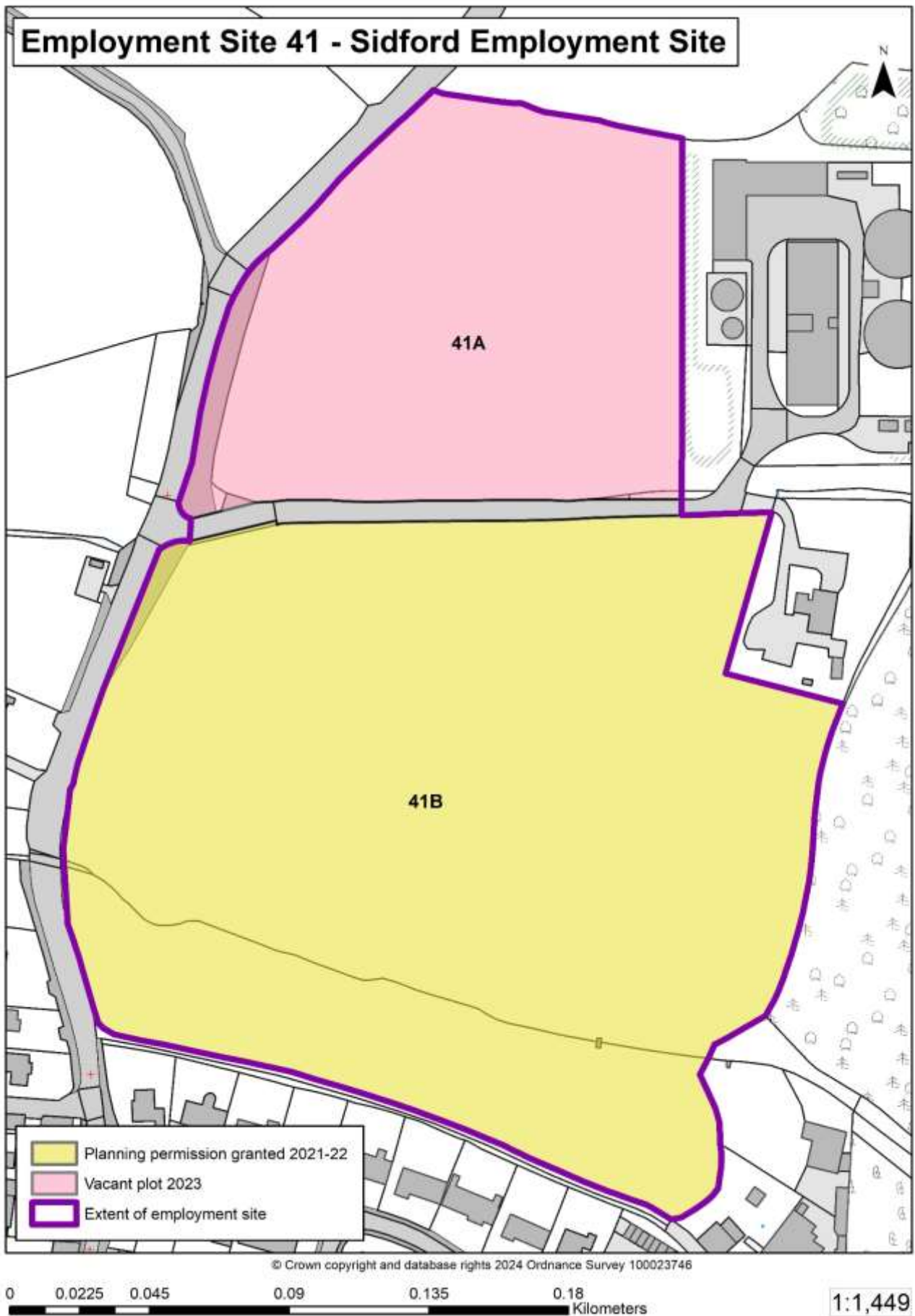
41A to the north of the employment zone is vacant with no planning permission and covers a total of 1.72 hectares.

### **Site Constraints**

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

### **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 8,445m<sup>2</sup> 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.

### **Non-Domestic Rated Properties**

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

### **Site Constraints**

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



## 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**

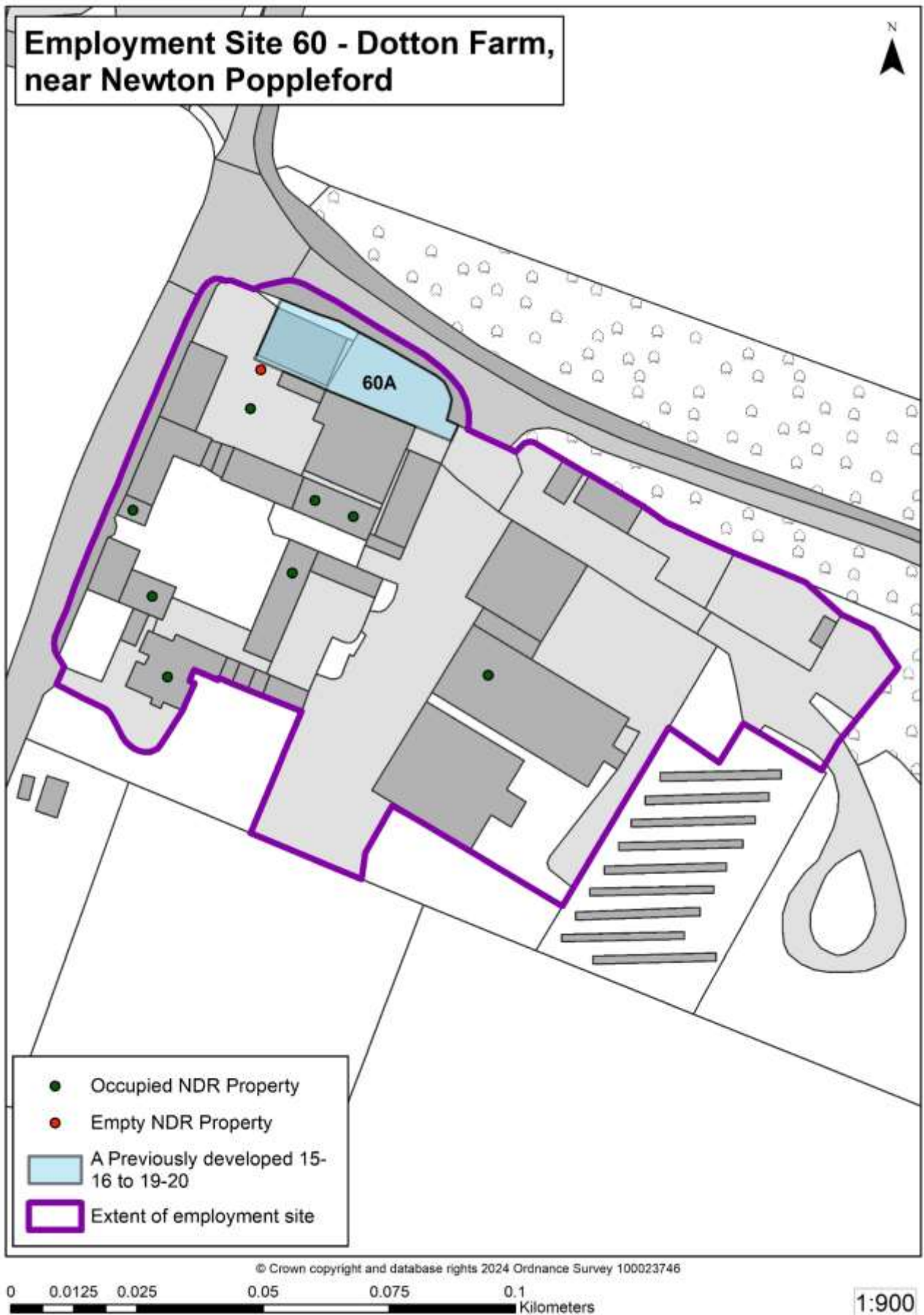
Plot 60A, a new unit for B2 use, was approved, and completed during 2016-17.

### **Non-Domestic Rated Properties**

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

### **Constraints**

Site access is via a lengthy country lane.



## 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.

### 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.

### Summary of Planning Activity

See also Appendix 2 – Plots 10A and 10B.

### Completions

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

### Non-Domestic Rated Properties

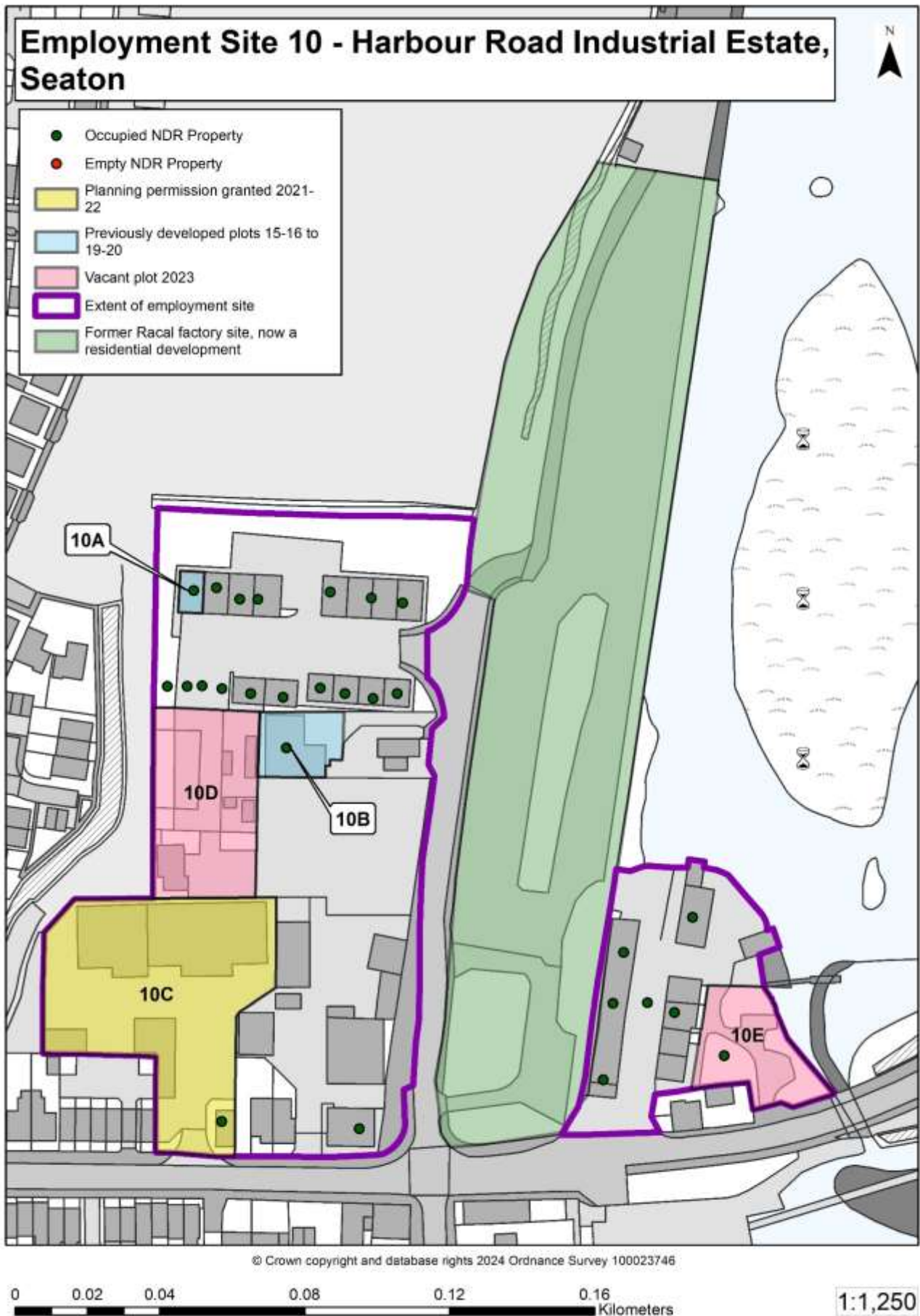
There are 27 units rated for non-domestic use, of which nine are classed as empty.

### 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.

**New for 2021/22**

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.



## 13 – Harepath Industrial Estate, Seaton

### **Ownership**

Harepath Industrial Estate is in multiple ownership.

### **Description**

The estate is a small site of 1.2 hectares on the northern edge of Seaton and close to the A3052, to which it enjoys good road access. The site is shown on the plans below.

### **Summary of Planning Activity**

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

### **Completions**

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

### **Approvals**

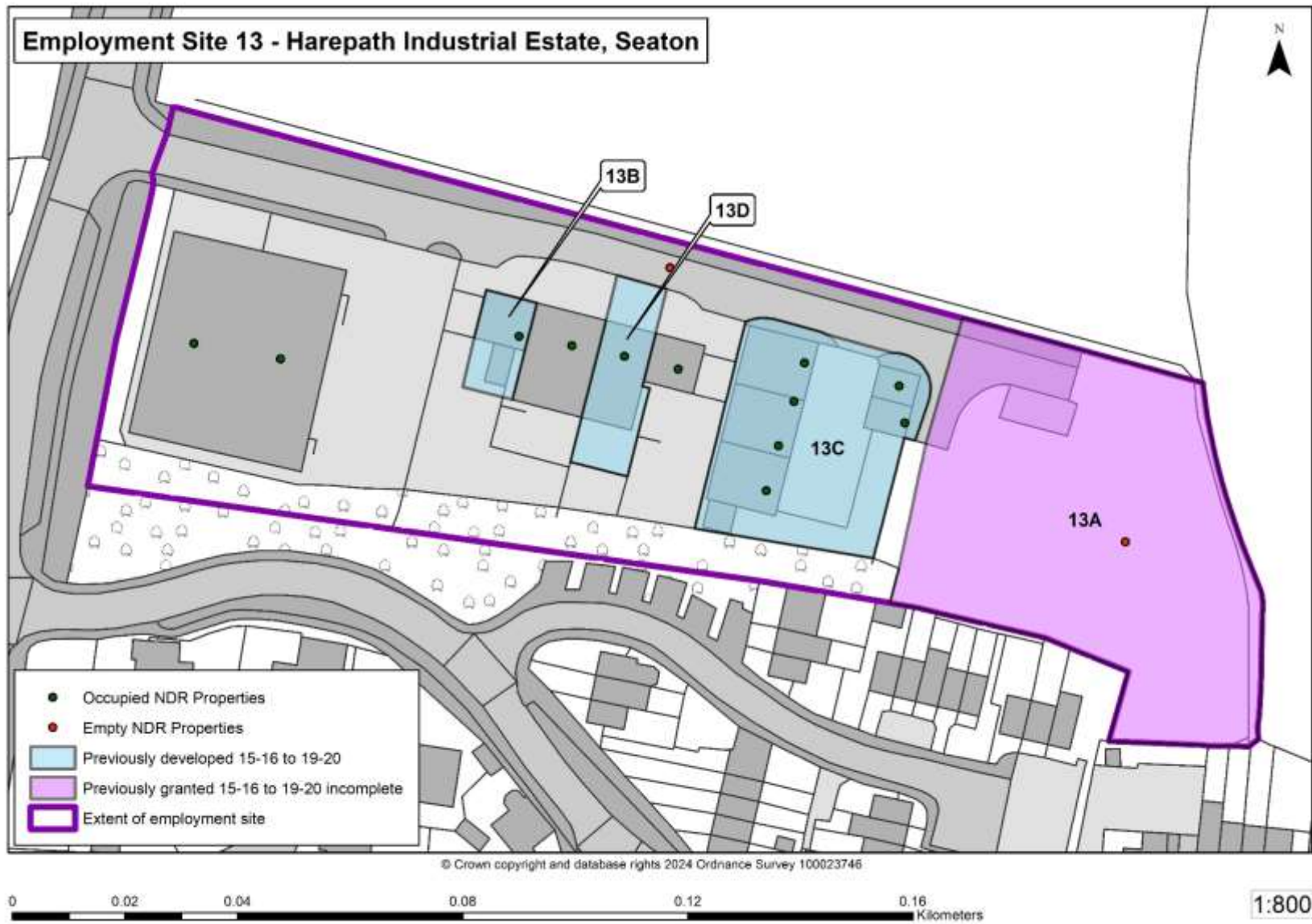
Plot 13A – A permission (14/0047/FUL) was granted in 2014-15 for the construction of seven new units, which are under construction but still incomplete as of 01.04.24. The land is being partly used for storage.

### **Non-Domestic Rated Properties**

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

### **Site Constraints**

There is residential use to the south.



## 36 – Colyford Road, Seaton

### **Ownership**

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

Colyford road 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.

### **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.

### **Summary of Planning Activity**

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

### **Vacant Land**

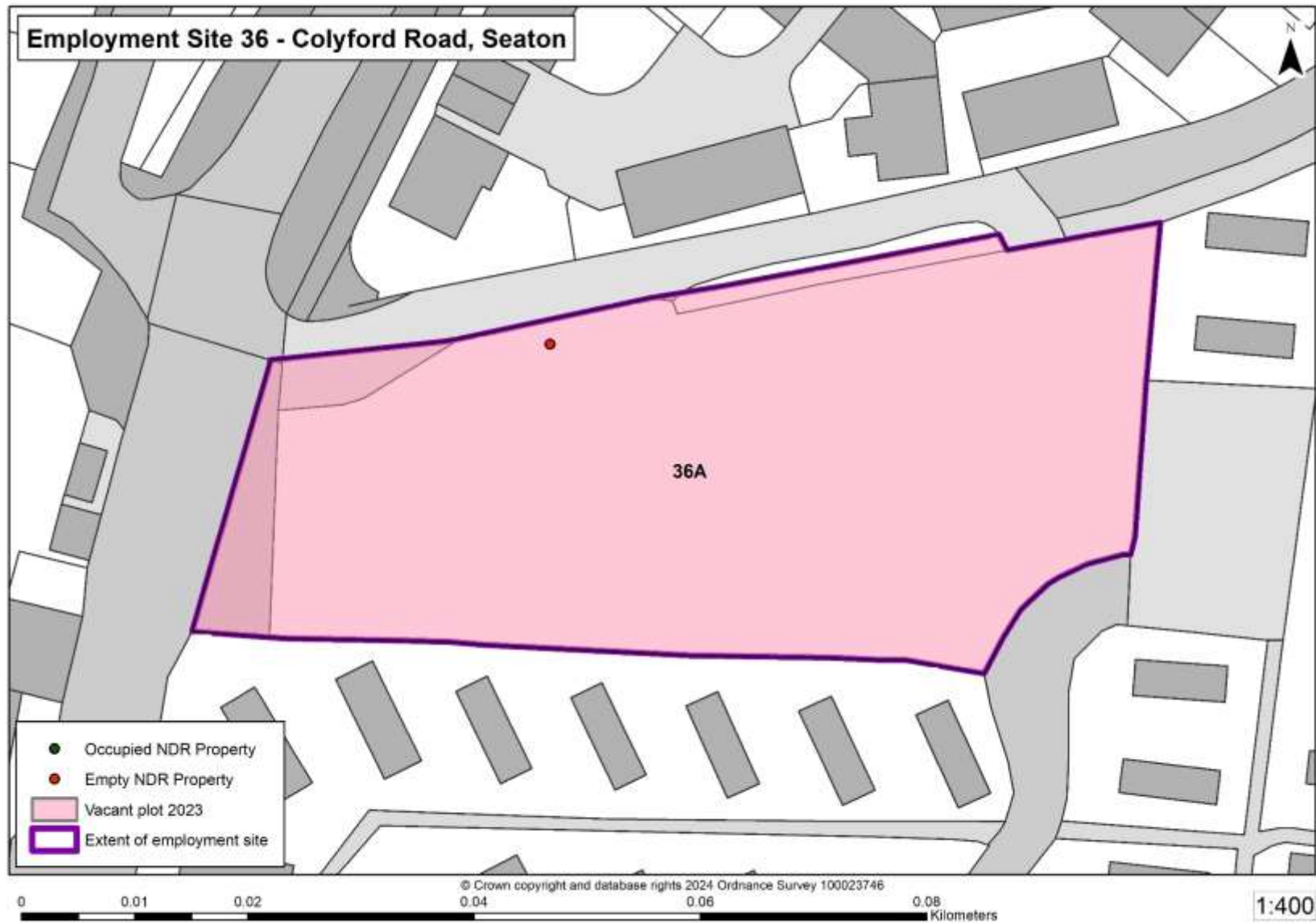
The entire site is currently seen as being allocated but vacant.

### **Non-Domestic Rated Properties**

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

### **Site Constraints**

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



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

### **Ownership**

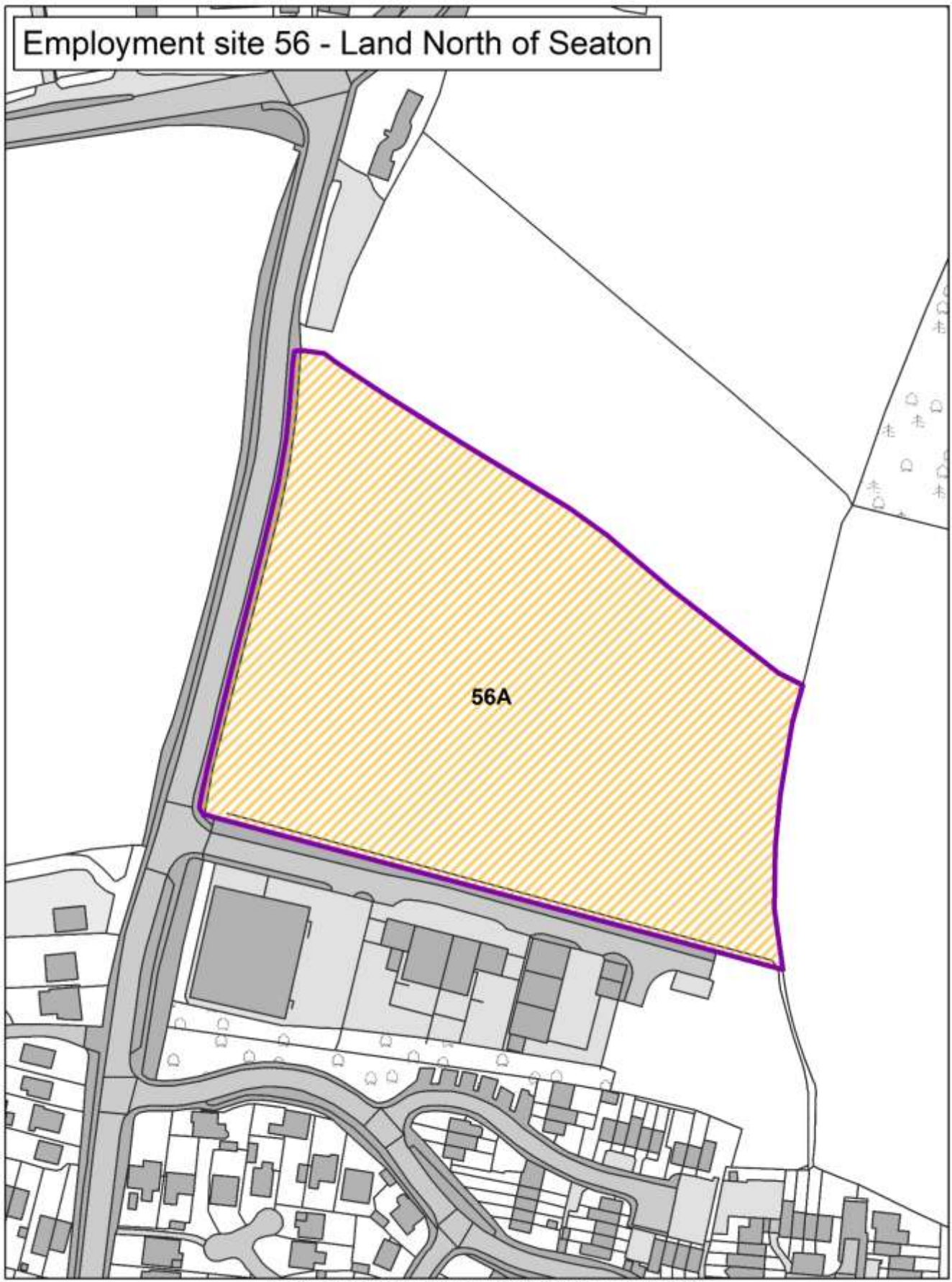
Land ownership to the North of Town in Seaton is unknown.

### **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. 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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1:1,500

## Appendix 1F – Eastern Area

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



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

## 2 - Axminster Carpets, Axminster

### Ownership

The site is understood to be in single ownership.

### Description

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

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

Although the site is the manufacturing home to Axminster Carpets there are a small number of additional businesses at the site. At 30,463m<sup>2</sup> Axminster Carpets occupy a significant area of factory floorspace; other business/premises at the site are very much more modest.

### Non-Domestic Rated Properties

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

### Site Constraints

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

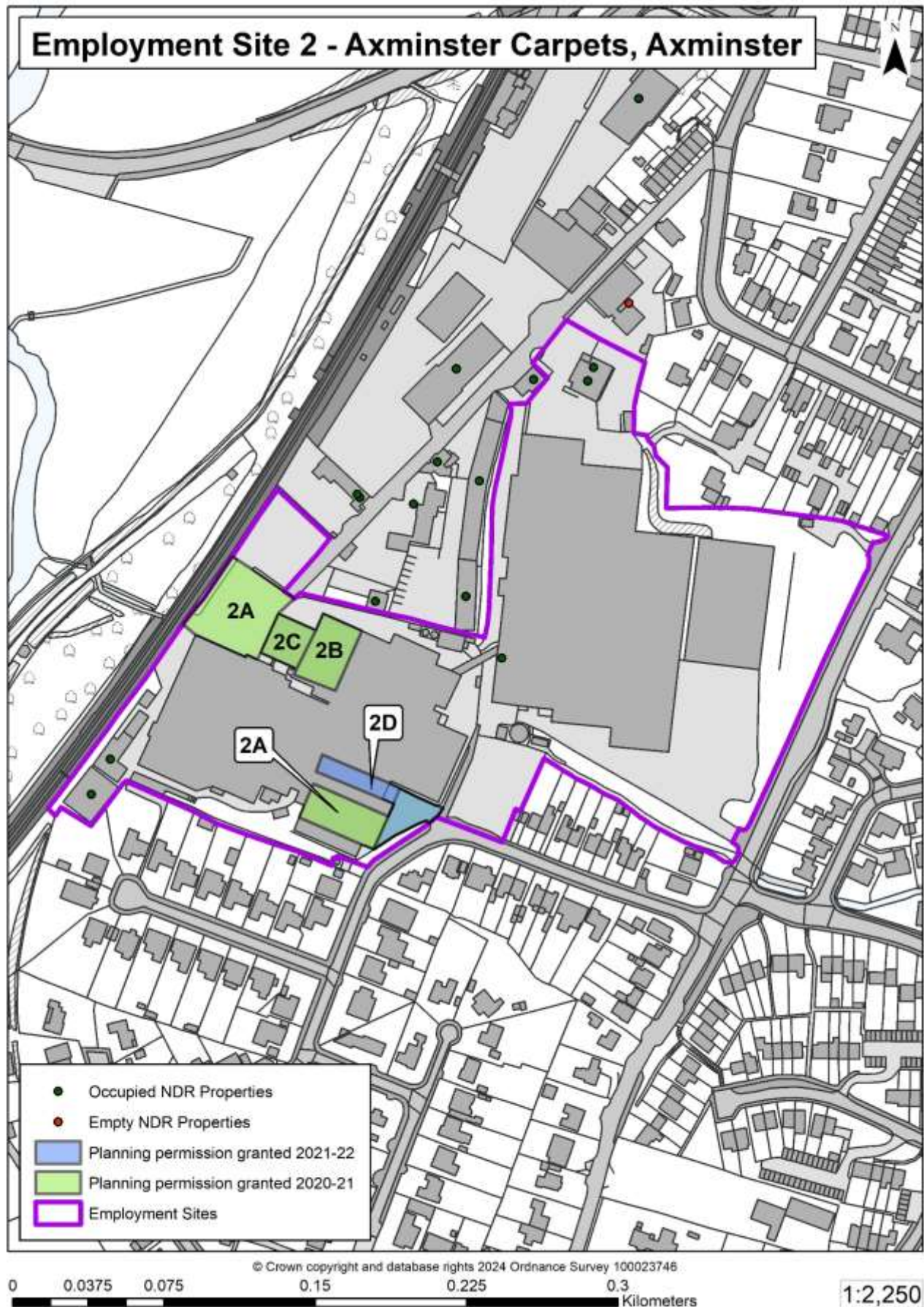
### New for 2020/21

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.

**New for 2021/22**

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

### **Summary of Planning Activity**

See also Appendix 3 – Plot 33A, 33B.

### **Loss of Employment Use**

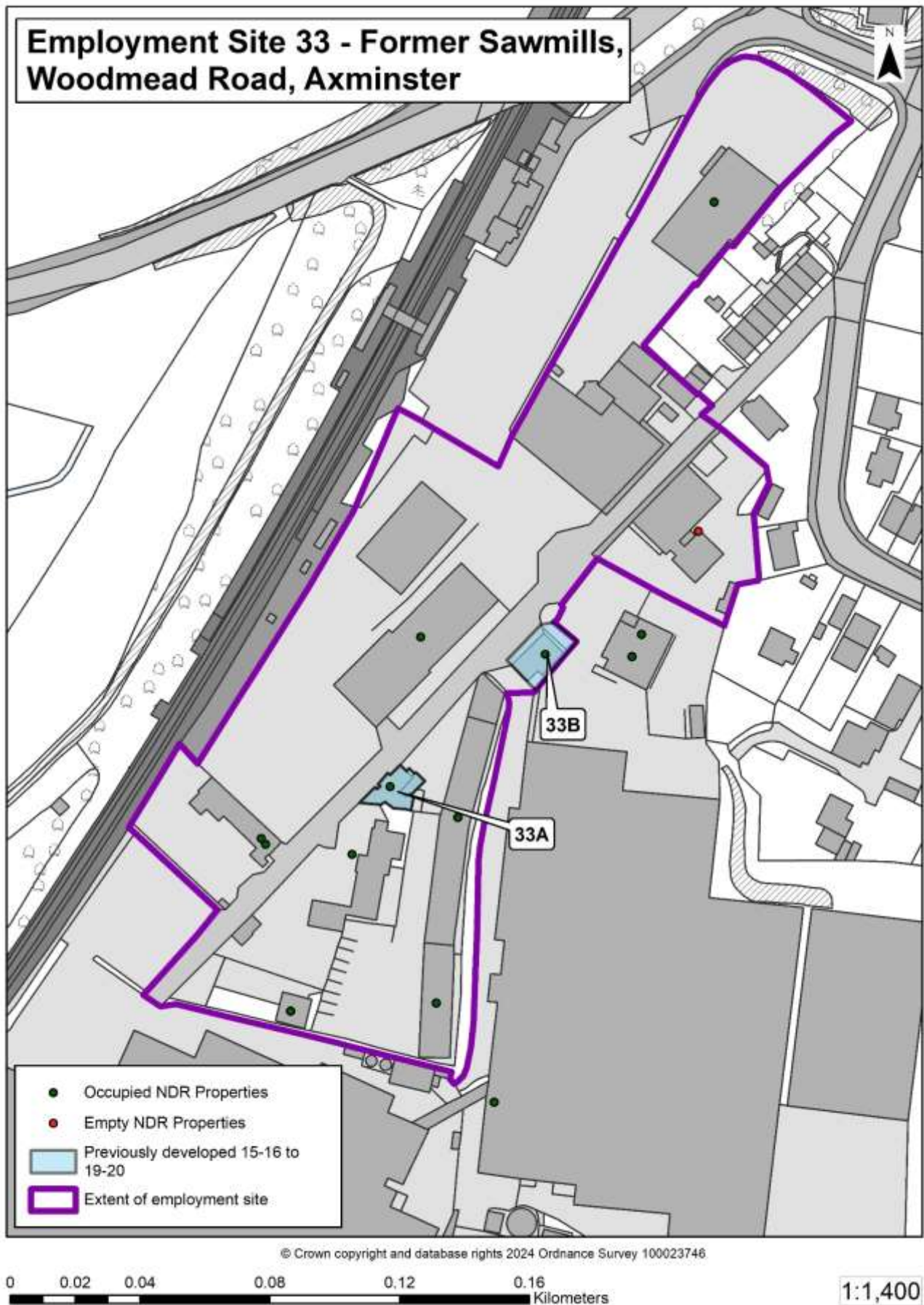
Plot 33A – Permission was given for a change of use at to a restaurant during 2016-17, which was completed during 2017-18.

### **Non-Domestic Rated Properties**

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

### **Site Constraints**

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



## 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.

### **Summary of Planning Activity**

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

### **Loss of Employment Use**

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

### **Completions**

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

### **Approvals**

Plot 15Bii incomplete until 2023 where it is now the site of 15Biii.

### **Vacant Land**

Permission at Plot 15Ai, granted in 2013, has not been implemented; it is currently laid out and signposted as a private car park. This site is allocated in the local plan.

### **Non-Domestic Rated Properties**

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

### **Site Constraints**

There is residential use to the south of the site.

**New for 2019/20**

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 (this has resulted in Vacant Plot 15Ai being reduced in size). See also Appendix 2.

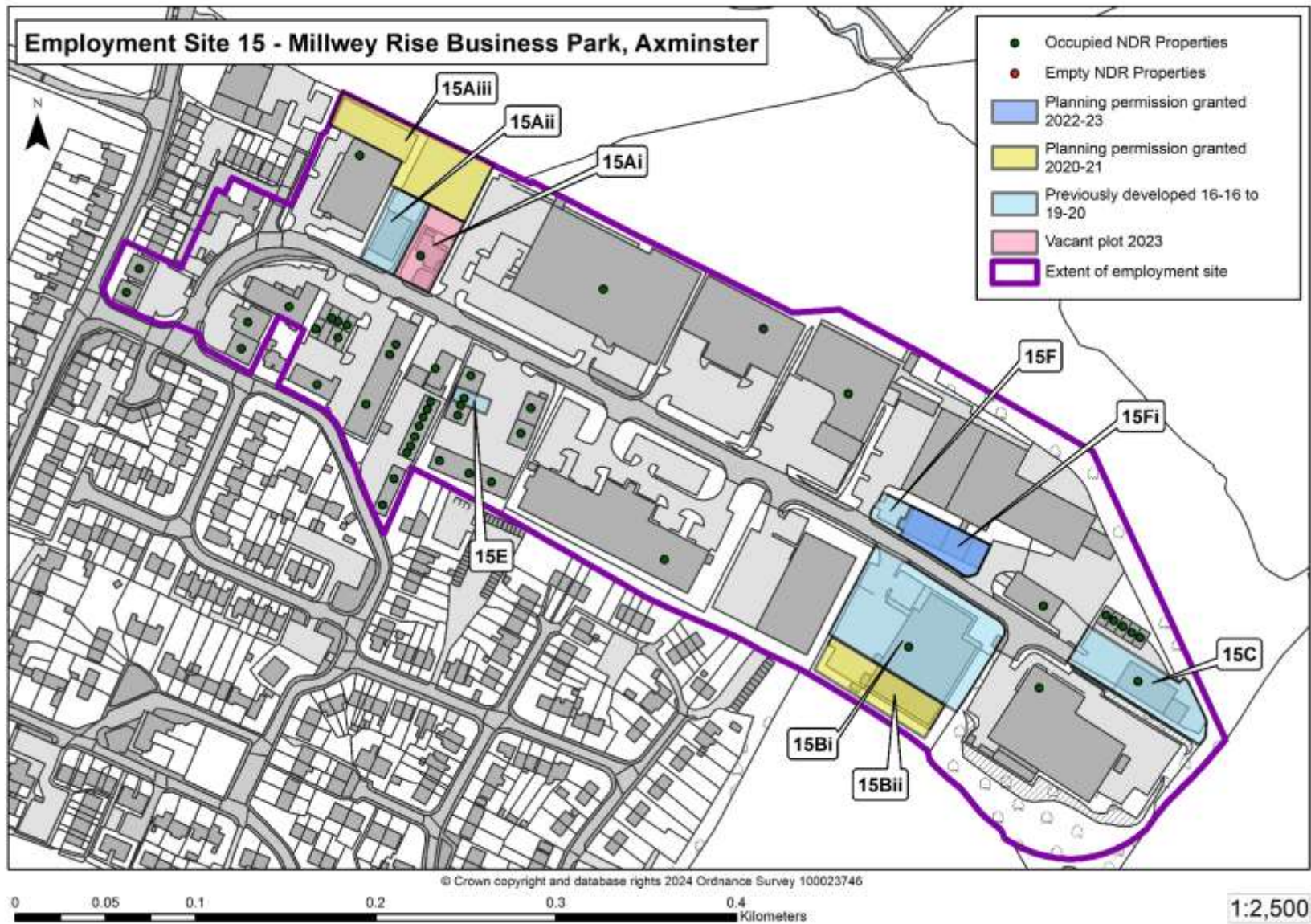
**New for 2021/22**

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

**New for 2022/23**

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.



## 21 – Coal Yard, Castle Gate, Axminster

### **Ownership**

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

### **Description**

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

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

### **Summary of Planning Activity**

See also Appendix 2 – Plot 21A.

### **Previously Vacant Land**

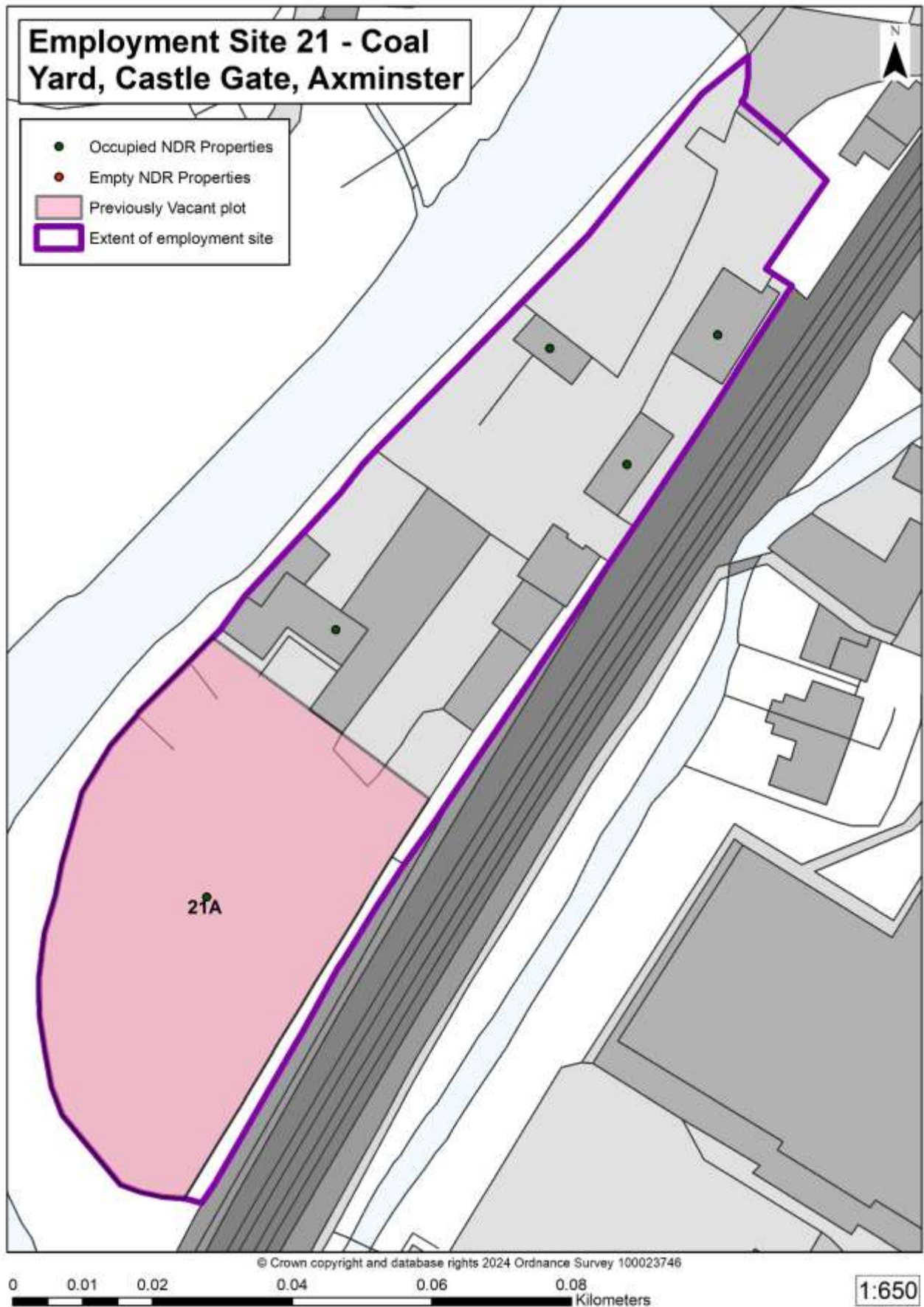
The southern part of the site (Plot 21A – the former PR Hutchings & Co / Brit Fuels store), as shown on the map, appears to be underused and may offer some scope for development or reuse. However, there are flooding concerns at this site that could impact on potential for development and the access to 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.

### **Site Constraints**

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



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

### Ownership

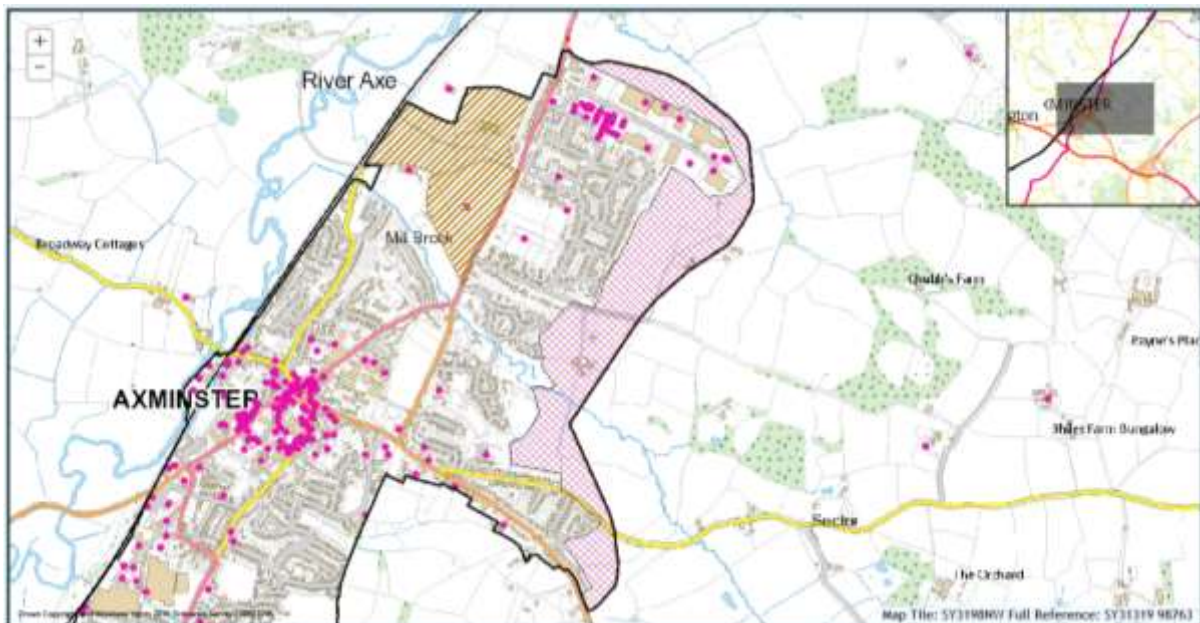
Land to the North and East of Axminster is believed to be partly owned by the Crown Estates and partly optioned for development to Persimmon Homes.

### Description

A substantial area of land is allocated for mixed use development to the east of Axminster as part of 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.

### **Site Constraints**

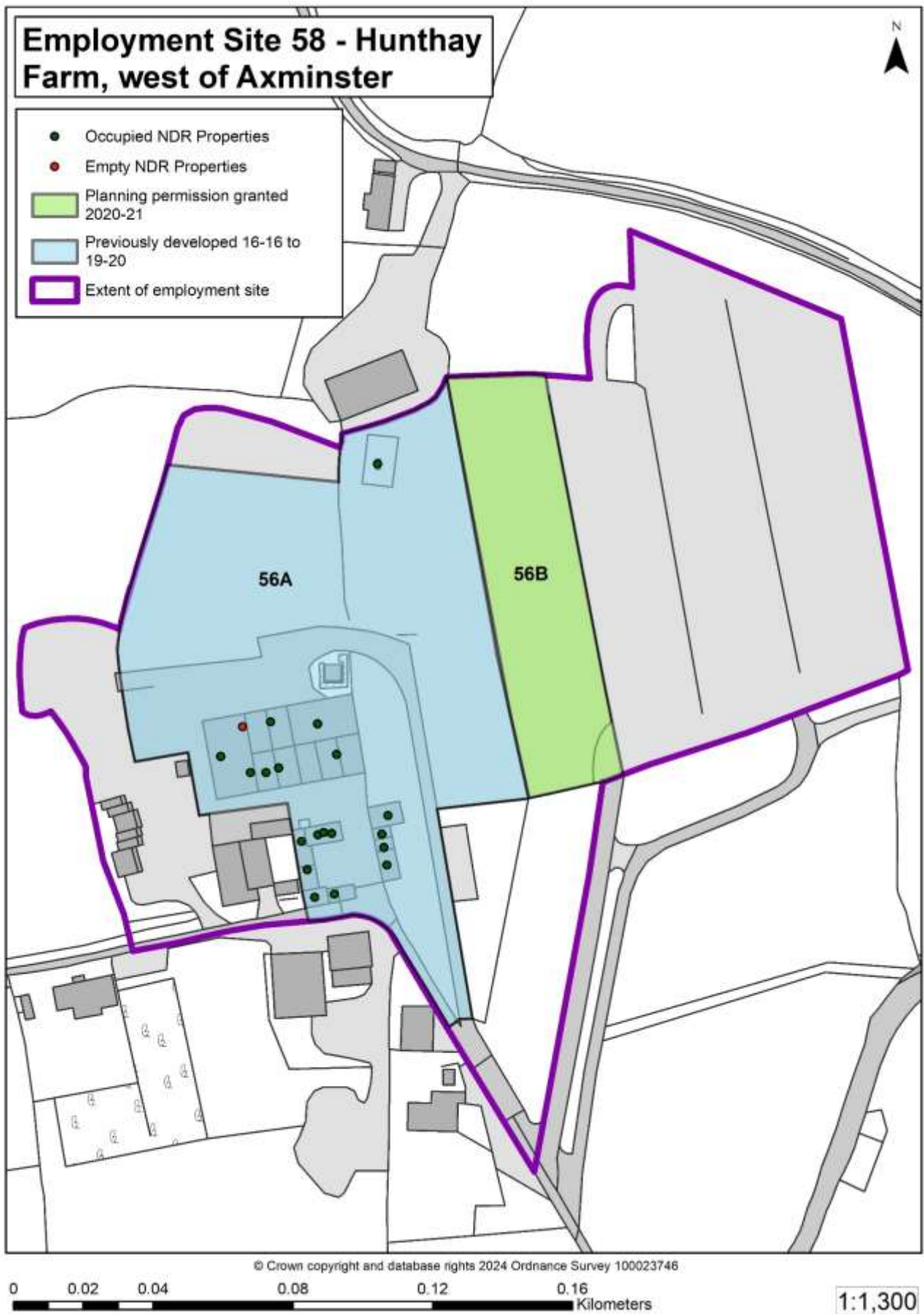
Access is via a country lane.

### **New for 2019/20**

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.

### **New for 2020/21**

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.



## 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 number of small business units and is shown on the plans below.

### **Summary of Planning Activity**

See also Appendix 2 – Plot 24A.

### **Completions**

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

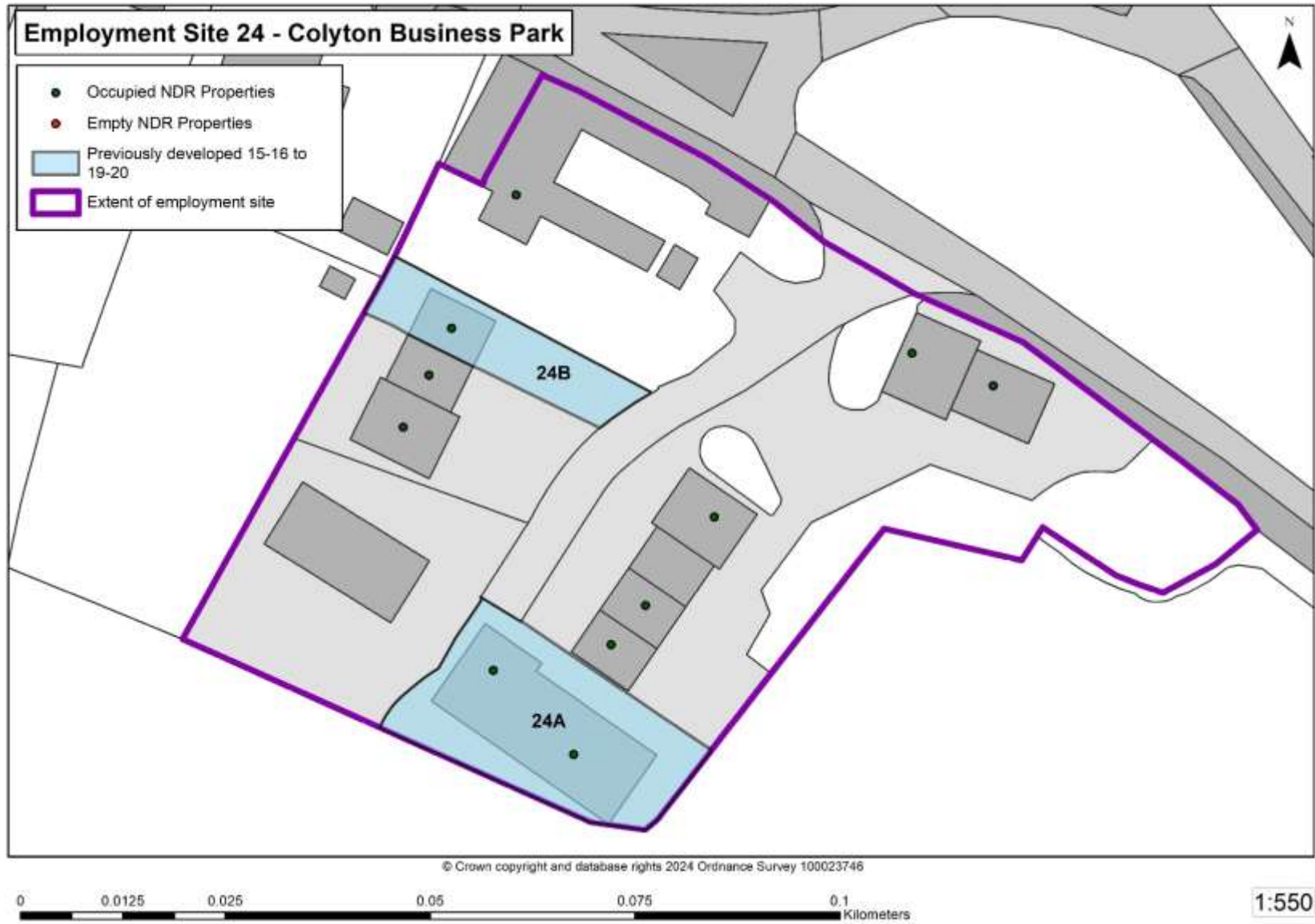
A permission (19/2688/COU) was granted on 24.2.2020 for the Retrospective Change of Use from business use (B1) to general industrial (B2) use at Unit 2C. See also Appendix 2.

### **Non-Domestic Rated Properties**

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

### **Site Constraints**

The site is entirely within a flood zone and adjoins a Conservation Area to the South. An Area of Outstanding Natural Beauty is to the North of the site. The site is accessed via narrow roads.



## Appendix 1F – Potential future employment sites.

Over time small sites naturally grow, gradually forming smaller groups of employment land use premises. In this section, sites which have potential to become employment zones will be noted making the process to allocation clearer. Some of these sites will have been brought forward from neighbourhood plans and other processes. 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.

Clyst St Mary Neighbourhood plan.

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

The following sites were noted for being potential sites in the future.

68 - Uplyme Neighbourhood plan. Mrs Ethelston's Primary School, Pound Ln, Uplyme, Lyme Regis DT7 3TT (when / if new school is complete)

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 Allocated

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

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

### Overview of Employment Land Review for 2020-24

#### Planning permissions

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

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

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

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

#### Outstanding permissions

On March 31<sup>st</sup>, 2024, there were 68 plots with extant planning permission amounting to approximately 38.4 hectares.

#### Completions

21 completions during 2020-21 amounted to [1.915.4](#) hectares of net additional site area.

34 completions during 2021-22 amounted to 13.01 hectares of net additional site area.

17 completions during 2022-23 amounted to 9.43 hectares of net additional site area.

11 completions during 2023-24 amounted to 3.01 hectares of net additional site area.

**Allocated sites.**

60.68 HA of allocated land has been developed or has planning permission within the 2006 – 2026 Local plan leaving a total of 126.59 Ha of land not in employment use; developed as infrastructure, other uses, or vacant. NP and CP values can be found in Appendix 5.

The table below contains information on the following headings:

Net additional area developed shows the total plot area that has been developed due to the planning permission in the column which defines the year the construction was completed.

The future net additional area as of 31<sup>st</sup> Mar 2023 refers to the total plot area covered by a permission, allocation, or which is under construction.

The net floorspace gained refers to the floor space gained within the completed development; it is subdivided by the floorspace uses present on site.

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023							
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis				
Sidmouth, Alexandria Road Industrial Estate	1A Site of former station and factory	This site is a Local Plan allocation and does not have an extant planning permission for development. No planning permission recorded.																1,700						
Sidmouth, Alexandria Road Industrial Estate	1Bi Alexandria Industrial Estate	Provision of 20 self-storage containers estimated to provide 295 m <sup>2</sup> of B8 floorspace on a site area of 960 m <sup>2</sup> . Relevant planning applications - 17/2939/FUL						960															295	
Sidmouth, Alexandria Road Industrial Estate	1Bii Former Gas Work site	Site is allocated in the Local Plan and is a residual area left over after application 17/2939/FUL was developed. The site has an existing vehicle storage/parking use so may not actually offer net additional development potential.																			654			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Sidmouth, Alexandria Road Industrial Estate	1Biii Former Gas Work site	Site is allocated in the Local Plan and is a residual area left over after application 17/2939/FUL was developed. The site has an existing vehicle storage/parking use so may not actually offer net additional development potential.															802				
Sidmouth, Alexandria Road Industrial Estate	1C Sidmouth Tyres and Exhausts	New replacement vehicle repair and MOT workshop. Relevant planning applications - 12/1978/FUL	208															208			
Sidmouth, Alexandria Road Industrial Estate	1D Station Garage Station Road Sidmouth EX10 9DN	Extensions and alterations – 21/0171/FUL													87						
Sidmouth, Alexandria Road Industrial Estate	1E Large site redevelopment New for 2022/23	Yet to be decided redevelopment 22/2063/MOUT														21409					





Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6A Alpha Lifting Services Unit 1 Flightway	Extension to existing business unit. Relevant planning applications - 14/0384/FUL			140													140		
Dunkeswell, Dunkeswell Industrial Site	6B Supacat Ltd Dunkeswell Airfield Honiton EX14 4LF	Planning permission was granted for construction of an extension to the southwest of an existing industrial building. But permission expired on 26 June 2017 and was not implemented. Not recorded as a vacant plot, net site area recorded as zero. Relevant planning applications - 14/0914/MFUL													Incomplete					
Dunkeswell, Dunkeswell Industrial Site	6C Unit 3B New Way Estate Dunkeswell Industrial Estate	Construction of industrial unit (B1/B2/B8 uses). Relevant planning applications - 12/0833/FUL	1,400															34	222	524

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6D CJ Keitch Engineering Dunkeswell Airfield	Construction of storage building. Relevant planning applications - 12/1418/FUL		400															180	
Dunkeswell, Dunkeswell Industrial Site	6E Dunkeswell Industrial Site	Retrospective change of use from museum to light industrial/storage use. Relevant planning applications - 13/1175/COU		76															135	-143
Dunkeswell, Dunkeswell Industrial Site	6F Units B1 - B6 Dunkeswell Industrial Park	Extension on southeast elevation and alterations to southwest elevation. Additional 354 m <sup>2</sup> workshop and office space. Relevant planning applications - 15/2910/FUL possibly expired.													Incomplete					



Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6Giii Unit 22 Flightway Dunkeswell	Extension to existing industrial unit to provide 189 m <sup>2</sup> of additional B2 floorspace. The development is on the western side of the existing building. Relevant planning applications - 17/2562/FUL					189											189		
Dunkeswell, Dunkeswell Industrial Site	6H Unit 2 Flightway Dunkeswell Business Park	Extension to provide further office and living accommodation. To include 93 m <sup>2</sup> of extra B1 office accommodation. Relevant planning applications - 17/0710/FUL							93									93		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Dunkeswell, Dunkeswell Industrial Site	6I Unit 29 Marcus Road Dunkeswell	Demolition of existing structure and the erection of a portal frame building for manufacturing, storage and distribution of goods. Gross new building floorspace 297 m <sup>2</sup> - net additional area 181 m <sup>2</sup> of B2 floorspace. Relevant planning applications - 17/2519/FUL													181				
Dunkeswell, Dunkeswell Industrial Site	6J The Tower Marcus Road Dunkeswell	Erection of building for use as workshop space for artisan/craftsperson (use class B1) on land to the rear of The Tower - building floorspace 70 m <sup>2</sup> and gross and net site area measured at 215 m <sup>2</sup> . Relevant planning applications - 17/0876/FUL					215										215		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis		
Dunkeswell, Dunkeswell Industrial Site	6K Perry Of Oakley Ltd Dunkeswell Airfield Honiton EX14 4LF	Expansion of machinery assembly building with northeast extension and south east lean-to extension and alterations to front of main building - 19/1966/FUL								9253								330	593			
Dunkeswell, Dunkeswell Industrial Site	6L Unit 8 Flightway Dunkeswell Business Park Dunkeswell EX14 4RD	Extension of existing industrial building for general industrial (Use Class B2) and storage (Use Class B8) use and improvements to car park – 20/0229/FUL								360									360			
Dunkeswell, Dunkeswell Industrial Site	6M Land adjacent 3F Marcus Road Dunkeswell	Construction of two storey building comprised of a warehouse (use class B8) and showroom (sui generis) on the ground floor and offices (use class B1(a) on the first floor – 20/0369/FUL								1700									414.7	414.7		



Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Dunkeswell, Dunkeswell Industrial Site	6S 2022/23	the creation of a single storey extension to warehouse.22/1058/FUL														230		195			
Wilmington, East Devon Business Park	7A Plot in southwest corner of business park	This is a potential vacant plot of land at the East Devon Business Park that has not been subject to any recent planning applications but may offer some development potential 2,000 Msq.																			
Ottery St Mary, Finnimore Industrial Estate	8A Northern vacant Plot	Site allocated for employment use and no extant planning permission.																7,100			
Ottery St Mary, Finnimore Industrial Estate	8B Western vacant plot - Land south of Hansford Way	Site allocated for employment use and no extant planning permissions.																12,000			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Ottery St Mary, Finnimore Industrial Estate	8C Eastern vacant plot	Site allocated for employment use and no extant planning permissions															3,500				
Ottery St Mary, Finnimore Industrial Estate	8D Coverstructures House Exeter Road Ottery St Mary EX11 1RE	New industrial unit for B1,B2 and B8 use – 20/0779/FUL								2274								136.6	136.6	136.6	
Ottery St Mary, Finnimore Industrial Estate	8E	Chang of use to a gym – 20/1443/COU								272									-275		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Seaton, Harbour Road Industrial Site	10A Harbour Road Industrial Site	Change of use to B2 (General Industry) for the maintenance and repair of vehicles. Scheme involved zero net new floorspace. Net site area also recorded as zero. Relevant planning applications - 14/2829/COU		0														-94	94		
Seaton, Harbour Road industrial Site	10B Riverside Way Harbour Road	Erection of steel framed building for storage and distribution purposes (class B8). Relevant planning applications - 16/0017/FUL				400														400	
Seaton, Harbour Road industrial Site	10C New for 2021/2022	Creation of a new bus depo 21/2991/FUL													3168						
Honiton, Heathpark Industrial Estate	11A Land at Heathpark Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions															12,800				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Honiton, Heathpark Industrial Estate	11B Land at Heathpark Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions															9,600				
Honiton, Heathpark Industrial Estate	11D Land adjacent to railway line Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions															2,800				
Honiton, Heathpark Industrial Estate	11E Great Western Business Units (Unit 1) Devonshire Road	Construction of business studios (Class B1). Relevant planning applications - 12/0080/FUL		277														144			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11F Otter Valley Products Footprint place Duchy Rd	Change of use to B2 (General Industry) from B8 (Storage or Distribution). Development was completed 2013-14 and, as it was a change of use, no net extra site area was recorded. Relevant planning applications - 13/1920/COU	0															381	-381	
Honiton, Heathpark Industrial Estate	11G Parnell Coaches Unit 7 Alliance Court	Construction of a covered area on the eastern elevation of Unit 7. Relevant planning applications - 15/1788/FUL			102													102		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Honiton, Heathpark Industrial Estate	11H Land at the west end of Devonshire Road (unit A)	Construction of single storey industrial building (Unit A) for use classes B1, B2 and B8; alterations to car park layout, internal access and omission of Unit E as approved under application 07/3056/FUL. Floorspace 370 m <sup>2</sup> (assumed evenly split across use classes), Application area 0.18 ha. Relevant planning applications - 16/1099/FUL						1,800										124	123	123	
Honiton, Heathpark Industrial Estate	11I Diamond House Reme Drive	Single storey extension to existing industrial unit (on southern elevation) adding 357 m <sup>2</sup> of additional B1 floorspace on a gross site area of 0.22 hectares, net site area taken as 357 m <sup>2</sup> . Relevant planning applications - 17/2351/FUL													357						

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Honiton, Heathpark Industrial Estate	11J Unit G Reme Drive Heathpark Industrial Estate	Proposed steel frame side extension to provide 120 m <sup>2</sup> of additional floorspace on a gross site area of 550 m <sup>2</sup> (net site area taken to be 120 m <sup>2</sup> ). Relevant planning applications - 17/2954/FUL															120				
Honiton, Heathpark Industrial Estate	11K Devonshire Road	Site 11K forms the residual non-developed element of a Local Plan allocation site. Relevant planning applications - No planning permission recorded																2,230			
Honiton, Heathpark Industrial Estate	11Ki New for 2021/2022 Devonshire Road	Construction of single storey industrial unit 20/2751/FUL										2700							600		140
Honiton, Heathpark Industrial Estate	11Kii New for 2021/2022 Devonshire Road	21/1350/FUL										1300							365		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11L East Devon District Council Blackdown House Border Road	Construction of office block and associated car parking for new East Devon District Council headquarters. Relevant planning applications - 16/1292/MFUL						7,640									2,613			
Honiton, Heathpark Industrial Estate	11M Vacant land to north and west of Coastguard Road Ltd industrial unit	This vacant plot of land lies to the north and west of the Coastguard Road Ltd industrial unit. Although it is not allocated in the Local Plan it is seen as having possible development potential. <u>7,400msq</u>																		
Honiton, Heathpark Industrial Estate	11N Orchard House Duchy Road Heathpark Industrial Estate Honiton	Installation of two pressure car washing bays and six customer parking bays. Relevant planning applications - 18/0130/FUL													316					

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	110 Honiton Retail Park Reme Drive Heathpark Industrial Estate Honiton	Change of Use and subdivision of: Unit 1, A1. Unit 1a, A1. Unit 1b A1 and Unit 1c A1 and B8. Unit 2 Country Store restricted retail to Unit 2a A1 and B8. Unit 2b A1. Associated alterations to elevations. No net additional area as permission is a COU but 536.5 m <sup>2</sup> has transferred from Class A1 to B8 and is recorded as such. Relevant planning applications - 18/1774/FUL, 18/0130/FUL																	536.5	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Honiton, Heathpark Industrial Estate	11P Land At The West End Of Devonshire Road Heathpark Industrial Estate Honiton	Construction of single storey industrial unit for use classes E(g), B2 & B8 including alterations to car park layout approved under - 07/3056/MFUL	2,700															600		140	
Honiton, Heathpark Industrial Estate	11Q	Retrospective change of use of Unit E from B1/B2/B8 19/1859/FUL							840											-317.2	317.2
Honiton, Heathpark Industrial Estate	11R	Construction of a secure vehicle store for Use Class B1(c) - 23/1940/FUL													855			95			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12A Unit 55 Greendale Business Park	Retrospective application for the construction of industrial building (B2 General Industrial Use) and associated compound off existing spine road. Relevant planning applications - 13/0157/FUL and 13/2340/VAR	2,713															784		
Greendale, Greendale Industrial Estate	12Bi Unit 38D Greendale Business Park	Reserved matters application (discharging appearance, landscaping, layout and scale) for two storey building and compound. Relevant planning applications - 14/2733/RES		1,532															500	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12Bii Unit 38D Greendale Business Park	Proposed extension to existing building (see 14/2733/RES) to provide an additional 114 m <sup>2</sup> of B1 floorspace. Two storey extension is on the southern side of the existing building. Relevant planning applications - 17/1337/FUL					114										114			
Greendale, Greendale Industrial Estate	12C Unit 58 Greendale Business Park	Open compound for vehicle parking and storage. Relevant planning applications - 14/0265/RES				4,600													471	
Greendale, Greendale Industrial Estate	12D FWS Carter And Sons Unit 56	Construction of building for storage and distribution use including yard, parking, cycle store and fencing. Relevant planning applications - 13/1941/RES			3,860												500		3,610	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12E Unit 31 Greendale Business Park (DHL)	Retention of new building for B1 (Business), B2 (General Industrial) and B8 (Warehousing) uses and construction of security fencing, temporary office/welfare accommodation. Relevant planning applications - 15/0287/FUL			6,315														570	
Greendale, Greendale Industrial Estate	12F Unit 38C Greendale Business Park	Construction of warehouse (B8 use). Relevant planning applications - 15/0288/MFUL			1,568														1,568	
Greendale, Greendale Industrial Estate	12G Unit 21 Greendale Business Park. FWS Carter and Sons	Proposed extension to existing warehouse building to form office at ground floor level and store above. B1(c), B2, B8 additional 716 m <sup>2</sup> . Relevant planning applications - 16/1874/FUL				1,000											300		416	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12H Compound 60 Greendale Business Park	Construction of office and welfare building and compound depot for commercial vehicles, storage of bin containers, fuelling bay, wash bay, outside storage, storage containers and palisade fencing. Relevant planning applications - 15/1783/MRES and 16/1212/FUL				3,900											165			
Greendale, Greendale Industrial Estate	12I Compound 59 Greendale Business Park	Proposed fuel depot with seven 125,000 litre fuel tanks; LGV tanker and HGV tanker unloading facilities; 240 square metre (B1 use) modular office building; tanker, staff and visitor parking; and associated development. Site area of 3,900 m <sup>2</sup> . Relevant planning applications - 17/0547/FUL					3,900										240			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12Ji Unit 52 Greendale Business Park	Proposed wood processing building including yard, off street parking and cycle store. Relevant planning applications - 11/0873/MFUL				5,700												1,400		
Greendale, Greendale Industrial Estate	12Jii Unit 52 Greendale Business Park	Extension to industrial unit for B2 and B8 use. Additional 386 m <sup>2</sup> of floorspace, also recorded as net site area, of B2 use. Site recorded as completed in 2017/18. Relevant planning applications - 16/1881/FUL					386											386		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12K Compound 62 Greendale Business Park	Compound for the storage of empty roll off bins and Skips (B8 use), and installation of palisade fencing. There are no buildings involved so zero m <sup>2</sup> floorspace. Site area equals 3,740 m <sup>2</sup> . Relevant planning applications - 17/2391/FUL					3,740													
Greendale, Greendale Industrial Estate	12L Compound 61A Greendale Business Park	Compound for vehicle parking (B8 use), temporary building for welfare facilities for drivers and installation of palisade fencing. No building floorspace recorded. Site area of 2,100 m <sup>2</sup> . Relevant planning applications - 17/2898/FUL					2,100													

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12M Unit 46 Greendale Business Park	Erection of building for B1, B2, B8 and Sui Generis use for offices, workshop, parts storage and distribution, welfare, together with outside storage of vehicles. To provide 260 m <sup>2</sup> of B1 floorspace and 926 m <sup>2</sup> of B2 floorspace. Relevant planning applications - 17/0561/MFUL					6,000										260	926		
Greendale, Greendale Industrial Estate	12N FWS Carter And Sons Greendale Business Park	Proposed first floor extension to estate building to create additional office space. To provide 126 m <sup>2</sup> of additional floorspace. Net site area taken to also be 126 m <sup>2</sup> , gross area 0.2 hectares. Relevant planning applications - 17/2182/FUL					126										126			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12P Land at rear of Brooklands Farm Woodbury Salterton	Certificate of lawfulness for established use as an open storage compound (use class B8) and associated engineering works – 19/0411/MFUL							2,280											
Greendale, Greendale Industrial Estate	12Pi Unit 50 Greendale Business Park Woodbury Salterton Exeter EX5 1EW	Proposed extension and change of use to B8 storage – 19/0411/MFUL								10238									1,812	
Greendale, Greendale Industrial Estate	12Pii Unit 50 Greendale Business Park Woodbury Salterton Exeter EX5 1EW	Erection of extension to warehouse (use class B8), new HGV turning head, creation of a new footpath link, regrading and associated earthworks and landscaping – 20/0270/MFUL												1190						1,190



Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Seaton, Harepath Industrial Estate	13B Harepath Industrial Estate	Change of use from B2 (food preparation) to B1c (light industry). Net site area recorded as zero as no net site area increase. Relevant planning applications - 14/2732/FUL	0															71	-71		
Seaton, Harepath Industrial Estate	13C Land adjacent to Harepath Road Seaton	Provision of depot for scaffolding firm at the south end of site, with five smaller self-contained units at the north end of the site. Relevant planning applications - 05/0965/FUL	1,372															309	471		
Seaton, Harepath Industrial Estate	13D Harepath Industrial Estate Seaton	Change of use from B1 to B2 (MOT testing and car repairs). As it was a change of use no net extra site area was recorded. Relevant planning applications - 12/0435/COU, completed in 2012.																-145	145		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14Ai Land between Hill Barton Industrial Estate and A3052	Construction of eight factory units for Class B1(C), B2 or B8 uses together with associated access and parking (approval of reserved matters pursuant to outline planning permission 09/0282/MOUT). Relevant planning applications - 12/2753/MRES and 15/1952/VAR			7,000												415	1,400	2,000	
Hill Barton Business Park, Hill Barton Business Park	14Aii 3/4 Barton Court Jacks Way Hill Barton Business Park	Extension to factory unit to provide 224 m <sup>2</sup> of additional floorspace, assumed to be split equally between B1, B2 and B8 uses. Extension is on northern edge of existing building. Relevant planning applications - 17/1303/FUL					224										75	75	75	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14B Unit 4 Jack's Way Hill Barton Business Park	Reserved matters application for the erection of new unit for classes B1c (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) and associated works following outline approval 12/2597/MOUT. Relevant planning applications - 14/3039/MRES following 12/2597/MOUT and 09/0282/MOUT				10,000											476	5,753		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14C Travis Perkins Unit 1 Jacks Way Hill Barton Business Park	Proposed warehouse and office building, car parking, landscaping and new roadway to link Blackmore Road with Jacks Way. B1 office use 300 m <sup>2</sup> , B8 use 2,488 m <sup>2</sup> ; total 2,788 m <sup>2</sup> . Application site area 10,721 m <sup>2</sup> (1.07 ha), corresponds with plan net site area. Relevant planning applications - 16/1265/MFUL pursuant to 09/0282/MOUT and see 17/0189/VAR					10,721										300		2,488	
Hill Barton Business Park, Hill Barton Business Park	14D Hill Barton Business Park Mushroom Road	Construction of detached two-storey industrial building comprising offices (B1) with ancillary storage and associated car parking, bin and bike store. Relevant planning applications - 14/0951/FUL			920														180	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14E Unit 2 Jacks Way Hill Barton Business Park	Retrospective application for use as vehicle storage compound including construction of temporary workshop building. Relevant planning applications - 13/2069/MRES	14,000																1,400	
Hill Barton Business Park, Hill Barton Business Park	14F Unit 2 Jacks Way Hill Barton Business Park (extension - storage compound)	Extension to existing vehicle storage compound (approved under 13/2069/MRES) including installation of security fencing and additional floodlights on existing columns. Relevant planning applications - 14/2650/FUL			4,000														4,000	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14G Unit 6 Stuarts Commercial Services Hill Barton Business Park	Proposed waste transfer building and office building (County Matter reference DCC/3857/2016). Proposed waste transfer building and office building (County Matter reference DCC/3857/2016). Additional B1(a) 255 m <sup>2</sup> and site area 1.7 hectares. Relevant planning applications - 16/1582/CM					17,000										255			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Hill Barton Business Park, Hill Barton Business Park	14H Unit 6 Stuarts Commercial Services Hill Barton Business Park	Change of use from B8 (storage and distribution) to Class B2 (van servicing and MOT) and external alterations to building. Also see 17/2695/VAR which varies operating hours. No net additional floorspace is created - 1,323 m <sup>2</sup> goes from B8 to B2. Relevant planning applications - 17/1733/FUL					0												1,323	-1,323	
Hill Barton Business Park, Hill Barton Business Park	14I Still Materials Handling Ltd Unit 4 Jacks Way Hill Barton Business Park Clyst St Mary Exeter EX5 1FG	Erection of an industrial building ancillary to the existing operations – 19/1800/FUL								1300											250

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14J Hill Barton Business Park Blackmore Road Clyst St Mary EX5 1DR	Change of use of land from CHP Energy production to B2 / B8 processing and storage of aqueous urea solution – 19/1821/FUL								388								152.2		
Hill Barton Business Park, Hill Barton Business Park	14M	Cladding replacement 19/2559/FUL																		
Hill Barton Business Park, Hill Barton Business Park	14N New for 2021/2022	Extension to the rear of existing commercial warehouse 21/1151/FUL								7500									311.5	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Axminster, Millwey Rise Industrial Estate	15Ai Land at Whitty Court Weycroft Avenue Millwey Rise	A previous permission existed on part of this land, 13/1664/FUL - for business uses - but this has expired and was not implemented. The site remains in the schedule as a Local Plan allocation. At summer 15Ai was laid out and signposted as a private car park. Relevant planning applications - 13/1664/FUL																950 the remainder of allocated land			
Axminster, Millwey Rise Industrial Estate	15Aiii Offices adjacent to Tick Tock Day Nursery Weycroft Avenue Millwey Rise Industrial Estate Axminster EX13 5HU	Construction of a new two storey industrial unit comprising of warehouse space on the ground floor and offices on the first floor – 19/2075/FUL									715								300	310	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023						
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis		
Axminster, Millwey Rise Industrial Estate	15Aiv New for 2021/2022	Construction of industrial units 20/2604/MFUL													2782				1020			
Axminster, Millwey Rise Industrial Estate	15Bi ITT Industries Unit 16 Weycroft Avenue Millwey Rise	Construction of industrial/office units for B1(a) (office) and B1(c) light industrial use. Relevant planning applications - 13/0854/MFUL			5,000														2,600			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Axminster, Millwey Rise Industrial Estate	15Bii ITT Industries Unit 16 Weycroft Avenue Millwey Rise	Side extension to existing industrial unit (extension located on southwest of site), original unit originally built under application 13/0854/MFUL. Relevant planning applications - 15/2480/FUL (possibly expired?)														549					
Axminster, Millwey Rise Industrial Estate	15Biii New for 2021/2022	Change of use form B2 to B8 21/1637/FUL												1053						493	
Axminster, Millwey Rise Industrial Estate	15C Land at end of Weycroft Avenue Millwey Rise	Construction of building to provide five industrial units (class B1). Relevant planning applications - 12/0199/FUL		2,834															285		
Axminster, Millwey Rise Industrial Estate	15D Millwey Rise Industrial Estate	Extension to offices and external alterations - net site area recorded as zero. Relevant planning applications - 11/0966/FUL,																	43		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Axminster, Millwey Rise Industrial Estate	15E Unit 9A Axminster Power Tools Weycroft Avenue Millwey Rise Industrial Estate Axminster EX13 5PH	Proposed extension to commercial unit - 19/0547/FUL																140			
Axminster, Millwey Rise Industrial Estate	15F Seymours Yard Weycroft Avenue Millwey Rise Industrial Estate Axminster EX13 5TQ	Two storey extension to light industrial unit - 19/1328/FUL																200			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis		
Axminster, Millwey Rise Industrial Estate	15G New for 2022/2023 Unit 9-9A Axminster Power Tools	Change of use from E(G)(iii) to Sui G 22/1022/FUL													5117				-744		158	151
Liverton Business Park (Phase 1)	16A	Change of Use of the former Carpetright retail unit (A1) to use as a gym/health and fitness centre (D2), 19/2318/FUL								0												
Exmouth, Liverton Phase 2	17A Bradfords Building Supplies Ltd Liverton Business Park	Construction of new industrial unit to accommodate builders' merchant (sui generis) and associated works. Relevant planning applications - 12/0785/MRES	12,800																			1,858

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Exmouth, Liverton Phase 2	17B Vacant residual land area with outline planning permission	Vacant plot within Liverton business Park Phase 2. Plot has a gross site area of 13,300 m <sup>2</sup> , but discounting steeply sloping land areas leaves a net plot size measured at 6,000 m <sup>2</sup> . Relevant planning applications - 09/2533/MOUT													6,000				
Exmouth, Liverton Phase 2	17Bi New for 2021/2022 Liverton Business Park Exmouth	2no. new industrial units 21/2071/FUL												3651			92	93	93
Exmouth, Liverton Phase 2	17C Hartford Units Liverton Business Park	Construction of six industrial units (B1, B2 & B8 use) comprising open yard and parking area and new concrete access road. Relevant planning applications - 09/2533/MOUT and 15/1227/MRES				3,400											990		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Liverton Phase 2	17D Howdens Liverton Business Park	Construction of industrial unit (B1, B2, B8 uses). Relevant planning applications - 09/2533/MOUT and 11/1490/VAR and 13/2798/MRES		2,320															800	
Exmouth, Liverton Phase 2	17E Screwfix Liverton Business Park	Proposed new industrial units B1 - 232 m <sup>2</sup> , B2 - 116 m <sup>2</sup> & B8 - 116 m <sup>2</sup> . Unit completed and occupied by Screwfix during 2017/18 monitoring year. Relevant planning applications - 13/2798/MRES					2,020										232	116	116	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Exmouth, Liverton Phase 2	17F Land north of Liverton Business Park west of roundabout	Vacant plot within Liverton business Park Phase 2. Plot has a gross site area of around 23,000 m <sup>2</sup> , but discounting steeply sloping and wooded land areas leaves a net plot size measured at 12,000 m <sup>2</sup> . Relevant planning applications - 09/2533/MOUT and 11/1490/VAR													12,000				
Exmouth, Liverton Phase 2	17G Liverton Business Park (Electricity Sub Station 2 (land To The East Of) Liverton Business Park Exmouth	Proposed 5no. new industrial units for B1, B2 & B8 use - 20/2493/FUL									1,290						232	232	232

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sidmouth, Manstone Yard	19 (South end of site – Council Yard) Manstone Yard	Construction of single-storey office building. Relevant planning applications – 16/2526/FUL						326.5										83		
Sidmouth, Manstone Yard	19A New for 2021/2022 Manstone Workshops Manstone Lane Sidmouth	Change of use from Use Class B2 to B8 21/1220/FUL								326.5								-83	83	
Woodbury Salterton, Mill Park Industrial Estate	20A Mill Park Industrial Estate	Retention of extension for storage. Net site area recorded as zero. Relevant planning applications - 14/2753/FUL			639														19	
Woodbury Salterton, Hogsbrook Industrial Estate	20B 10 Hogsbrook Units Woodbury Salterton	Change of use from agriculture to a micro-brewery (sui generis) to include external alterations. Relevant planning applications - 15/0481/FUL			264															264

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury Salterton, Hogsbrook Industrial Estate	20C 11-23 Hogsbrook units	Retention of conversion of buildings to 13 industrial units (Use Class B1(c) light Industrial, B2 General Industry and B8 Storage and Distribution). Relevant planning applications - 16/1786/FUL				10,000											1,105	615	2,340	
Woodbury Salterton, Mill Park Industrial Estate	20D Mill Park Industrial Estate	Change of use of existing compound to B2 (General Industrial) and B8 (Storage and Distribution). As it is a change of use no net extra site area was recorded. Relevant planning applications - 18/0760/COU							2000									100	100	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Woodbury Salterton, Mill Park Industrial Estate	20E Land adjacent to Compound East 6 (Land At Hogsbrook Farm) Greendale Business Park Woodbury Salterton EX5 1EW	Retrospective change of use to B8 class use (storage and distribution) (OUTSIDE) - 19/0034/COU									10,900								
Woodbury Salterton, Mill Park Industrial Estate	20F Land adjacent to Compound East 6 (Land At Hogsbrook Farm) Greendale Business Park Woodbury Salterton EX5 1EW	Retrospective change of use to B8 class use (storage and distribution) (OUTSIDE) - 19/0035/COU									18,300								

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023						
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis			
Woodbury Salterton, Mill Park Industrial Estate	20G 10 Hogsbrook Units Woodbury Salterton Exeter EX5 1PY	Retention of extension to industrial unit (including change of use from agriculture to Class B8 (storage) – 19/1046/FUL										5,320.4								134.9			
Woodbury Salterton, Mill Park Industrial Estate	20Fi New for 2022/2023 Unit E10 Greendale Business Park22	the siting of a modular building for office use 22/1009/FUL													127.5					127.5			
Axminster, Coal Yard, Castle Gate	21A	Vacant plot of land to the south of the site 2,400 Msq																					
Exmouth, Pound Lane	23A Ideal Laundry And Cleaning Pound Lane Exmouth EX8 4NP	Proposed demolition of existing outbuildings and construction of replacement single storey rear extension – 20/0429/FUL												60						60			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Exmouth, Pound Lane	23B Ideal Laundry And Cleaning Pound Lane Exmouth EX8 4NP	Palmers Garage Withycombe Village Road Exmouth EX8 3BD – 20/2837/FUL									25								25
Exmouth, Pound Lane	23C New for 2021/2022 Unit 1 Pound Lane Exmouth EX8 4NP	Change from Sui G to B2 for garage use 21/1426/FUL									0							245	-245
Colyton, Colyton Business Park	24A Unit 6 Colyton Business Park	Construction of workshop, store, offices and associated parking. Relevant planning applications - 14/1998/FUL			576												57		200

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Colyton, Colyton Business Park	24B Unit 2C Colyton Business Park Wheelers Yard Colyton EX24 6DT	Retrospective change of use from business use (B1) to general industrial (B2) use – 19/2688/COU									186.70							-67.86	67.86		
Clyst Honiton, Exeter Logistics Park	25A Land at Hayes Farm Clyst Honiton	Allocated by name in the Local Plan so the area value is an estimate which comes from the employment site boundary.															673,064				
Clyst Honiton, Exeter Logistics Park	25A Land at Hayes Farm Clyst Honiton; Western Part of Site	Distribution warehouse (use class B8) with ancillary offices and associated works - Lidl. Relevant planning applications - 16/0693/MRES pursuant to 10/2184/MOUT					210,000													65,757	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Clyst Honiton, Exeter Logistics Park	25B Land at Hayes Farm Clyst Honiton; Eastern Part of Site	Provision of up to 110,000 m <sup>2</sup> of Use Class B8 development with ancillary use Class B1 and associated parking, servicing, yard areas, landscaping, and engineering works - Amazon. Relevant planning applications - 17/0532/MOUT and 18/1770/MRES and 20/0281/MRES							185,400									628		7,791	
Clyst Honiton, Exeter Logistics Park	25C New for 2021/2022 Exeter Logistics Park Exeter	The development of a warehouse unit 21/0283/MRES									7217									2644	
Clyst Honiton, Exeter Logistics Park	25D New for 2021/2022 Exeter Logistics Park Exeter	The development of a warehouse unit 21/0282/MRES									25922									4995	



Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26A SW Ambulance NHS Foundation Trust Association Skypark Clyst Honiton Exeter EX5 2FL	Demolition / conversion of two storey training building and erection of single storey extension to provide toilet and shower facilities, creation of offices on 1st floor mezzanine, and installation of external staircase - 19/1920/FUL								7407							213			
Clyst Honiton, Skypark Business Park	26B DPD UK Spitfire Avenue	Erection of parcel distribution facility (Class B8) with associated offices/welfare space, parking, service yard, access, landscaping and associated infrastructure. Relevant planning applications - 14/0197/MFUL			22,700														5,633	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26Ci Skypark Clyst Honiton	Development of office block, public realm, landscaping and associated infrastructure. Permission 15/1215/MRES provides for two blocks. This is the first of the two and it was completed on 3 Jan 2018. Net and gross site is measured at 4,500 m <sup>2</sup> . Floorspace is estimated at 2,100 m <sup>2</sup> (assumed B1). Relevant planning applications - 15/1215/MRES					4,500										2,100			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26C Skypark Clyst Honiton	Office block, public realm, landscaping and associated infrastructure. Permission 15/1215/MRES provides for two blocks. This is the second of the two and at 1 April 2018 a start had not been made, other than some ground clearance. Net and gross site is measured at 3,400 m <sup>2</sup> . Relevant planning applications - 15/1215/MRES													3,400					

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Clyst Honiton, Skypark Business Park	26D Skypark Clyst Honiton	Office block, landscaping, car parking and associated access and infrastructure (Reserved Matters application in pursuance of outline planning permission 06/3300/MOUT). Net site area measured is approximately 7,000 m <sup>2</sup> . At 1 April 2019 the site had been completed later in 2018. Relevant planning applications - 16/1462/MRES						7,000										4,000			
Clyst Honiton, Skypark Business Park	26E Vacant land area at Skypark Business Park	Vacant residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT													3232.5						

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis		
Clyst Honiton, Skypark Business Park	26F Vacant land area at Skypark Business Park	Vacant residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT															103,506					
Clyst Honiton, Skypark Business Park	26G Vacant land area at Skypark Business Park	Vacant residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT															55670					
Clyst Honiton, Skypark Business Park	26H Vacant land area at Skypark Business Park	Vacant residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT															22672					
Clyst Honiton, Skypark Business Park	26I Vacant land area at Skypark Business Park	Vacant residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT															18,071					

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	SITE 26J Plots 11 And 12 Skypark Clyst Honiton	Reserved matters app for the construction of 35 Business/Light Industrial Commercial Units, including a cafe, parking and servicing, landscaping and accesses (both temporary and permanent) 20/1773/MRES									10612						1,650	1,650		
Clyst Honiton, Skypark Business Park	26Gi Skypark Honiton Road Clyst Honiton	For the construction of a new manufacturing facility 21/0175/MRES										41796					18430			
Clyst Honiton, Skypark Business Park	26Fi New for 2022/2023 Blocks 7 8 9 Unit 15Exeter Airport Clyst Honiton	The construction of 35 industrial units and a commercial unit 21/3125/MRES												3256						

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter, Exeter Science Park	27	Local Plan allocation														250,000				
Exeter, Exeter Science Park	27A Eagle House 1 Babbage Way Science Park	Development of office block for research and development (Class B1a and b). Relevant planning applications - 12/1420/MRES	3,747														1,449			
Exeter, Exeter Science Park	27B/C Science Park Centre 6 Babbage Way	Development of office block for research and development (Class B1a and b). Relevant planning applications - 12/1427/MRES			6,500												2,125			
Exeter, Exeter Science Park	27D Grow Out Building Babbage Way Exeter Science Park Exeter EX5 2FN	Reserved matters app for the construction of a new 3 storey Research and Development Building – 20/2031/MRES									3189						1,030			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter, Exeter Science Park	27E New for 2022/2023 Plot East of Eagle House	Outline permission for Science Park - plot for development. Relevant planning applications - 09/1107/MOUT and 14/0048/V107 Has been superseded by 22/0856/MRES												8171						
Exeter, Exeter Science Park	27F Science Park Centre 6 Babbage Way - Grow on Building 1 north of Eagle House	Grow On building 1 - Research and Development (Class B1b) building with associated landscaping, access and parking. Relevant planning applications - 16/0746/MRES						6,245									1,362			
Exeter, Exeter Science Park	27G Science Park Centre 6 Babbage Way - phase 1 cluster of two 'Grow On' buildings west of Science Park Centre	Part of Phase 1 cluster within science park for two Grow-On buildings in line with Eagle House, and associated parking. Relevant planning applications - 16/0747/MRES						2,100									1,362			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter, Exeter Science Park	27H Redhayes Southern and Eastern Car Park	Construction of car park (136 spaces) to serve Redhayes and Ridgetop Clusters and associated works. Original Plot H (0.73 ha) taken up and extra land. Recorded as zero employment development land as the use is for car parking. Relevant planning applications - 15/0758/MFUL																		
Exeter, Exeter Science Park	27I Met Office Site Ridgetop Cluster Exeter Science Park	Met Office High Performance Computer Centre at the Science Park, including associated infrastructure, landscaping, access, fenced compound and ground re-grading works. Relevant planning applications - 14/2063/MRES					21,400										2,787			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter, Exeter Science Park	27J Plot east of Met Office site	Approval of Tithebarn cluster and car park (27N) 15/1461 takes up part of this site. Part still allocated for employment uses, measured as drawn on site plan. Relevant planning applications - 09/1107/MOUT														20,300				
Exeter, Exeter Science Park	27Ki Plot at/ adjoining Sunnymead	Vacant plot. Relevant planning applications - 09/1107/MOUT														3,130				







Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Exmouth, Devon Metalcrafts	34C Devon Metalcrafts Ltd Victoria Way Exmouth EX8 1EW	Erection of two storey light industrial unit (use class B1). Existing B8 66 m <sup>2</sup> floorspace, additional 121 m <sup>2</sup> , total 187 m <sup>2</sup> . Site measured as approximately 100 m <sup>2</sup> . Relevant planning applications - 16/0324/FUL					100											121			
Pankhurst industrial estate	35A New for 2021/2022 Site Of Pankhurst Close Trading Estate Pankhurst Close Exmouth	Subdivision and extension of existing industrial unit to create 12 no industrial units 22/0086/FUL																174	107	107	





Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Sidmouth, Sidford Employment Site	41B New for 2022/2023 Sidford Employment Site	In May 2018 the southern half of the site was subject to a planning application (18/1094/MOUT) for employment uses, application dismissed in October 2018. A three-day public inquiry was held in July 2019 and the Planning Inspectorate announced the following month that the appeal would be allowed. 22/0249/MRES has considered points made at the inquiry and changes have been made accordingly.													30454				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Land West of Hayne Lane	42A Land West of Hayne Lane	Site allocated in the Local Plan for employment use and no recent planning permissions. Site area recorded as a gross area, though it should be noted that a small part of the site is now in use as a garden centre, which is discounted from this employment site assessment work.														150,000				
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43A Unit 4 Carling Technologies Fair Oak Close Exeter Airport Clyst Honiton Exeter EX5 2UL	Construction of detached pallet store and connecting canopy to Units 1 and 2. Relevant planning applications - 14/0551/FUL			499														356	
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43B Goodrich Up Ltd Fair Oak Close Clyst Honiton Exeter Devon EX5 2UP	Extension to production facilities. Relevant planning applications - 06/0843/FUL	5,000															440		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43C Unit 6 Silverdown Office Park	Change of use from Medical (D1) to Office (B1). Relevant planning applications - 15/1092/COU			192													192			
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43D Former Heavers Brothers Transport Depot Plot 4 Exeter Airport Business Park Clyst Honiton Exeter EX5 2LJ	Certificate of lawfulness 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 – 20/2613/CPE								5,573										1160	
Exeter Airport Business Park, Exeter Airport Business Park Phase 2	44A Exeter Airport Business Park Phase 2 or Power Park	Local Plan allocation															50,000				
Exmouth, Liverton Phase 3	45A Land East of Liverton	Local Plan allocation															30,000				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Woodbury, Woodbury Business Park	46A Woodbury Business Park Woodbury Exeter EX5 1AY	Construction of industrial building comprising five storage and distribution units (B8 usage). Relevant planning applications - 11/1266/FUL	294																355		
Woodbury, Woodbury Business Park	46C Unit 4 Woodbury Business Park Woodbury Exeter EX5 1AY	Alterations and extensions to create 4/5 new business units and store. New B1 uses proposed to provide 313 m <sup>2</sup> floorspace on a site area estimated at 450 m <sup>2</sup> . Uses assumed to be split between B1 and B2. Relevant planning applications - 17/2091/FUL							450									156.5	156.5		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Broadclyst, Lodge Trading Estate	48A Lodge Trading Estate Broadclyst	Change of use from A1 (retail) to B1 (offices), B2 (general industry) and B8 (storage and distribution). As it was a change of use no net extra site area was recorded. Relevant planning applications – 18/1666/COU									16261						200	1,813	
Broadclyst, Lodge Trading Estate	48B Lodge Trading Estate Broadclyst	B8 storage and distribution with existing ancillary offices on site. 21/2740/CPE										7489						7489	
Clyst Honiton, McBains Business Units	50A Environment Agency Clyst Honiton Exeter EX5 2LL	Construction of steel framed storage unit. Relevant planning applications - 14/2775/FUL			250													175	



Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, McBains Business Units	50C New for 2022/2023 McBains Business Units Road Past Exeter Airport	A premises was changes to residential 20/2856/PDO Then later an application for industrial units was put forward in the same site. – 22/2578/MOUT														2400				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Clyst St Mary, Winslade Park	51A and 51B Winslade Park	The planning permission granted Dec 2020 – 20/1003/LBC has since been superseded by 20/1001/MOUT which outlines 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 alongside 94 dwellings. The total employment floorspace will decrease in comparison to what exists.													23,626.91				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Goodmores Farm, Exmouth	53A and 53B New for 2022/2023	Partial reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission (14/0330/MOUT) - 22/1839/MRES															50,000				
Urban Expansion of Pinhoe Old Park Farm/Pinn Court Farm	54 Old Park Farm/ Pinn Court Farm	Local Plan Allocation															30,000				
Tithebarn Green, Tithebarn Green/ Mosshayne	55C New for 2022/2023 Land south of Science Park Road - Local Plan Ref W213	New plot area due to site boundary changes in 2020/21. This plot has since seen the successful application of 21/3148/MOUT													15874						

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Tithebarn Green, Tithebarn Green/ Mosshayne	55D New for 2023/24 Just north of Tithebarn Green/ Mosshayne	the construction of four commercial, business and service units (Class E) and nine dwellings with associated access, parking, and infrastructure. - 22/0975/MFUL													5300		1017			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Land to the north of Seaton	56A New for 2022/2023	Outline planning application (with details of access to be considered and all other matters reserved) for mixed use development comprising of up to 130 dwellings to the east of Harepath Road and the laying out of a new community football pitch, parking and welfare facilities to the west of Harepath Road. Other details regarding this permission are set to allow for 22730 meters squared of employment land, however the permission for the site is yet to be finalised so this area is still considered allocated land. 22/2781/MOUT														22,730				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023								
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis				
Axminster Master plan location	57 Land to the north of Axminster	Local Plan allocation															80,000							
Axminster, Hunthay Farm	58C Hunthay Farm EX13 5RJ	Construction of four offices for B1 and parking. Relevant planning applications - 15/1912/FUL and 17/2177/VAR						2,800												360				
Axminster, Hunthay Farm	Hunthay Farm EX13 5RJ	Siting of additional 27 containers B1 and B8, 0.18 ha, 380 m <sup>2</sup> . Relevant planning applications - 15/1910/FUL						1,800												380				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Hunthay Farm	58A Hunthay Farm Axminster EX13 5RJ	Variation of condition 8 of the planning consent 09/1103/FUL to facilitate the siting of more than 165 storage container units on the site at any time. Internal floorspace is 0. 19/0570/VAR																		
Axminster, Hunthay Farm	58B Hunthay Farm Axminster EX13 5RJ	Change of use of part of existing caravan storage area to permit the siting of 85 storage containers in addition to storage of touring caravans (internal floorspace is 0) 20/0883/COU																		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst St Mary, Axehayes Farm	59A Axehayes Farm Clyst St Mary	Construction of seven business units (use class B1) and associated access roads and parking. Relevant planning applications - 14/0409/FUL and 15/1978/VAR			1,300												368			
Clyst St Mary, Axehayes Farm Now Yeo business park	59B Axehayes Farm Clyst St Mary	Approval for six business units in a courtyard format with associated access road and parking. B1 office use, total of 822 m <sup>2</sup> (site area 2739 m <sup>2</sup> ). Relevant planning applications - 17/0151/FUL													2,739					
Clyst St Mary, Axehayes Farm Now Yeo business park	59C 4 Yeo Business Park Axehayes Farm Clyst St Mary EX5 1DP	Erection of two storey side extension, construction of 2 no. vehicle parking spaces – 20/1023/FUL															79.80			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Yeo business park	59D	enlargement of existing business premises. - 23/1653/FUL														950		190			
Yeo business park	59E To the east of Yeo business park	erection of storage/workshop/office building and associated works - 23/1296/FUL														2700		211			
Sidmouth, Dotton Farm	60A Dotton Business Units Dotton Farm	Construction of industrial building (use class B2). 150m <sup>2</sup> B2, application states site area 108 m <sup>2</sup> , but is measured at approximately 480 m <sup>2</sup> from plans. Relevant planning applications - 16/0539/FUL				480													150		
Broadhembury Colliton Barton	61A Land at Colliton Barton	Change of use from agricultural building to mixed use of B1 and B8 uses. Relevant planning applications - 15/2546/FUL			400													113		283	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Broadhembury Colliton Barton	61B Forest Produce Ltd Warehouse Colliton Barton	Change of use of former agricultural building to use class B8 (storage and distribution of food) and construction of extension to provide ancillary offices. Relevant planning applications - 16/1767/FUL					458											458			
Broadhembury Colliton Barton	61C New for 2022/2023 Forest Produce Ltd Warehouse Colliton Barton	Conversion of a hey shed to a to commercial/light industrial workshop/storage - 22/2225/PDR											469								469



Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Dunkeswell, Dunkeswell Airfield	62B Mansell Raceway Dunkeswell Aerodrome	Erection of building containing workshop/storage, reception, visitor facilities and race control replacing existing porta cabins and associated outbuildings. Development involves a net increase in floorspace of 142 m <sup>2</sup> (classified as Sui Generis). Relevant planning applications - 16/2946/FUL						375											142
Dunkeswell, Dunkeswell Airfield	62C Dunkeswell Airfield Dunkeswell	Proposed aircraft storage shed. Estimated at 522 m <sup>2</sup> and recorded as proposed B8 storage use. Relevant planning applications - 17/0451/FUL						238											522

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Dunkeswell, Dunkeswell Airfield	62D Dunkeswell Aerodrome Dunkeswell Honiton EX14 4LT	Erection of an aircraft storage building and hard-standing for visitor parking – 19/0889/FUL									1418								520.26		
Dunkeswell, Dunkeswell Airfield	62E Mansell Raceway, Dunkeswell Aerodrome, Dunkeswell, EX14 4LT	Construction of a detached cart workshop with first floor viewing terrace linked to the race building - 19/0198/FUL													130						100
Dunkeswell, Dunkeswell Airfield	62F see also site 6A	20/0229/FUL														97.9					

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023						
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis			
Dunkeswell, Dunkeswell Airfield	62G New for 2022/2023 Air Westward Dunkeswell Airfield	Erection of an office building with a first floor viewing room. 22/1137/FUL															162.5						
Poltimore	63A	Single storey side extension to existing storage unit - 21/2932/FUL													1225							1225	
poltimore	63Ai	Change of use to include additional B8 use and retain existing B2 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 - 21/0312/FUL													996					64.6	-2142	3073.7	



Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023						
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis			
Beare Farm	64: Beare Farm, Beare, (South of the B3181), Broadclyst, Exeter, EX5 3JX	Neighborhood plan allocation new for 2023																	5656				
Beare Trading Estate	65: Beare Trading Estate, Beare, Exeter EX5 3JX	Existing employment site new for 2023																	7779				
Winter Gardens	66: Winter Gardens, Broadclyst, Exeter, EX5 3B	Neighborhood plan allocation new for 2023																	5431				
Bishops court	67: Bishops court Gardens, Bishops Court Lane, Clyst St Mary, EX5 1DH	Neighborhood plan allocation new for 2023																	7788				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Cranbrook, Cranbrook	W144 (A B and C) <b>Specific sites/plots not identified Further information in Appendix 5</b>	Permissions for residential and mixes uses have been granted and part implemented but no employment uses built so far. Strategy 12 - provides for 18.4 hectares of employment land at Cranbrook within the overall development. Specific site or plots are not identified.														Up to 184,000				
Exmouth, Goodmores Farm	W147 Goodmores Farm <b>Specific sites/plots not identified</b>	In summer 2019 an outline planning application (14/0330/MOUT) for residential development - for up to 350 dwellings and other uses, including employment – was approved. Relevant planning applications - 14/0330/MOUT														50,000				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Pinhoe, Old Park Farm	W210 and W113 Old Park Farm <b>Specific sites/plots not identified</b>	The reserved matters application includes some provision for employment uses which, estimated from site plans, measure a gross area of 7,200 m <sup>2</sup> , net area of 5,000 m <sup>2</sup> and floor space of 2,000 m <sup>2</sup> . Relevant planning applications - 10/0641/MOUT and 12/0130/MRES													5,000				
Seaton, North of Town - Harepath Road	118B North of Town - Harepath Road	There are no current planning permissions on this land, 2023														no more than 55% of development			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Axminster, Land north and east of town	E105 Land north and east of town <b>Specific sites/plots not identified</b>	There are no extant planning permissions for this land there is a mixed use allocation for employment to accompany residential on the site															80,000				
Awliscombe, Cottarson farm	<b>Small Site</b> Cottarson Farm Awliscombe EX14 3NR	Change of use of former farm buildings to monumental masons' workshop and store (use class B1/B8). No record of building used as a workshop or non-domestic rating. Relevant planning applications - 15/2741/FUL				176															176

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Awliscombe, Kains Park	<b>Small Site</b> Kains Park Storage Kains Park Farm Awliscombe Honiton EX14 3NN	Expansion of existing storage and distribution site including revisions to planning permission 07/1903/COU to allow storage of caravans, boats, trailers, machinery and vehicles. Only storage containers (that formed part of the permission) - site area of approximately 800 m <sup>2</sup> and floorspace of 300 m <sup>2</sup> - are recorded as employment use. Relevant planning applications - 16/2551/FUL					800												300	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Rock Mill Membury	Small Site Rock Mill Membury	Proposed alterations and change of use of former shop to office. Not rated for business use at 1 April 2018. Relevant planning applications - 15/1508/FUL (possibly expired?)														400				
Aylesbeare, Sidmouth Road	Small Site Higher Barn Sidmouth Road	Construction of building for storage, packaging and distribution of willow products. To provide 77 m <sup>2</sup> of B8 floorspace on a net/gross site area estimated at 400 m <sup>2</sup> . Relevant planning applications - 16/0163/FUL								400									77	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Branscombe, Bulstone Springs Farm	<b>Small Site</b> Bulstone Springs Farm Branscombe Seaton EX12 3BL	Change of use of part agricultural building to poultry processing and dispatch facility (B2). Already B1, part change to B2, no change in floor area. Development assumed to have not yet occurred. Relevant planning applications - 16/0649/COU			-55													-55			
Broadclyst, Wards Cross	<b>Small Site</b> Wards Cross Broadclyst	Change of use from agricultural to B use completed 2014-15 Relevant planning applications - 14/1511/COU and 14/1588/COU		3,260														662	662	662	-497

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Broadhembury, Bottom Barn	<b>Small Site</b> Bottom Barn Broadhembury Honiton EX14 3LN	Demolition of agricultural buildings and construction of a building to provide workshop, storage and office space, along with associated landscaping and provision of parking and turning space. Relevant planning applications - 15/0745/FUL			1,100												58			
Colyford, Whitwell Farm	<b>Small Site</b> Whitwell Farm Whitwell Lane Colyford Colyton EX24 6HS	Retrospective application for the importation, processing and storage of waste electrical cables and carpets, within existing agricultural barn. Floorspace B2 320 m <sup>2</sup> and site area 560 m <sup>2</sup> . Relevant planning applications - 17/1602/CM					560											320		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Dunkeswell, Land adj Turbury Farm Dunkeswell Honiton EX14 4QN	<b>Small Site</b> Land adj Turbury Farm Dunkeswell	Outline application for the replacement of dilapidated buildings with a live-work unit. Proposal includes 75 m <sup>2</sup> workshop for use by electrical engineer on a site area estimated at 220 m <sup>2</sup> . Relevant planning applications - 17/0734/OUT															220				
Exmouth, 18A Rolle Street	<b>Small Site</b> 18A Rolle Street Exmouth EX8 1NJ	Change of use of first floor flat to B1 office. Relevant planning applications - 13/1800/COU	82															117			
Exmouth, Claremont Grove	<b>Small Site</b> 9 Claremont Grove Exmouth EX8 2JW	Change of use of dwelling to B1(a) office. Not rated for business at summer 2019. Relevant planning applications - 14/1699/COU (possibly expired?)															300				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, 129 Exeter Road Exmouth	<b>Small Site</b> Garages To Rear Of 129 & 131 Exeter Road	Change of use from Residential to B8 (storage). Relevant planning applications - 16/2733/COU				90												90		
Farringdon, Mantracourt Electronics Ltd	<b>Small Site</b> Mantracourt Electronics Ltd The Drive Farringdon Exeter EX5 2JB	Construction of extension to industrial unit and car parking area. To provide an additional 152 m <sup>2</sup> of B1 industrial space. Extension is to the north of the existing northerly building. Relevant planning applications - 17/0652/FUL					152											152		
Feniton, Westleigh Willows Farm	<b>Small Site</b> Unit D1 Westleigh Willows Farm Feniton EX14 3BN	Extension to vehicle repair workshop. Relevant planning applications - 15/2160/FUL					100											100		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Feniton, Westleigh Willows Farm	<b>Small Site</b> Westleigh Willows Farm Feniton EX14 3BN	Industrial unit (B1, B2 and B8 Use Classes). Relevant planning applications - 10/2054/FUL	271														216			
Hawkchurch, Land West Of Gate Cottage	<b>Small Site</b> Land West Of Gate Cottage (Chadacres) Hawkchurch	Lawful development certificate for change of use of part of barn to B1c use of 150 m <sup>2</sup> ; rated for B use from 25 Nov 2015 (but completion taken as 2016/17). Relevant planning applications - 14/2045/CPL				150											150			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, 40A High Street	<b>Small Site</b> 40A High Street Honiton EX14 1PJ	Change of use of first floor commercial unit from D1 dental surgery to mixed use A2/B1 (financial and professional services/office). Proposal involves a net gain of 226 m <sup>2</sup> of A2/B1 use and loss of 226 m <sup>2</sup> of D1. The dental use is assumed to have ceased in 2017 and completion of development is assumed to have occurred in 2017/18. Relevant planning applications - 17/2152/FUL					226										226			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Blamphayne Sawmill, Gittisham	<b>Small Site</b> Blamphayne Sawmill Gittisham EX13 3AN	Construction of workshops, stores and office/shop with associated landscaping and parking. Relevant planning applications - 15/1172/MFUL 17/2560/VAR 18/1745/VAR						12,100									1,125			
Honiton, Blamphayne Sawmill, Gittisham	<b>Small Site</b> Blamphayne Sawmill Gittisham EX13 3AN	Extension to workshop. Relevant planning applications - 15/2370/FUL				180												180		
Honiton, Honiton Garage Turks Head Lane Honiton EX14 1BQ	<b>Small Site</b> Honiton Garage Turks Head Lane Honiton EX14 1BQ	Demolition of existing buildings and erection of workshop, shop with fast food outlet. Relevant planning applications - 13/2698/MFUL and 17/2579/FUL			689												689			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton , Chapel Street	<b>Small Site</b> Robson House Chapel Street Honiton EX14 1EU	Change of use from larger house in multiple occupation (sui generis) to B1 business use. Relevant planning applications - 16/0225/COU			150												150			
Huxham, Huxham Barton	<b>Small Site</b> Huxham Barton Huxham Exeter EX5 4EJ	Change of use of redundant agricultural buildings to business units (Use classes B1a, B1b, B1c and B8) including demolition of steel frame lean to barns and formation of parking & storage areas. Site area of 2,100 m <sup>2</sup> with floorspace estimated at 650 m <sup>2</sup> evenly split across B1, B2 and B8 uses. Occupied in 2019/20. Relevant planning applications - 17/2243/FUL							2,100								216.7	216.6	216.7	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Kilmington, Land At Kilmington Quarry	Small Site Land At Kilmington Quarry Whitford Road Kilmington Axminster EX13 7RG	Retention of use of workshop building as a vehicle workshop (B2) use. This is a retrospective application with the use recorded as starting in 2015/16 monitoring year. The net floorspace is recorded as 130 m <sup>2</sup> of B2 uses on a net site area of 340 m <sup>2</sup> . Relevant planning applications - 17/1657/COU			340													130		
Kilmington, Summerleaze Farm	Small Site Summerleaze Farm Gammons Hill Kilmington Axminster EX13 7RA	This second part of a larger site has a recorded additional site area of 750 m <sup>2</sup> with proposed 450 m <sup>2</sup> of B8 use logged against this site record, though it does actually straddle the two site areas. Relevant planning applications - 16/1730/FUL								750									450	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Kilmington, Summerleaze Farm	Small Site Summerleaze Farm Gammons Hill Kilmington Axminster EX13 7RA	Application 16/1730/FUL was for construction of storage building for scaffolding. However development for open air storage occurred on part of the site, 1,270 m <sup>2</sup> , prior to the application being received (developed in 2015-16.) Relevant planning applications - 16/1730/FUL			1,270														
Lympstone, Nutwell Road	Small Site St Davids Dispensary Nutwell Road Lympstone Exmouth EX8 5AN	Construction of new industrial unit (amendments to approval 15/1888/FUL to construct additional bay and car parking). Additional 710 m <sup>2</sup> : B1(a) 350 m <sup>2</sup> , B1(c), B2, B8: 360 m <sup>2</sup> . Relevant planning applications - 16/0629/FUL revision of 15/1888/FUL					3,000										1,060		360

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis		
Monkton, Aplins Farm	<b>Small Site</b> Land south of Aplins Farm Monkton Honiton EX14 9QN	Erection of ice cream parlour including cafe, retail, office and making area, together with a new access off the existing layby. Whilst the development is predominantly for restaurant and retail floorspace of 280 m <sup>2</sup> there is 33 m <sup>2</sup> of office floorspace and 26 m <sup>2</sup> of other space. Occupied in 2019/20. Relevant planning applications - 16/3058/FUL																	33			26
Musbury, Axminster Road	<b>Small Site</b> The Old Reading Room Axminster Road Musbury EX13 8AZ	Change of use of building from (A2) office to artist's studio (B1). Relevant planning applications - 15/2645/COU			62														62			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Ottery St Mary, Otter Nurseries	<b>Small Site</b> Otter Nurseries Gosford Road Ottery St Mary EX11 1LZ	New lean to warehouse extension to existing warehouse building of 250 m <sup>2</sup> net new B8 floorspace on a net site area of 250 m <sup>2</sup> . Relevant planning applications - 17/2723/FUL and 17/0069/FUL														250				
Ottery St Mary, Otter Nurseries	<b>Small Site</b> Otter Nurseries Gosford Road Ottery St Mary EX11 1LZ	Construction of two storage buildings. Net development site area is measured at 12,800 m <sup>2</sup> , with B8 floorspace of 3,667 m <sup>2</sup> . One building appeared near completion on Google Maps in summer 2020, so expect 2020/21 occupation. Relevant planning applications - 16/0980/MFUL								12,800									3,667	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Ottery St Mary, Rainbow Plants, Holcombe Lane	<b>Small Site</b> Rainbow Plants Holcombe Lane Ottery St Mary EX11 1PG	Erection of new office, rest room and storage building. Providing 139 m <sup>2</sup> of net new B2 floorspace – this is taken to be the net and gross site area as well. Relevant planning applications - 18/0115/FUL						139										139			
Ottery St Mary, Cadhay	<b>Small Site</b> The Old Dairy Cadhay Ottery St Mary EX11 1QT	Variation of condition 2 of planning permission 07/1782/COU to allow class B1(a) (office) alongside the existing use for a workshop. Development completion recorded as 3 July 2017 (business rates start data) and floorspace and site area estimated at 100 m <sup>2</sup> . Relevant planning applications - 17/0443/VAR					100											100			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Payhembury, Manor Farm	<b>Small Site</b> Devon Business and Education Centre Manor Farm Payhembury Honiton EX14 3HL	Demolition of existing barn and construction of office building (B1 use class). B1(a) 170 m <sup>2</sup> . Net and gross site area 800 m <sup>2</sup> . Business rates established at 2 Jan 2018. Relevant planning applications - 15/2774/FUL					800											170			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Rockbeare, Rockbeare Hill Quarry	<b>Small Site</b> Rockbeare Hill Quarry Rockbeare	Replacement of existing manufacturing building with new factory building for precast concrete manufacturing (Use Class B2 -General Industry). This is part of a large minerals (Aggregate Industries). Replacement of existing building for B2 use, precast concrete manufacturing giving an additional B2 use of 1,610 m <sup>2</sup> . Application site area is 3.65 ha but area for extension only is recorded. Relevant planning applications - 16/1464/MFUL							1,610									1,610		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sidbury, East Devon Carriage Driving School	Small Site East Devon Carriage Driving School Putts Corner Sidbury Sidmouth EX10 0QQ	Change of use of buildings to be used for repair and maintenance of agricultural machinery, office and spare parts store. Providing 256 m <sup>2</sup> of additional B2 floorspace and 56 m <sup>2</sup> of B8. Development is assumed to have taken place with a site area of 1,400 m <sup>2</sup> . Relevant planning applications - 17/0706/COU					1,400											256	56	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Uplyme, White Gate Garage	<b>Small Site</b> White Gate Garage (Bluebell Holt) Lyme Road Uplyme	Construction of a proposed MOT bay and workshops. Development would involve replacement of existing building with a floorspace of 125 m <sup>2</sup> with a new building of 188 m <sup>2</sup> – i.e. a net increase of 63 m <sup>2</sup> floorspace of B2 uses. Relevant planning applications - 17/0593/FUL													63				
West Hill, Brickyard Lane	<b>Small Site</b> Land off Brickyard Lane	Development of workshops recorded as providing 5,582 m <sup>2</sup> of B8 uses. Relevant planning applications - 16/1024/MFUL 16/2292/VAR, variation and revision of 15/0643/MFUL					17,400											5,582	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Whimble, Brickyard Farm Whimble	<b>Small Site</b> Brickyard Farm Whimble Exeter EX5 2PR	Construction of workshop and storage building, parking area and alterations to access, including new entrance gate and wall. Gross site area recorded as 7,000 m <sup>2</sup> , net site area 1,100 m <sup>2</sup> and floorspace 400 m <sup>2</sup> of assumed B2 uses. Relevant planning applications - 17/1136/FUL and 17/0343/FUL																	400		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Whimble, Moor View Industrial Estate	<b>Small Site</b> Moor View Industrial Estate Whimble Exeter EX5 2QT	Change of use of land for lorry trailer storage (retrospective application). Development back dated to a build date of July 2015 when first used for now approved activity. Open area site of 2,300 m <sup>2</sup> with no buildings and therefore no floorspace recorded. Relevant planning applications - 17/0283/COU			2,300														
Whimble, Unit E Country House Estate	<b>Small Site</b> Unit E Country House Estate London Road Whimble	Change of use of redundant unit to B1 office accommodation. Relevant planning applications - 10/0130/FUL	91														88		-88

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Wilmington, Sutton Barton	<b>Small Site</b> Sutton Barton Wilmington Honiton EX14 9SH	Construction of building for the processing of dairy products. 246 m <sup>2</sup> floorspace of B1 use. Construction assumed to be in 2017-18. Relevant planning applications - 17/0740/FUL					246										246			
Yarcombe, Stopgate Farm	<b>Small Site</b> Stopgate Farm Yarcombe Honiton EX14 9NB	Change of use of the southern end two bays of the agricultural workshop to steel fabrication workshop (retrospective). Change to B2 use of 120 m <sup>2</sup> . Relevant planning applications - 16/2544/FUL				120												120		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Exmouth, Exeter Road	<b>Small site</b> 27 Exeter Road Exmouth EX8 1PN	Change of use and extension to form first floor office (B1 use) and alterations to shopfront. Relevant planning applications - 18/0715/FUL						70										65.5			



Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Upottery, Buckeshayes Farm	<b>Small site</b> Buckeshayes Farm Upottery Honiton EX14 9RQ	Use of land as a construction compound, including for storage of materials, vehicles, portable administration buildings, and siting of portable workers' accommodation for up to 30 workers (with associated welfare facilities) for two years (retrospective app). Relevant planning applications – 18/0413/FUL						6,000											6,000	
Ottery St Mary, Raxhayes Farm	<b>Small site</b> Raxhayes Farm Holcombe Lane Ottery St Mary EX11 1PQ	Retention of two buildings for use as a workshop and storage. Relevant planning applications – 18/0656/FUL						1,531										85		106

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Southleigh, Glebe House	<b>Small site</b> Glebe House Southleigh Colyton EX24 6SD	Change of use of existing dwelling house from (C3) residential use (incorporating a Bed & Breakfast business) to a mixed use as (C1) guesthouse and (A3) restaurant use; change of use of part of ground floor of existing outbuilding to micro bakery (B1c) use. Relevant planning applications – 18/1205/FUL						70 est.										70 est.			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury, Blackhill Quarry	Small site Blackhill Quarry Woodbury Exeter EX5 1HD	Outline application seeking approval of access for construction of up to 3251 m <sup>2</sup> (35,000 ft <sup>2</sup> ) of B2 (general industrial) floor space with access, parking and associated infrastructure (details of appearance, landscaping, scale and layout reserved for future consideration). Relevant planning applications – 17/3022/MOUT												10,900						

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution
Dunkeswell, Marcus Road	<b>Small site</b> Land on corner of Marcus Road (land adjacent 3F) Marcus Road Dunkeswell	Construction of building to provide three industrial (B1 and B8) units and three residential (C3) units to be used as live-work units. B1(c) floorspace: 410.6 m <sup>2</sup> ; B8 floorspace: 138.9 m <sup>2</sup> . Relevant planning applications – 18/1277/FUL													549.5				
Thorverton, Fortescue Farm	<b>Small site</b> Fortescue Farm Thorverton Exeter EX5 5JN	Change of use of two barns to Class B1 (business use), associated parking and drainage. Relevant planning applications – 18/1661/FUL						190									190		



Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Strete Raleigh, North Corner	<b>Small site</b> North Corner Country House Estate London Road Strete Raleigh Whimble EX5 2NL	Demolition of garage block and parking area, and construction of office building (Use Class B1) and associated development – 19/0191/FUL. 21/3303/VAR has since been accepted in 2022. Incomplete as of 2023														1,300		306.4 est. when complete			
Broadclyst, Crannaford House	<b>Small site</b> Crannaford House Broadclyst Exeter EX5 3BD	Change of use from a business warehouse (Use Class B1) and retail premises (Use Class A1) (Town & Country Supplies) to general industrial use (Use Class B2) - 19/0630/COU (Expiration?)														6400		Split between B1 and A1 prior to change to B2 unknown			
Rousdon, Haye Buildings	<b>Small site</b> Haye Buildings East of Newhay Farm Sidmouth Road Rousdon	Certificate of Lawfulness to establish the use of barns for light industrial (B1c) and storage (B8) use – 19/0234/CPE							350									175		175	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Colyton, The Town Mill	<b>Small site</b> The Town Mill Rosemary Lane Colyton EX24 6LS	Partial demolition of flat roof factory building to facilitate sub-division to form seven (B1c) light industrial units, an estate manager's office and associated works including flood defence walling and re-roofing – 19/0287/FUL																972			
Yarcombe, Land at Crawley Farm	<b>Small site</b> Crawley Farm Yarcombe Honiton Devon EX14 9AY	Certificate of Lawfulness to establish the use of Crawley Feed Mill site (Duffields Animal Feeds) for the manufacture of animal feedstuffs (in addition to previously consented storage and distribution use relating to animal feedstuffs) – 19/0968/CPE																	3,840		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury, Rydon Farm	<b>Small site</b> Rydon Farm Rydon Lane Woodbury Exeter EX5 1AR	Change of use of land from agricultural to self-storage facility (B8) and retention of 113 units plus provision of additional 10 units (157 in total outside with no internal floorspace) – 19/1356/FUL									4,000									
Woodbury, Rydon Farm	<b>Small site</b> Rydon Farm Rydon Lane Woodbury Exeter EX5 1AR	Change of use of land from agricultural use to storage (within Use Class B8) to enable the expansion of an existing self-storage facility. - 22/0608/FUL													1818					525.6
Broadclyst, Solar Farm	<b>Small site</b> Solar Farm West of Burrowtown Cottage Broadclyst Exeter EX5 3DA	Installation of secure storage container – 19/1410/FUL									14.77									14

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Land at Holbrook Farm	<b>Small site</b> Holbrook Farm Clyst Honiton Exeter EX5 2HR	Demolition and replacement of agricultural building with erection of storage and distribution building (Use class B8) and associated works – 19/1184/FUL									1,900								205.1	-12.9
Woodbury Salterton, Lyndhayne	<b>Small site</b> Lyndhayne Woodbury Salterton Exeter EX5 1PY	Proposed change of use of an existing agricultural building (Sui Generis) to commercial use (Use Classes B1 and B2) – 19/2063/COU									688							688		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Clyst St Mary, Kenniford Farm	<b>Small site</b> Kenniford Farm Clyst St Mary Exeter EX5 1AQ	Change of use of building from farm shop (Use Class A1) to offices (Use Class B1), including installation of door and window and construction of gas store (retrospective application) – 19/1783/FUL							2,830							2,830		67.4			
Weston, Slade Cottage	<b>Small site</b> Slade Cottage Weston Sidmouth EX10 0PL	Change of use of domestic dwelling (Use class C3) to office building (Use class B1(a)) – 19/2329/COU							440									105			
Beer, Berry Hill	<b>Small site</b> Garages West Of The Bungalow Berry Hill Beer EX12 3JP	Construction of first floor office under a pitch roof, provision of a rooflight to single storey store, new window and door to front elevation – 19/2376/FUL														89		29 when complete			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Upton Pyne, Seychelles Farm	<b>Small site</b> Seychelles Farm Upton Pyne Exeter EX5 5HY	Extension to light industrial unit (class B1) (revised design to that approved under 18/2877/FUL – see above) – 20/0210/FUL																207			
End of south west Vw, Kilmington	<b>Small site</b> Whitford Road Kilmington Axminster EX13 7RG	Extension to industrial building. 20/1527/FUL													3400			278			
Hookmills, Chardstock	<b>Small site</b> Hookmills Chardstock Axminster EX13 7DD	Change of use to Unit 1 from Sui Generis to B8. 21/0334/FUL											144							144.50	
Westexe Forklifts, Poltimore	<b>Small site</b> Poltimore Barton Poltimore Exeter EX4 0BQ	Change of use to include additional B8 and B2 21/0312/FUL											9900								-2142 3073 65

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Land North Of East Strete Farm, Whimple	Small site	Erection of a storage and workshop building, and an office building to facilitate the change of use of the land to commercial. 20/2896/FUL										1600						38		150	
Farm Buildings At Meetings Lane, Lypstone	Small site Farm Buildings At Meetings Lane Lypstone Nr Exmouth EX8 5HT	Retention of 4 shipping containers for B8 storage uses 21/2404/FUL										59								92	
Rydon Motors, Clyst St Mary	Small site Clyst St Mary Exeter EX5 1BB	Erection of a storage building 21/2222/FUL										5224								128	
North Of Abbey Gate, Axminster	Small site Land North Of Abbey Gate Axminster EX13 8TJ	Construction of single and two storey buildings for office and light industrial use 21/1639/FUL																	300		81.9

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Unit 1, Poltimore Barton	<b>Small site</b> Unit 1 Poltimore Barton Poltimore Exeter EX4 0BQ	Single storey side extension to existing storage unit. 21/2932/FUL									9740								1225	
Blamphayne Sawmill, Gittisham	<b>Small site</b> Blamphayne Sawmill Gittisham Honiton EX14 3AN	Extension to existing Machinery Store 22/0107/FUL									1970								120	
Summerway Farm, Northleigh	<b>Small site</b> Application for a Lawful Development Certificate for the use of the barn and surrounding land for boatbuilding and repair B2 and the storage of boats B8	Land And Barn North Of Summerway Farm Northleigh 22/0174/CPE									936.7								159	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Storage Land, Woodbury	<b>Small site</b> Storage Land Woodbury EX5 1LD	Extension of existing employment site to provide a larger storage compound for B8 storage 21/1496/FUL									4900								447		
Foxbeare Farm, Southleigh	<b>Small site</b> Foxbeare Farm Southleigh Colyton EX24 6RY	Use of the existing building and external yard area for steel fabrication and B2 22/0246/CPE									1358							677			
Houndbeare Farm, Rockbeare	<b>Small site</b> Houndbeare Farm Rockbeare Hill Rockbeare	Conversion of two redundant agricultural buildings for storage use B8 and Egii 21/2006/FUL									9650							1167	3193		
Devon Mushroom Farm, Alfington	<b>Small site</b> Devon Mushroom Farm Alfington Road Alfington Ottery St Mary EX11 1FE	Change of use of agricultural buildings to 5no Class B8 22/2316/FUL										580						503	13	79	90

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023					
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis		
Huxham Barns	<b>Small site</b> Huxham Barns Huxham Devon EX5 4EJ	Change of use of redundant agricultural building to business units (use classes E(c), E(d), E(e), E(g) and B8) including raising of existing floor levels and roof - 23/2453/FUL													284				160		160	
Axminster Tool Centre	<b>Small site</b> Axminster Tool Centre The Trafalgar Way Axminster Devon EX13 5SN	Change of use of existing building from retail and hire centre to uses falling within Use Class E ie. Commercial, Business & Service. (Partially retrospective) - 23/2100/FUL													2000				959			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>											Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis	
Sunnyfields Industrial Estate	<b>Small site</b> Sunnyfields Industrial Estate Yarcombe Honiton EX14 9NB	Application for a Certificate of Existing Lawful Use to establish the lawful use of the land and buildings as a mix of Class B2 and Class B8 of the Use Classes identified within Town and Country Planning (Use Classes) (Amendment) (England) Regulations 202 - 23/1334/CPE																	1028	1028	
1922 Social Club, Sidmouth	<b>Small site</b> 1922 Social Club Church Street Sidmouth Devon EX10 8LY	Change of use (from class sui generis) to (use classes B8, E, F1) and proposed internal alterations, flat roof and pitched roof repairs/upgrades and creation of a single parking space. - 23/1592/FUL																		428	-428

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M <sup>2</sup>										Future Net Additional Plot Area as of 31 Mar 2023 in M <sup>2</sup>			Net Floorspace Gained (by planning use class) in M <sup>2</sup> - 2013 to 2023						
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Under Construction	With Extant Permission	Allocated	B1 / E(g)(i-iii) Business / Offices, R&D and Industrial Processes	B2 General Industrial	B8 Storage / Distribution	Sui Generis		
36A Fore Street, Sidmouth	Small site 36A Fore Street Sidmouth Devon EX10 8AQ	Proposed change of use from Office (Class E) to apartment (Class C3). - 23/1902/FUL													118				-151			
<b>Totals in Square Metres</b>			41978	20699	78568	30628	308075	58116	235143	54164	130096	94299	30021	26,597	400,010	Appendix 5	71084	26941	157808	5726		
<b>Totals in Hectares</b>			4.2	2.1	7.9	3.1	30.8	5.8	23.5	5.4	13.01	9.43	3.00	2.66	40	Appendix 5	7.11	2.69	15.78	0.57		

The darker columns in the totals section of the graph are values brought forward from previous iterations of the table to offer comparison to the current totals.



## Appendix 3 – Schedule of employment land ‘lost’ to other uses (2013-2023)

### 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 M<sup>2</sup>

During the 2020-2021 monitoring period there were 5 sites lost, with a combined total floorspace loss of 2370 M<sup>2</sup>

During the 2021-2022 monitoring period there were 4 sites lost, with a combined total floorspace loss of 1538.6 M<sup>2</sup>

During the 2022-2023 monitoring period there were 2 sites lost, with a combined total floorspace loss of 420 M<sup>2</sup>

During the 2023-2024 monitoring period there were 1 sites lost, with a combined total floorspace loss of 151 M<sup>2</sup>

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost in m <sup>2</sup> - 2013 to 2023
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
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

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

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 nursery (Class D1) under Schedule 2, Part 3, Class T of the General Permitted Development Order	56.2
Salcombe Regis, Unit 6 Kingsdown Business Park	Small site (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
Axminster, Axminster Carpets <i>Unit L2, Gamberlake, Axminster, EX13 5JZ</i>	2 (2020/21)	20/1788/FUL - Change of use from B2 to Auction House (sui generis)	926
Axminster, Axminster Carpets <i>Axminster Carpets Ltd, Woodmead Road, Axminster, EX13 5PQ</i>	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 <i>First Floor Of (Former) Unit 23, Axminster Carpets, Woodmead Road, Axminster, EX13 5PQ</i>	2 (2020/21)	20/2575/FUL - Change of use from B2 to gymnasium (Class E)	414
Dunkeswell, Dunkeswell Industrial Estate <i>Unit 1 &amp; 2, Block A, Flightway, Dunkeswell Business Park, Dunkeswell, Honiton, EX14 4PE</i>	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
Ottery St Mary, Finnimore Industrial Estate <i>Units 1 To 3, Finnimore Industrial Estate, Ottery St Mary, EX11 1NR</i>	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 <i>Unit 14, McBains Business Units, Exeter Airport, Clyst Honiton, EX5 2BA</i>	50 (2020/21)	20/2856/PDO - Prior approval of proposed change of use from Class B1 (office) to Class C3 (dwelling house)	63
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.	3922M <sup>2</sup> site area with estimated 1000M <sup>2</sup> of floorspace
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. <b>Site still in use awaiting approval</b>	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
1 Old Steam Laundry, Laundry Lane, Sidford	<b>Small site (New for 2023/24)</b>	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 – Pending
36A Fore Street, Sidmouth	<b>Small site (New for 2023/24)</b>	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	<b>Small site (New for 2023/24)</b>	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 - Pending
Shoobridge Funeral Services, Silver Street, Honiton	<b>Small site (New for 2023/24)</b>	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 - Pending
Nelson House, Coombe Lane, Axminster	<b>Small site (New for 2023/24)</b>	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 - Pending
Bridge House, Weston	<b>Small site (New for 2023/24)</b>	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 - Pending
Coverstructures House, Exeter Road, Ottery St Mary	<b>Small site (New for 2023/24)</b>	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. – Pending

## 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).

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)
<b>Total</b>	<b>1326</b>	<b>109</b>	<b>1217</b>	<b>47</b>	<b>124</b>	<b>19</b>	<b>19</b>	<b>200</b>	<b>398</b>	<b>47</b>	<b>238</b>	<b>234</b>
<b>Percentage of total / Percentage of 'In use'</b>		<b>8%</b>	<b>92%</b>	<b>4%</b>	<b>9%</b>	<b>1%</b>	<b>1%</b>	<b>15%</b>	<b>30%</b>	<b>4%</b>	<b>18%</b>	<b>18%</b>



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## Appendix 5 – Employment Site Allocations

Through Local and Neighbourhood Plans areas of potential future development are allocated. This designates the land within these areas for development of a certain land use type, unless specified otherwise such as mixed development. Having been allocated, the land will be policy compliant. The designation focused on here is the employment. The following areas are examples of this and have a description of the land use alongside the area and name of the site.

The remaining total area of land allocated by the Local Plan is 125.59 Ha when using the employment site boundaries drawn in this document. The remaining area of land allocated by Neighbourhood Plans covers 1.11 Ha. When allocations overlap, they have been assigned to the Local Plans totals. The allocations within the NPs tend to be retrospective and tend to allocate areas of historic employment. This isn't always the case as Beare Farm and Winter Gardens among others are new non-LP allocations which will be monitored going forwards.

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.

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) will 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 100% use of allocated land, by any given employment site, is unlikely due to infrastructure and landscaping requirements alongside open space, parking and other conditions outlined in planning permissions. This is also described in paragraphs 6.7 and 6.8. Consultation of the maps present in the report give a clear indication of the development of each allocation.



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			12000	1.20
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	9550	0.955	950	0.10
Exeter Logistics park - Allocated by name (est values)	673064	67.31	25	Partially Complete	232365	23.24	440699	44.07
Exeter Skypark	400000	40.00	26	Partially Complete	104015	10.40	295985	29.60
Exeter Science Park	250000	25.00	27	Partially Complete	116570	11.66	133430	13.34
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
<b>Totals</b>	<b>1,872,668</b>	<b>187.27</b>			<b>576,660</b>	<b>57.67</b>	<b>1,265,907</b>	<b>126.59</b>

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
Odhams Wharf	20723	2.07	4	Existing development				
Darts Farm	38172	3.82	5	Existing development				
Hill Barton	289664	28.97	14	Existing development				
Oilmill Industrial Estate	9833	0.98	37	Existing development				
Waldrons Farm	10382	1.04	39	Existing development				
Addlepool Business Centre	1828	0.18	47	Existing development				
Axehayes Farm	6982	0.70	59	Existing development				
Beare Farm	5656	0.57	64	New Allocation			5656	0.57
Beare Trading Estate	7779	0.78	65	Existing development				
Winter Gardens	5431	0.54	66	New Allocation			5431	0.54
Bishops court	7788	0.78	67	Existing development				
<b>Totals</b>	<b>404,238</b>	<b>40.42</b>			<b>0</b>	<b>0.00</b>	<b>11,087</b>	<b>1.11</b>

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	Progressing				
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				
<b>Totals</b>	<b>100,350</b>	<b>10.04</b>					<b>100,350</b>	<b>10.04</b>

## Appendix 6 – Vacant Sites with no Allocation

Within some Employment sites there are plots and areas of land which would lend themselves to development. Given their proximity to an employment site it is likely applications for planning permissions would be looked at preferably when 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 have been no site assessment work completed to define these sites, this work will be expected to be undertaken by the applicant.

Vacant but not allocated sites	Plot name	Msq	Ha
Axminster Carpets	2E	5816	0.58
Dunkeswell Industrial	6VA	5976	0.60
Dunkeswell Industrial	6VB	3232	0.32
Dunkeswell Industrial	6VC	1064	0.11
Dunkeswell Industrial	6VD	549	0.05
Dunkeswell Industrial	6VE	1453	0.15
Dunkeswell Industrial	6VF	3111	0.31
Dunkeswell Industrial	6VG	1257	0.13
East Devon Business Park	7A	1976	0.20
Harbour Road industrial	10D	1495	0.15
Harbour Road industrial	10E	797	0.08
Coal Yard	21A	2599	0.26
Dunkeswell Airfield	62VA	5254	0.53
Dunkeswell Airfield	62VB	3894	0.39
Dunkeswell Airfield	62VC	5947	0.59
Dunkeswell Airfield	62VD	8721	0.87
Dunkeswell Airfield	62VE	13038	1.30
		66180	6.62

The table of vacant but not allocated sites above shows there is around 6.6 Ha 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 in East Devon.