

Planning policy

East Devon - Employment Land Review

For the year ending 31 March 2018



East Devon – an outstanding place

Contact details

Planning Policy Section
East Devon District Council
Knowle, Sidmouth, EX10 8HL

Phone: 01395 516551

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk

planningpolicy@eastdevon.gov.uk

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

Contents

1	Introduction.....	1
2	Data used and definitions of employment	2
3	Planning context for this Review	4
4	Employment sites in East Devon	6
5	Employment land development in past years in East Devon.....	10
6	Employment land availability in East Devon at 1 April 2018.....	12
7	Business premises at employment sites	14
8	Employment and income levels in East Devon	15
	Appendix 1 – Schedule of Employment Sites and Plots.....	20
	Appendix 1A - Western Area - West End Sites	21
	27 – Exeter Science Park, J29 of the M5	22
	55 – Tithebarn Green / Mosshayne, Junction 29 of the M5	24
	25 – Intermodal Interchange, near Clyst Honiton	26
	26 – Skypark, near Clyst Honiton	28
	44 – Exeter Airport Business Park (Phase 2).....	32
	48 – Lodge Trading Estate, near Broadclyst	34
	49 – Hungry Fox Estate, near Cranbrook.....	36
	50 – McBains, East of Exeter Airport.....	38
	52 – Cranbrook	40
	54 – Old Park Farm / Pinn Court Farm, Pinhoe	41
	Appendix 1B - Western Area: A3052 Corridor	42
	14 – Hill Barton Business Park, near Farringdon	43
	59 – Axehayes Farm, near Clyst St Mary.....	45
	12 – Greendale Business Park, near Woodbury Salterton	47
	20 – Mill Park Industrial Estate and Hogsbrook Units, Woodbury Salterton	49

37 – Oilmill Industrial Estate, near Clyst St Mary	51
39 – Waldrons Farm Industrial Estate, near Farringdon	53
22 – Aylesbeare Common Business Park, near Aylesbeare	55
51 – Winslade Park, Clyst St Mary (Mixed Use Allocation)	57
Appendix 1C - Western Area: Exe Estuary	59
4 - Odhams Wharf, near Ebford	60
5 - Darts Business Park, near Ebford	62
46 – Woodbury Business Park, near Woodbury Village.....	64
47 – Addlepool Business Centre, near Clyst St George	66
Appendix 1D - Central Area.....	68
11 – Heathpark Industrial Estate, Honiton.....	69
42 – West of Hayne Lane Employment Site, Honiton	72
3 – Ottery Moor Lane, Honiton	74
7 – East Devon Business Park, near Wilmington	76
8 – Finimore Industrial Estate, Ottery St Mary	78
6 – Dunkeswell Industrial Site	80
62 – Dunkeswell Airfield	83
31 – Collets Mill, Talewater, Talaton	85
32 – Talewater Works, Talaton.....	87
61 – Colliton Barton, Broadhembury	89
Appendix 1E - Southern Area – Coastal Towns	91
16 – Liverton Business Park (Phase 1), Exmouth	92
17 – Liverton Business Park (Phase 2), Exmouth	94
45 – Liverton Business Park (Phase 3), Exmouth	96

18 – Dinan Way, Exmouth	98
28 – Dinan Way Trading Estate, Exmouth	100
23 – Pound Lane, Exmouth	102
34 – Victoria Way, Exmouth	104
35 – Pankhurst Industrial Estate, Exmouth	106
40 – South of Redgate, Exmouth	108
29 – Salterton Workshops, Budleigh Salterton.....	110
53 – Goodmores Farm, Exmouth (Mixed Use Allocation)	112
1 - Alexandria Road Industrial Estate, Sidmouth.....	113
19 – Manstone Lane, Sidmouth.....	115
41 – Sidford Employment Site, Sidmouth.....	117
30 – The Old Sawmills, Colaton Raleigh	119
60 – Dotton Farm, near Newton Poppleford.....	121
10 – Harbour Road Industrial Estate, Seaton.....	123
13 – Harepath Industrial Estate, Seaton.....	125
36 – Colyford Road, Seaton	127
56 – North of Town / Harepath Road, Seaton (Mixed Use Allocation).....	129
Appendix 1F – Eastern Area.....	130
2 - Axminster Carpets, Axminster.....	131
33 – Former Sawmills, Woodmead Road, Axminster.....	133
15 – Millwey Rise Business Park, Axminster	135
21 – Coal Yard Castle Gate, Axminster.....	137
57 – Land North and East of Town, Axminster (Mixed Use Allocation)	139

58 – Hunthay Farm, West of Axminster.....	140
24 – Colyton Business Park, Colyton	142
Appendix 2 – Schedule of Sites and Plots: Developed and Available.....	144
Appendix 3 – Schedule of employment land ‘lost’ to other uses	188
Appendix 4 – Non-Domestic Rated Properties	190

1 Introduction

- 1.1 This report provides an assessment of employment land availability at 1 April 2018 in East Devon district. The work identifies the major employment sites and business parks in the district and within these employment areas it records and identifies:
- plots of land and building floorspace that has been developed in previous years; and
 - vacant or undeveloped plots of land that could be suitable for future business development.
- 1.2 Reference is made to planning permissions that have been implemented and any extant planning permissions on the land as at 1 April 2018.
- 1.3 The report establishes data sources used and sets the context by commenting on the adopted East Devon Local Plan, National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 1.4 In addition to reporting on land availability this report provides a district wide analysis of Non-Domestic Rates (NDR) and Vacant NDR units at employment sites, commenting on identified uses of units, numbers and distribution across the district. The report also contains information on wage levels, unemployment rates and employee/job numbers in East Devon.
- 1.5 This report can be read alongside previous monitoring reports. It should be noted that in this current report there have been some minor amendments made to historic records, to reflect more up to date understanding of employment sites and plots of land. This may have resulted in minor changes to levels of development and future availability compared to records that were previously quoted.

2 Data used and definitions of employment

2.1 Sources of data used to inform this report include:

- East Devon Local Plan records and land allocations;
- Business rates NDR data;
- Valuation Office Agency records;
- Uniform planning and building control databases;
- Planning application records;
- ArcMap Geographic Information System (GIS);
- Site visits; as well as
- Statistics published by the Government Office for National Statistics.

2.2 This report is specifically concerned with land and buildings that fall within the B classification in the Use Classes Order. The Planning Portal provides more information, see: https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use The Planning Portal advises (noting that this is not a binding or definitive record) that B use classes are:

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

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

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

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

“Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses and casinos.”

2.4 Although this report is primarily concerned with B use class uses, in a limited number of cases Sui Generis uses are also recorded. This is typically where the use or permission on a given site falling within this category provides for a development that is very similar in nature to a B use class use. An example of Sui Generis use recorded in this schedule are ‘trade counters’ which frequently serve businesses, selling goods to trades people in such sectors as the building industry. Trade counters are frequently found on business parks and would frequently be considered to be compatible with business park use.

- 2.5 In terms of development occurring, and permissions granted, this work has primarily drawn on categorisations of employment as set out in planning application, though in some cases a judgement has been made of likely classification. It is stressed, however, that this report should not be seen as a definitive record of the classification of uses and should not be read in that manner. Vacant plots are identified on the basis of being specifically allocated for B use class uses or expectation that such uses would be the most appropriate use of the land.
- 2.6 It should be noted that many sites/buildings that provide jobs do not fall into a B use class classification. In fact most people do not work in jobs that are based in buildings or on land that in planning terms falls into a B use class categorisation. Whilst acknowledging their importance this report does not report on jobs and sectors that are or could be looked upon as 'non-B use class' – including, for example - schools, hospitals and shops and the people that work in them.
- 2.7 In monitoring work it is not possible to assess every site or building that has or could accommodate B use class developments. In terms of recording planning permissions granted, a cut-off threshold has typically been applied that only includes:
- Sites that are 0.01 hectares (100 M²) or greater in size; and/or
 - Buildings that are 50 M² floor space or greater in size.

3 Planning context for this Review

National Planning Policy Framework (NPPF)

- 3.1 Government planning policy exists in the form of the NPPF, see: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 3.2 The new NPPF was published in July 2018 and it supersedes the old NPPF which dates from 2012. The (new) NPPF identifies that the purpose of the planning system is to contribute to the achievement of sustainable development with three interdependent overarching objectives; economic, social and environmental.
- 3.3 The Framework identifies at paragraph 80 that:
- “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”*
- 3.4 At paragraph 82 the NPPF advises:
- “Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.”*

Employment policy in the East Devon Local Plan

- 3.5 The East Devon Local Plan see: <http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/> covers the period of 2013 to 2031 and was adopted on 28 January 2016. It sets out policy for future development in East Devon, including for employment uses. It should be noted that although the Local Plan was adopted within the context of the old NPPF it is considered to be compatible with Government policy of the new NPPF.
- 3.6 The East Devon Local Plan sets out four key objectives (in the table that follows paragraph 4.1, subject matter number 1) in respect of Jobs and Economic Growth. These are to:
- Improve average income levels
 - Diversify the sectors where jobs can be found
 - Improve local job opportunities and

- Reduce the need to travel by car to secure work and jobs.

- 3.7 The Local Plan seeks to increase the supply of new employment opportunities in East Devon. A key means for achieving this end will be to identify suitable land for employment use. The West End of the district will be a focal point for job provision with a particular onus on encouraging strategic inward investment. There will, however, be scope for employment development across East Devon.
- 3.8 Proposals for growth will provide flexibility in terms of potential sites that can come forward, including large strategic investment opportunities as well as smaller business provision and new jobs at major mixed use residential development sites.
- 3.9 In the monitoring section of the Local Plan, Chapter 20, the first Economic row is particularly relevant, it advises that key indicators for monitoring are:
- Amount of land (defined by completed SqM gross floor space) developed for employment by type.
 - Average income levels; and
 - Amount of employment land lost to residential development.

4 Employment sites in East Devon

- 4.1 This review is centred on assessment of the major B Use Class employment sites in East Devon. For the purposes of this report the term employment site is typically used to refer to a larger area of land, typically self-contained, that contains a range of separate businesses and or plots of land. So for example Heathpark in Honiton is referred to as an employment site and within it there are a large number of businesses and also there are various plots of land that are currently undeveloped and which offer scope for future development.
- 4.2 The location of the main sites, either existing or allocated in the Local Plan, are shown on the map in this section of this report. Appendix 1 includes maps that show each identified site in detail, along with a commentary about that site. The reference numbers on the maps in Appendix 1 refer to plots of land that have been developed in previous years, or that were under construction at 1 April 2018 or available for development in the future (see the schedule in Appendix 2 for more details). Sites 51 to 54, 56 and 57 are mixed use allocations, within which specific plots for employment use are not identified.
- 4.3 In this assessment work 'available' is used in respect of the physical ability and likely suitability (in planning application consideration terms) of a plot of land to accommodate future development. This work, in respect of land availability, does not take into account the aspirations or expectations of the land owner or such issues as whether a vacant plot of land is being marketed or promoted for development or prospective site users have been identified.
- 4.4 It should be noted that this report does not seek to identify every B Use Class employment site in East Devon, i.e. every site or location in the District where B use jobs are located or could be in the future. Sites are typically only shown or commented on where they are known and comply with one or more of the following:
- a) They cover an area of at least 0.1 hectares (1,000 M² or around 0.25 acres).
 - b) Where there are vacant or underused plots with possible scope for infill development; and
 - c) Where there are a range of occupiers/users and as such there could be some turnover of stock or occupants.
- 4.5 Sites occupied by a single business or organisation are typically not specifically reported on in this assessment (an example of this would be the District Council offices in Sidmouth – a single occupier with a predominantly B1 use and no obvious scope for extra infill development).
- 4.6 The plans in Appendix 1 specifically show vacant or underused plots. It is stressed that this report does not establish that planning permission would be granted for an employment use at any given site or plot. Some sites and/or plots are allocated for employment development in the Local Plan, which gives an in-principle acceptance for development, whilst others may

offer scope for infill development but this would be subject to compatibility with Local Plan policy. In all cases any proposal for development, specifically planning applications, will be assessed against planning policy. Identification of sites in this report does not give or infer any weight or status in respect of determination of planning applications.

Location map of employment sites in East Devon

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



5 Employment land development in past years in East Devon

- 5.1 Past employment completion records, on a year by year basis, are recorded in Appendix 2 for the years 2013/14 (the start of the Local Plan) through to 2017/18. Actual site records for the years before 2013/14 are not shown but data has been drawn from previous monitoring reports. It should be noted that Appendix 2 also shows details of vacant sites and plots of land that are suitable for development and the site references included in Appendix 2 cross reference to the maps in Appendix 1.
- 5.2 Tabled below is information from 2007/08 through to 2017/18 for net plot areas developed and floor space built for B1, B2, B8 and recorded Sui Generis uses. It should be noted that net areas are measured on the basis of the operational extent of land developed – to include buildings, car parking, other vehicle manoeuvring and operational space, footpaths and surrounding green spaces as may be directly associated with a business use or activity. Uses that are excluded from the net categorisation include the likes of distribution roads at industrial estates, strategic scale landscaping, attenuation ponds and areas of land that are steeply sloping or otherwise non-developed/developable.

Completion Year	Total net plot area developed in hectares	Net additional floorspace built in M ²				
		B1 uses	B2 uses	B8 uses	Sui Generis uses	Total
2007-08	1.17	1,947	1,200	42	353	3,542
2008-09	6.87	3,630	50	3,300	1,295	8,275
2009-10	1.85	485	6,502	778	0	7,765
2010-11	2.45	1,038	2,348	7,442	-229	10,599
2011-12	4.37	2,326	1,574	4,648	6,163	14,711
2012-13	3.54	1,088	4,602	-1,733	170	4,127
2013-14	4.19	2,179	2,443	1,810	1,858	8,290
2014-15	2.07	1,531	685	1,496	2,019	5,731
2015-16	6.86	6,640	2,042	19,646	264	28,592
2016-17	4.05	3,021	8,218	3,678	0	14,917
2017-18	30.81	12,550	3,489	73,355	0	89,394
Totals	68.23	36,435	33,153	114,462	11,893	195,943
Annual Average	6.20	3,312	3,014	10,406	1,081	17,813

- 5.3 The above table shows that over the eleven years from 2007/08 to 2017/18 a total of 68.23 net hectares of land was developed for employment generating uses, this averages out at 6.20 hectares per year. Rates of development do, however, vary significantly from year to year and in 2017/18 they were significantly higher than for any of the previous years. The 2017/18 level of development was primarily achieved on account of completion of the Lidl distribution centre at the Intermodal site near Clyst Honiton (plot number 25A) which saw 21 hectares of net plot area development. There were, however, substantial additional plots developed as well at Hill Barton (Site 14), the Science Park (Site 27) and on land close to West Hill at Brickyard Lane.
- 5.4 The net additional floorspace figures give a picture of year on year development levels and variations, albeit they are for building floorspace and will not, therefore, capture information on outdoor spaces that generate employment jobs. A small number of schemes can have limited or nil building floorspace but large plot areas with the plot itself being integral to the operation of a business; vehicle depots and outdoor storage facilities can fall into this bracket. It should be noted that where a new use in one Use Class replaces a use in an alternative Use Class (for example a change of use of a building from say a B1 use to B2 use) a loss of floorspace for the 'lost use' is recorded and this informs calculations.

Other floorspace 'lost' to Non-Employment Uses

- 5.5 Appendix 3 provides information on land and buildings 'lost' to non-employment uses. The loss of employment land occurs when a site or plot of land or building that was formerly in employment use, a B Use Class use, is developed or redeveloped for a non B Use Class use.
- 5.6 Examples during the monitoring period in question include the change of use of an industrial unit at Woodbury Business Park from Class B2/B8 to D2 (Assembly and Leisure), a COU from Class B1 to D2 for a gymnasium at Heathpark Industrial Estate, Honiton, and COU from Class B2/B8 to A3 (restaurants and cafes) at the former sawmills, off Woodmead Road, Axminster. The construction of a nursery and soft play centre at Millwey Rise Industrial Estate saw the loss of 820m² of employment land, whilst a workshop in West Hill – which was being used for storage and distribution (Class B8) – was converted into a dwelling. Following the Council's move to Blackdown House, the former EDDC HQ will also be re-developed into extra care retirement homes by PegasusLife.
- 5.7 Records in this monitoring report that comparatively limited land has been lost to non-employment uses in recent years. Refinement of monitoring systems are likely, however, to be needed as the expectation is that not all data is being accurately captured.

6 Employment land availability in East Devon at 1 April 2018

6.1 The maps in Appendix 1 and data in Appendix 2 to this report, shows vacant plots available to accommodate development as at 1 April 2018. Summary data of land availability is shown in the table below. It should be noted that in the table, sites are recorded in one row only (the first applicable row in descending order) so, for example, some sites might have planning permission as well as being an allocation, in this case they would feature in the planning permission data and this avoids the potential for double-counting.

Source of Supply	Hectares
Under Construction at 31 March 2018	4.07
With Planning Permission at 31 March 2018 but development not started	56.57
Land Allocation or otherwise identified as available at 31 March 2018	67.64
Total	128.28

6.2 In total, at the 1 April 2018, the table shows that there was a recorded level of 128.28 hectares of 'available' land with over half of this being in the form of Local Plan allocations that did not have an extant planning permission.

6.3 It is relevant to make a specific note in respect of the Intermodal Interchange near to Clyst Honiton, which has been treated as a special case in Local Plan preparation work. The site has been specifically identified for B8 uses but was excluded from some Local Plan employment land calculations due to the expectation that much of the site would accommodate a rail head. This is no longer likely to be the case and so the expectation is that the site will deliver more B8 floor area than originally anticipated.

6.4 Most of the available land is located in the West End of the District and this is a focal point for future development and job creation. Key sites include:

- a) Skypark Business Park with 23.4 hectares remaining;
- b) Science Park provision of 8.3 hectares of land remaining;
- c) Tithebarn and Mosshayne, south of Science Park with 4.59 hectares;
- d) Exeter Airport Business Park extension with 7.54 hectares; and
- e) Policy provision at Cranbrook for 18.4 hectares of employment land.

6.5 These sites provide a total in excess of 62.23 hectares of land and are mainly within the designated Enterprise Zone area which covers - Exeter Science Park, Skypark, Cranbrook Town Centre and the extension to Exeter Airport Business Park. A large part of the land at the Intermodal site has been taken up by the now built Lidl Distribution centre and the remaining site has planning permission including for warehousing.

- 6.6 Outside of the West End, across the rest of East Devon, levels of provision are lower with substantial available land areas at:
- a) Land west of Hayne Lane at Honiton with 15.0 hectares of land;
 - b) Policy provision north and east of Axminster for 6.5 hectares of employment land;
and
 - c) Substantial plots at Sidford (5.93 ha) and at Liverton, Exmouth (4.08 ha).
- 6.7 Provision in other towns is more modest in scale.
- 6.8 It should be noted that site areas detailed in the above and in Appendix 1 and 2 should only be regarded as a guide. Where sites have been sub-divided into separate distinct plots with new roads and infrastructure serving them (or distinct plots exist in their own right) then most of the plot/site areas could be expected to be largely or fully developable (for example developed with buildings, car parks, vehicle manoeuvring spaces, footpaths or development specific landscaping). In these cases the net developable area would be expected to be close to, or the same as, the gross area. Vacant plots at Heathpark in Honiton would be a good example of where this might apply. In contrast, however, some available sites have little or no infrastructure in place and site figures quoted may need to accommodate not only end development plots but also distributor roads, significant landscaping and other uses. In these cases final net development areas for employment uses would typically be lower than current gross site areas. An example is land at Hayne Lane in Honiton which does not have site infrastructure in place and this will occupy a sizeable amount of land.

7 Business premises at employment sites

- 7.1 The degree to which properties are in occupation and the types of activities undertaken give an overview of the general nature and success or appeal of differing employment sites across the District. Assessment has been undertaken of the Employment Sites 1 to 62 listed in Appendix 1. Those numbered 51 to 62 are recent additions to this survey (with 62 brand new to the report) and collectively will have few businesses in existence, in particular the sites allocated for mixed use in the Local Plan. In these cases the sites shown on the maps reflect gross land areas allocating or providing for mixed use development, mostly new housing, but to also include some employment use.
- 7.2 Assessment draws on Non-Domestic Rate (NDR) records and shows the properties that are occupied and in use and those that are vacant.
- 7.3 Appendix 4 gives a breakdown of Non-Domestic Rated property uses. To simplify matters, this report has utilised just 8 categories: Factory, Office, Retail, Showroom, Storage (including Land), Vehicle Repair, Workshop (excluding Vehicle Repair) and Other. Where a property could be included in more than one category, a judgment call has been made on which usage applies the most.
- 7.4 The most common usage is Warehouse (24%), followed by Workshop (21.7%) and Storage (20.8%). A total of 8.4% of properties were classed as empty.

8 Employment and income levels in East Devon

- 8.1 The East Devon Local Plan advises that income levels in East Devon will be monitored though for a more complete record employment information is also included in this section of this report. Data reported in this section of this report is primarily drawn from Nomis, mostly from the page accessed through this link.

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

- 8.2 On the Nomis website it is advised that:

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

- 8.3 In summary it is reported that East Devon is characterised by comparatively low wages but also by comparatively low unemployment rates. There has been an increase in recent years in the number of jobs in East Devon though there is a pattern of net out-migration of East Devon residents to jobs outside of the District.

Wage levels of East Devon residents

- 8.4 The Nomis web site (at January 2019) shows earnings by place of residence based on the 380 local authority areas in Great Britain (the Isles of Scilly are the only excluded Council/area from the assessment). The local authority areas being lower tier District, City or Borough council's in two tier areas and unitary authorities in single tier areas. The Nomis web site advises:

“Earnings by Residence

The figures show the median earnings in pounds for employees living in the area who are on adults rates of pay and whose pay was not affected by absence. Figures for earnings come from the Annual Survey of Hours and Earnings (ASHE). The ASHE is based on a 1 per cent sample of employees, information on whose earnings and hours is obtained from employers. The survey does not cover self-employed. Information relates to a pay period in April.

The earnings information collected relates to gross pay before tax, national insurance or other deductions, and excludes payments in kind. It is restricted to earnings relating to the survey pay period and so excludes payments of arrears from another period made during the survey period; any payments

due as a result of a pay settlement but not yet paid at the time of the survey will also be excluded.”

- 8.5 The median level is the point in any range at which half the values are higher than that point and half the values are lower. The data does not, therefore, directly inform on the extremes of distribution, it would not, for example, identify if there were specific concentrations of people on very high or very low wages, nor for that matter does it tell you about the equality of spread of earnings. However, it does present a qualified overview of earning levels. The table below, for the (old) Devon authorities, shows the weekly pay and the comparative ranking, measured against the other 380 authorities in Great Britain (the ranking is based on 1 being the lowest wages and 380 the highest).

Local Authority	Weekly Pay in £s	Rank
North Devon	430.70	3
Torbay	472.40	17
Teignbridge	476.30	20
East Devon	486.30	50
Torridge	491.40	58
West Devon	498.50	71
Mid Devon	505.90	83
Plymouth	525.10	121
Exeter	529.20	130
South Hams	539.00	155

Source: Nomis, at January 2018 – see:

https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/asher_compared/report.aspx?

- 8.6 The above table shows all Devon authorities in the bottom half of low wage levels and ranking 50th East Devon in the lowest 14%. Even Exeter, which is often portrayed as a comparatively wealthy city, falls in the lowest 35%. The South West median wage level was £537.60 and the Great Britain median figure, taken as a whole, was £571.10. Looking on a national basis the highest recorded wages level are dominated by London and South-East local authorities. The lower wage level authority areas are far more geographically spread and include both urban and rural areas.

Unemployment levels in East Devon

- 8.7 Unemployment rates in East Devon (despite comparative low wage levels) are low and this is true for all rural Devon authorities and Exeter. Plymouth and Torbay have noticeably higher unemployment rates. Unemployment rates are derived from dividing the number of people that are unemployed by those that are economically active (the economically active comprises of the sum of those with jobs plus the unemployed). Nomis advise that unemployment:

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

- 8.8 The table below sets out unemployment rates by (old) Devon local authority areas and ranks these, lowest to highest, against records for 378 local authorities in Great Britain (the Isles of Scilly and City of London are excluded from the count).

Local Authority	Numbers Unemployed	Percentage Unemployed	Rank
South Hams	900	2.2	8
East Devon	1,500	2.3	11
North Devon	1,300	2.3	11
Mid Devon	1,100	2.5	25
Teignbridge	1,700	2.6	41
West Devon	600	2.6	41
Torridge	1,000	2.9	82
Exeter	2,100	3.0	93
Torbay	2,300	3.7	182
Plymouth	6,000	4.4	260

Source: Nomis, at January 2018 – see:

https://www.nomisweb.co.uk/reports/lmp/la/1946157358/subreports/ea_compared/report.aspx?

The table shows that East Devon, at 2.3% has the second lowest unemployment rate of all Devon authorities and this ranks it as 11th lowest in Great Britain, a position shared with four other local authorities. The South West, overall, had a rate of 3.2% and Great Britain 4.2%. It is notable that the lowest unemployment rates in Great Britain are predominantly found in rural areas and the highest rates in urban areas and cities.

- 8.9 It should be noted, however, that the unemployment rate is not the definitive measure of unemployment; some people (in the 16 to 64 age range) are in a position of not being in work but they do not qualify as unemployed in official Government statistics. The Nomis web site at January 2018 (see: <https://www.nomisweb.co.uk/reports/lmp/la/1946157358/report.aspx>) reports on there being 16,400 economically inactive residents of East Devon residents aged 16 to 64 - these are people that are neither in employment or counted as unemployed. Of this total the Nomis website records that 4,700 fall into the category of “Wants A Job” and 11,700 “Does Not Want A Job”.

Jobs Based in East Devon

- 8.10 This section of this report provides background information on job numbers and employment statistics relevant to East Devon.
- 8.11 The Business Register and Employment Survey (BRES) is produced by the Office for National Statistics (ONS) which is an executive office of the UK Statistics Authority, a non-ministerial department which reports directly to the UK Parliament. The ONS advise:
- “The Business Register and Employment Survey (BRES) is The official source of employee and employment estimates by detailed geography and industry.”*
- 8.12 Drawing from information from the ONS website it is advised that BRES is a survey of approximately 80,000 businesses across the whole of Great Britain. It is, therefore, a sample of businesses and on their web site ONS advise: “..... BRES is able to produce good quality estimates for detailed breakdowns by industry and geography”.
- 8.13 Summarised in this report is information on the number of jobs that are located in East Devon. The employment data in BRES is a measure of the number of employees (people who work for organisations) added to the number of working owners (for example, sole proprietors and partners). Prior to 2015 the BRES did not cover very small businesses that were neither registered for VAT (Value Added Tax) nor PAYE (Pay As You Earn). However for 2015 and 2016 BRES included businesses with a PAYE code where no VAT was paid. The PAYE and VAT exclusions, it is advised, make up a small part of the economy; in their assessment ONS advise of a United Kingdom increase, for 2015, of 0.71% additional recorded employee numbers when moving from a PAYE exclusion to a PAYE inclusion position. Employee jobs are allocated to the area in which the businesses completing the survey questionnaire say the employee works. Therefore, geographic estimates are on a workplace basis and do not reflect where the person lives.
- 8.14 As with any statistical information, including noting that results are survey based, there can be anomalies and statistical errors present in the data. It is also relevant to note that there will be other assessments, undertaken by other organisations, which assess and estimate the numbers of jobs located within defined geographical areas. BRES data is, however, free to access and it is official ONS data and is widely used. The data sets are not the easiest ones to access but can be found via this web site and following links and through defining queries:
<https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?theme=27>

8.15 Interrogation of the data (noting the caveats highlighted above) shows the number of jobs tabled below being located in East Devon district. It should be noted that there is no data available for 2017 and 2018 and records only go back to 2009. In the final column of the table the old counting methodology has been recalibrated to reflect the new approach. The old methodology data showed 46,525 jobs in 2015 which increased under the new methodology to 47,120, this was an increase of 1.28% a figure considerably higher than a United Kingdom increase of 0.71% (and higher than an equivalent ONS reported increase for the South West of 0.73%). The final column has, however, been produced by adding a 1.28% increase to the data in the old methodology column. It is stressed that this task was undertaken by staff at East Devon District Council, it was not undertaken by ONS, but it is felt to be of possible value; the data should be treated with caution and at best be seen as a guide only.

Year	Job Numbers - Old Counting Methodology	Job Numbers - New Counting Methodology	Recalibration of Numbers from Old to New Methodology
2009	45,158	Not Available	45,736
2010	45,725	Not Available	46,310
2011	46,500	Not Available	47,095
2012	45,780	Not Available	46,365
2013	44,415	Not Available	44,983
2014	47,315	Not Available	47,920
2015	46,525	47,120	47,120
2016	Not Available	48,095	48,095

Source: BRES, see:

<https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?theme=27>

Note: Figures exclude farm agriculture employee numbers.

8.16 What can be clearly seen is that the reported job numbers located in East Devon vary from year to year and over short time periods can show very marked changes. For example an increase of 2,900 jobs (up 6.5%) from 2013 to 2014. The data shows that over the eight years from 2009 to 2016 job numbers were at their highest in the most recent survey year, 2016.

8.17 ONS data shows that the number of jobs in East Devon is some way lower than the resident population in employment. There is a net out-commuting movement of residents out of East Devon to jobs outside of the District with most of the commuting being to jobs in Exeter.

Appendix 1 – Schedule of Employment Sites and Plots

Appendix 1 contains plans of the main employment sites 1-62 with details of ownership where known, a description of the site, a summary of planning activity during the last 4 years, details of vacant land, information on premises rated for non-domestic use and details of any known site constraints. Employment land is available by virtue of:

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

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

Employment sites

The main employment sites are outlined in purple.

Vacant available plots

These are labelled and shaded in blue. They are available by virtue of being a Local Plan allocation or with a planning permission, or exceptionally where development would appear, in principle, to be policy compliant, and where there is no specific defined end user.

Appendix 1A - Western Area - West End Sites

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

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

27 – Exeter Science Park, J29 of the M5

Ownership

The site is understood to be in multiple ownership.

Description

Exeter Science Park is located adjacent to Junction 29 of the M5 motorway. Road access to the site is from the M5 and A30. The site is of a substantial scale, 33.6 hectares, although low density development is planned with buildings sited in a high quality landscaped setting. The Science Park will be home to high quality scientific research and development companies and business. The whole of the Science Park has Enterprise Zone status.

Summary of Planning Activity

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

Completions

During the last 5 years, Plots 27A and 27B comprising Eagle House and Science Park Centre office development for research and development have been completed.

Plot 27I, the Met Office 'super computer' centre was completed in 2016.

Approvals

During 2015-2016, permission (reserved matters) was granted for the Redhayes Southern and Eastern car park and the Tithebarn Cluster car park, at plots 27H (not yet started) and 27M (not yet started).

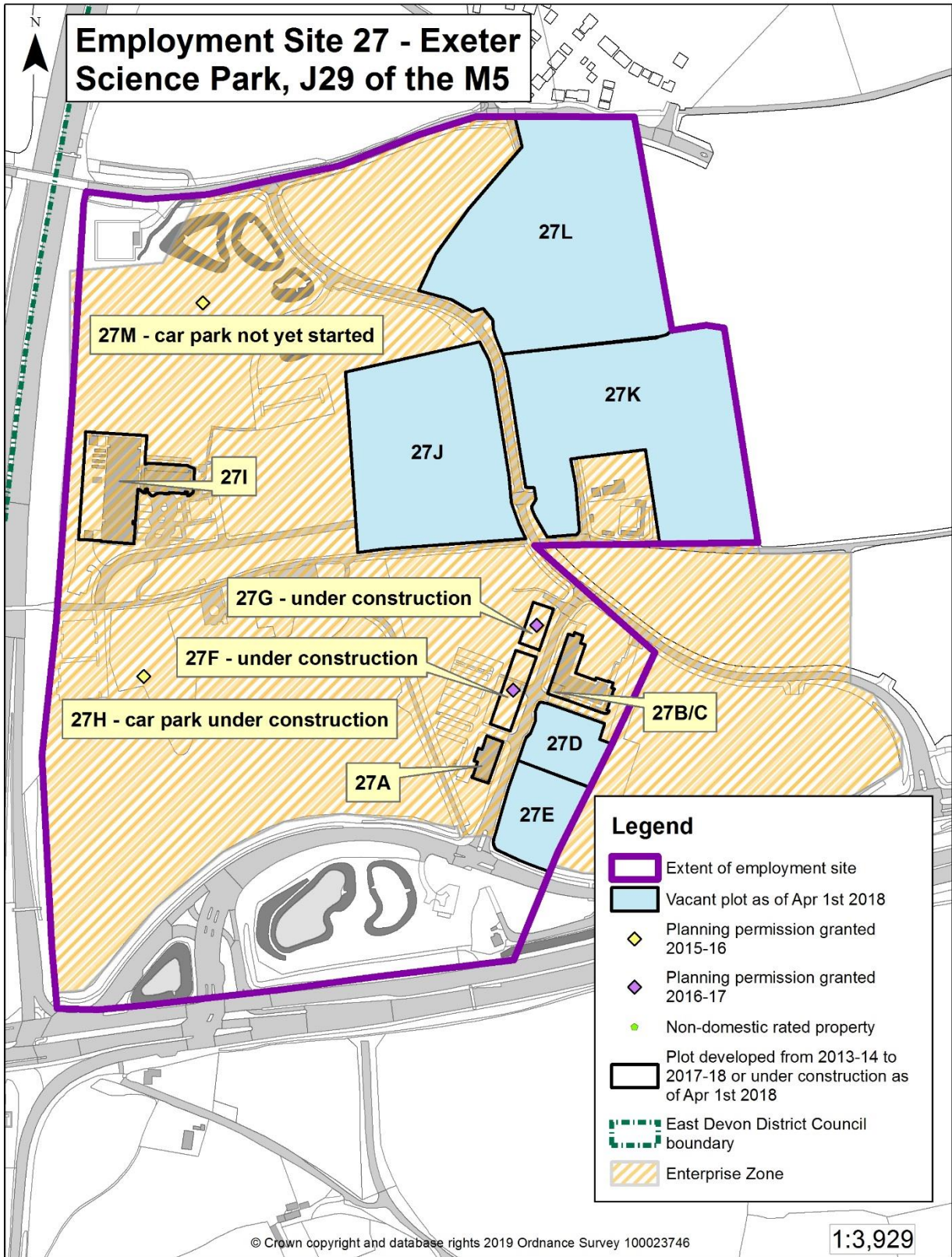
During 2016-17, permission (reserved matters) was granted for 'Grow on Buildings' for research and development at plots 27F and 27G (both currently under construction).

Vacant Land

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

Non-Domestic Rated Properties

Buildings at plots 27A, 27B/C and 27i are rated for non-domestic use. There were 43 units, mainly offices, rated as 'non domestic' within the employment site at 31.3.2018 (including 2 that were empty).



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

Ownership

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

Description

The employment land at Tithebarn Green / Mosshayne lies to the south east of Exeter Science Park. Outline permission exists for 2 plot areas extending to 4.59 hectares in total, which are shown on the adjacent plan.

The site is part of an Enterprise Zone.

Summary of Planning Activity

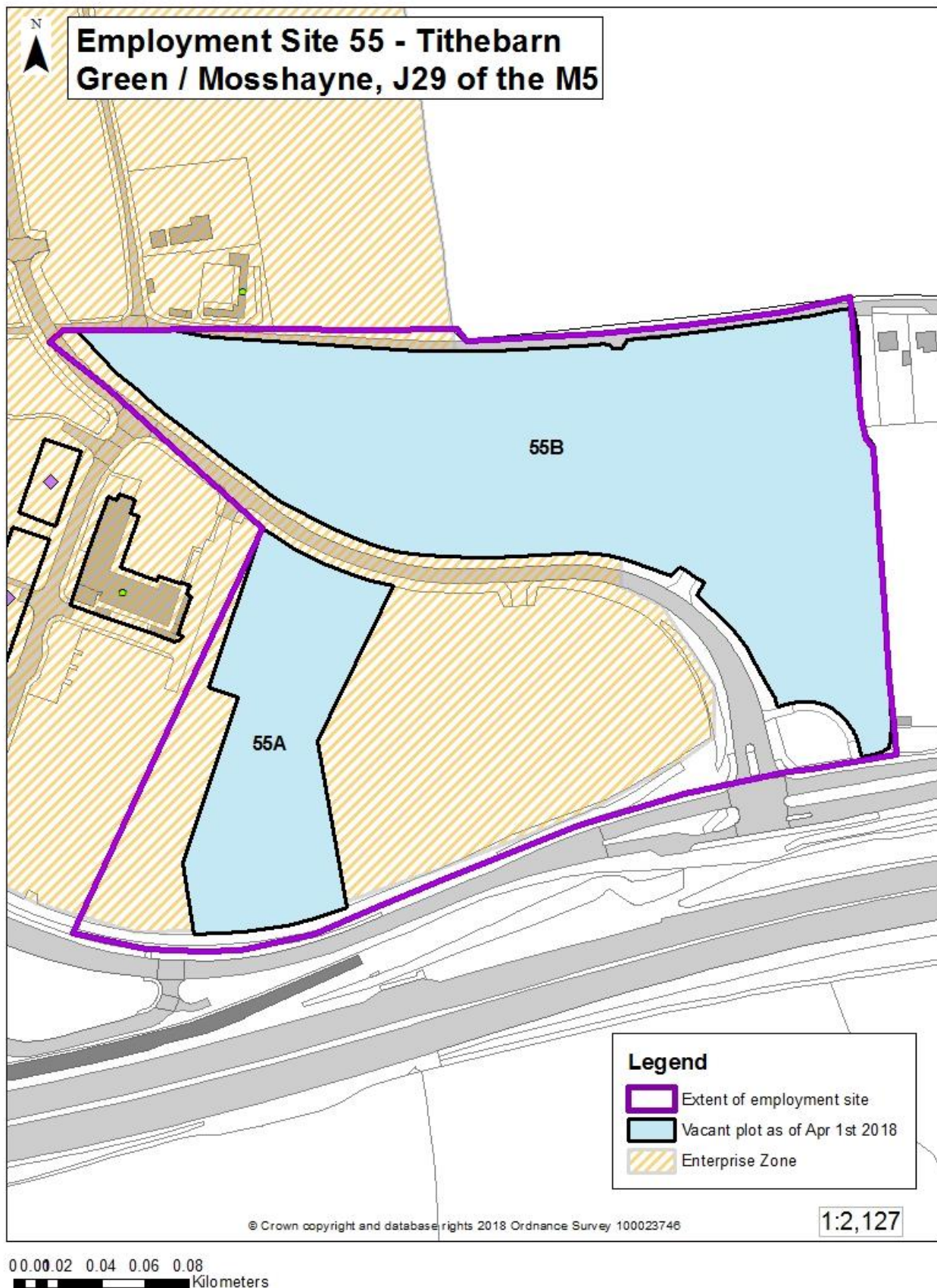
See also Appendix 2 – Plots 55A and 55B for further detail.

Vacant Land

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

Site Constraints

There are residential proposals to the east of the site.



25 – Intermodal Interchange, near Clyst Honiton

Ownership

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

Description

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

The Intermodal Interchange was specifically allocated for B8 uses and seeks to provide a location for the handling and movement of goods, from road to rail (and vice versa) with the explicit expectation of the site being served by a railhead directly from the adjoining railway line. A variation to conditions now means that the railhead will no longer be a requirement.

Summary of Planning Activity

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

Completions

Plot 25A – the Lidl Intermodal Freight facility which is over 49,000 m² is now in use.

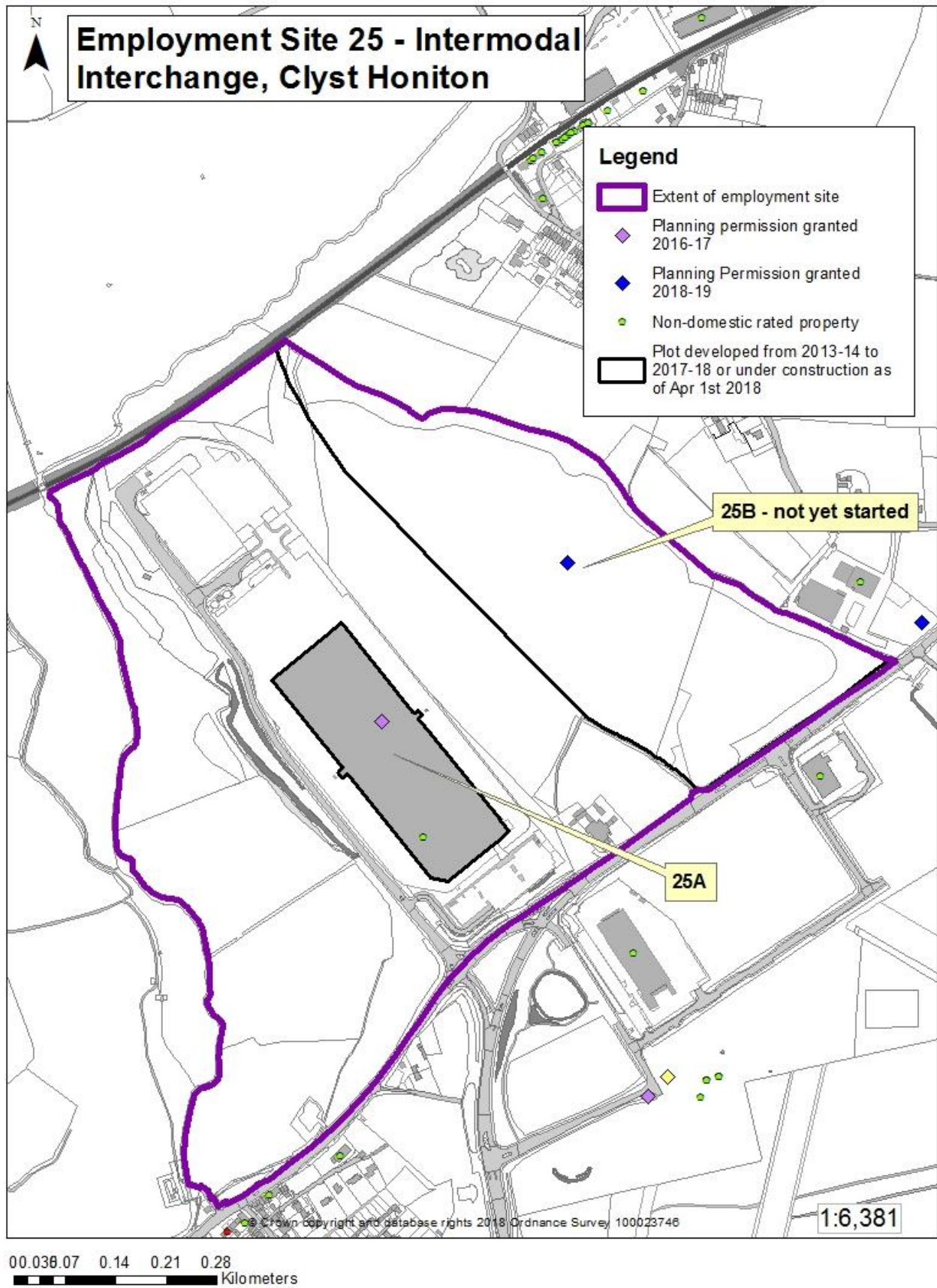
Approvals

Plot 25B – permission was granted (reserved matters) for 110,000 m² of warehousing, which includes space for a distribution facility, in November 2018.

There is no remaining available land at this site.

Non-Domestic Rated Properties

The Lidl facility is currently the only Non-Domestic Rated building on site.



26 – Skypark, near Clyst Honiton

Ownership

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

Description

Skypark is a substantial business park, with a gross area of around 42 hectares, which lies approximately 3 kilometres to the east of the M5 motorway (Junction 29). The site has a prominent frontage and has immediate highway access to the A30 and also to the Clyst Honiton bypass. The site is shown on the plan below.

Skypark lies on land that was formerly part of Exeter Airport. It is planned to become a high quality business park supporting a range of business enterprises and one of the South West's key strategic employment sites. The site has Enterprise Zone status.

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

Summary of Planning Activity

See also Appendix 2 – Plots 26A to 26I.

Completions

Permissions granted for plots 26A (SW Ambulance NHS Foundation Trust), 26B (DPD Ltd) and 26Ci (Skypark Energy Centre) are completed.

Approvals

Plot 26Cii – In 2015-16 approval was given for 2 office blocks (this is the second of those permissions); yet to be started at 31.3.2018.

Plot 26D – In 2015-16, approval was given for 1 office block; under construction at 31.3.2018.

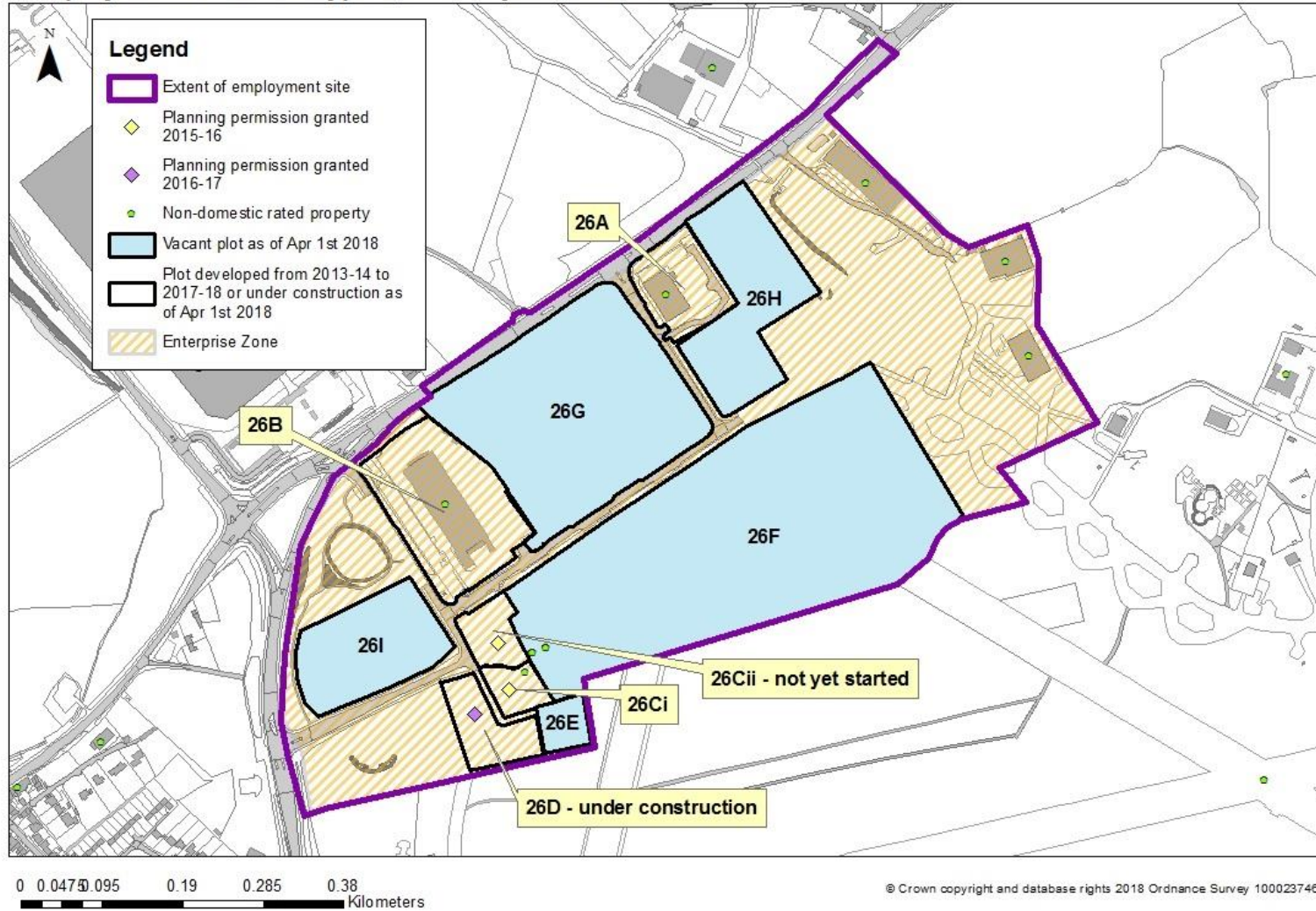
Vacant Land

Plots 26E, 26F, 26G, 26H, 26I – The remaining available land amounts to 23.4 hectares.

Non-Domestic Rated Properties

There are 5 buildings rated for non-domestic use, none of which were classed as empty at 31.3.2018. Two of the buildings are understood to be long standing airport related premises.

Employment Site 26 - Skypark, near Clyst Honiton



43 – Exeter Airport Business Park (Phase 1)

Ownership

Exeter Airport Business Park is in multiple ownership.

Description

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

Summary of Planning Activity

See also Appendix 2 – Plots 43A to 43C.

Completions

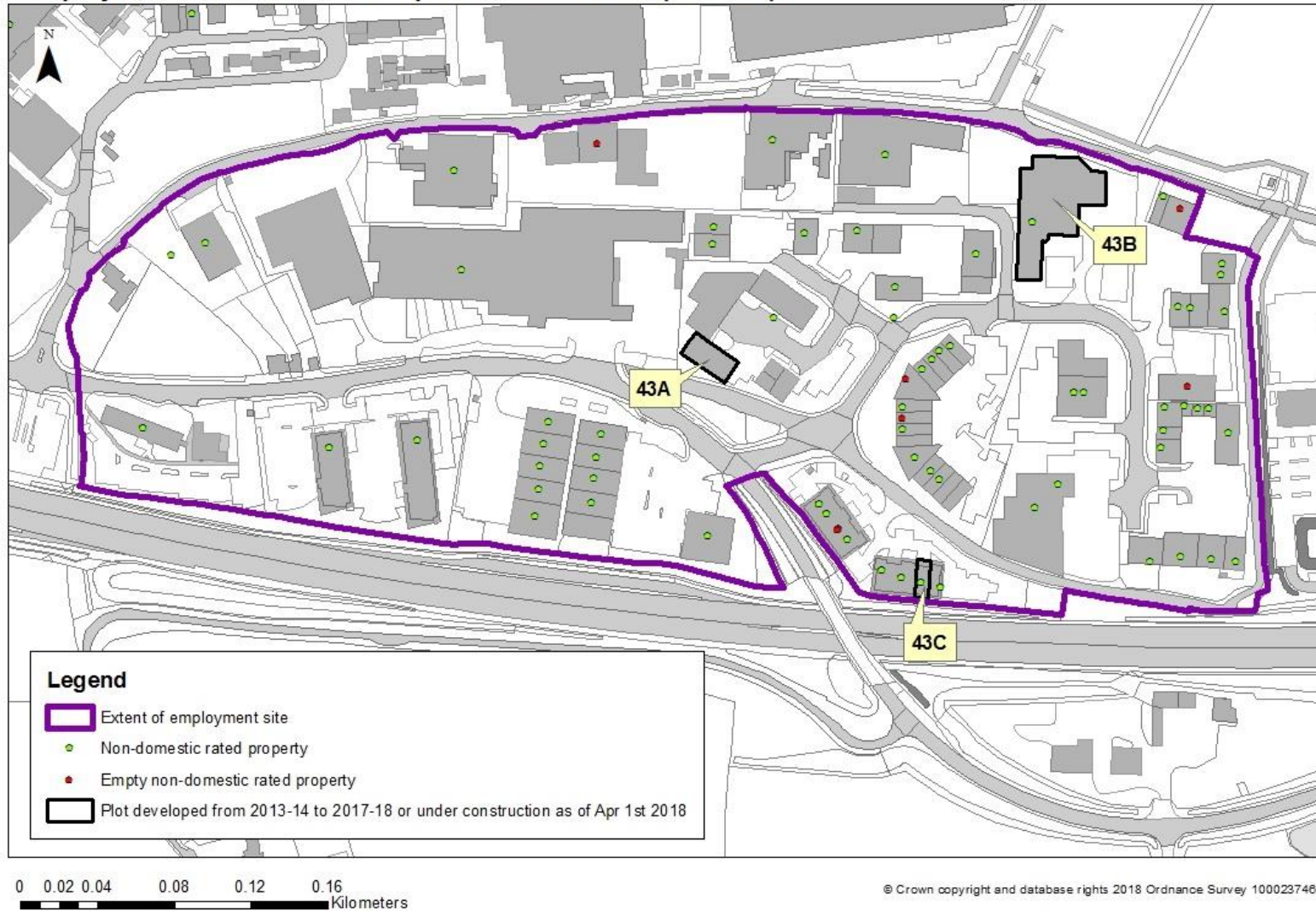
Plots 43A (storage for Carling Technologies), 43B (production area extension for Goodrich UK Ltd) and 43C (COU from medical D1 to office B1) have been completed.

Non-Domestic Rated Properties

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

There were a total of 82 buildings rated for non-domestic use, of which 9 were classed as empty at 31.3.2017.

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



44 – Exeter Airport Business Park (Phase 2)

Ownership

The site is in private ownership.

Description

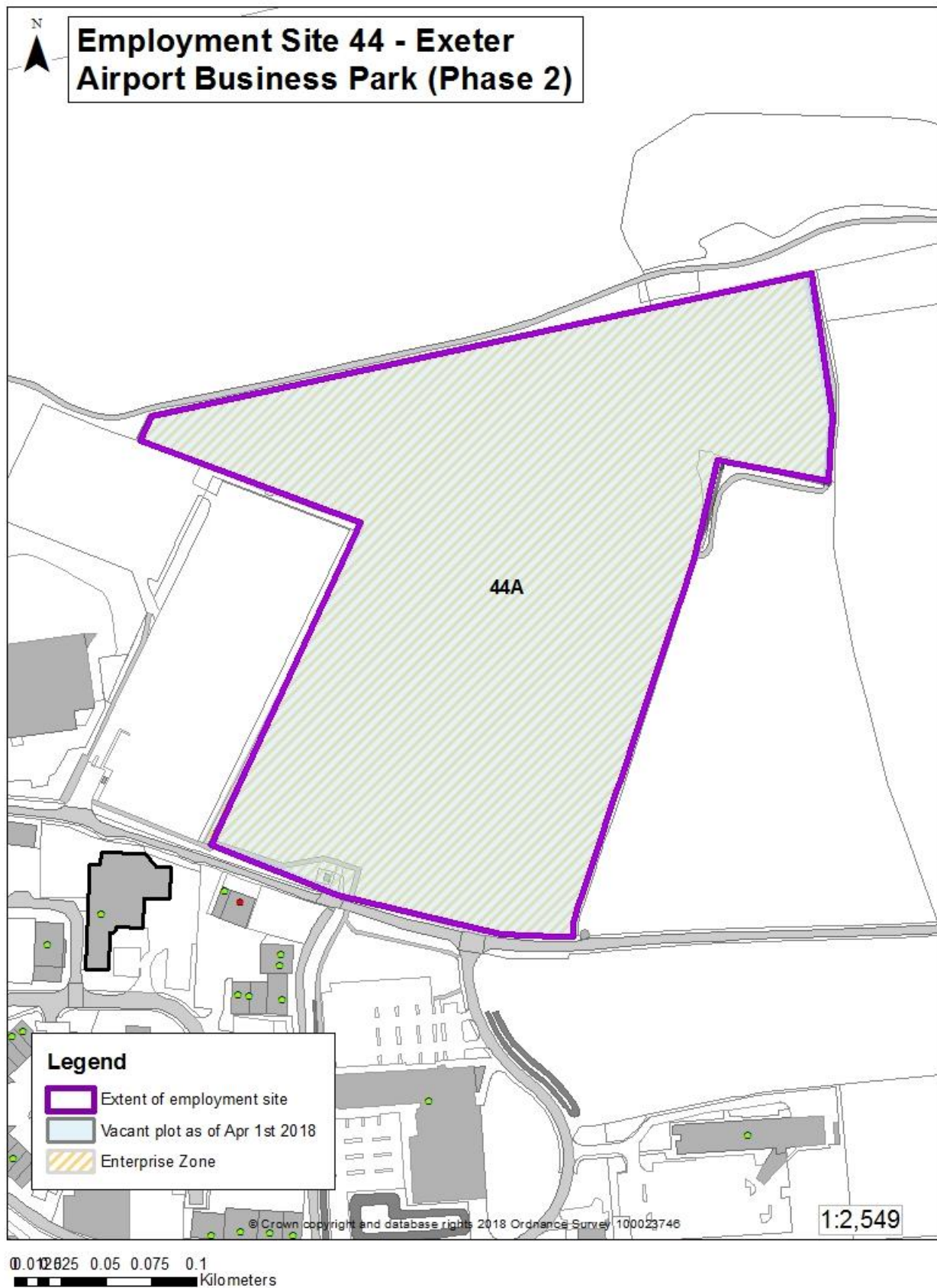
Phase 2 of Exeter Airport Business Park is a Greenfield site that lies to the east of the airport terminal facilities and buildings. The site is currently vacant and is allocated in the new East Devon Local Plan for employment use. The site is accessed from a lane that runs past the airport terminal facilities and it is in close proximity to the A30. The site, which has Enterprise Zone status, covers an area of 7.5 hectares and is shown on the plan below.

Vacant Land

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

Site Constraints

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



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 forty years and is accessed via Station Road. The latter road has a 7.5 tonne vehicle restriction and site access is on the outside of a bend in the road.

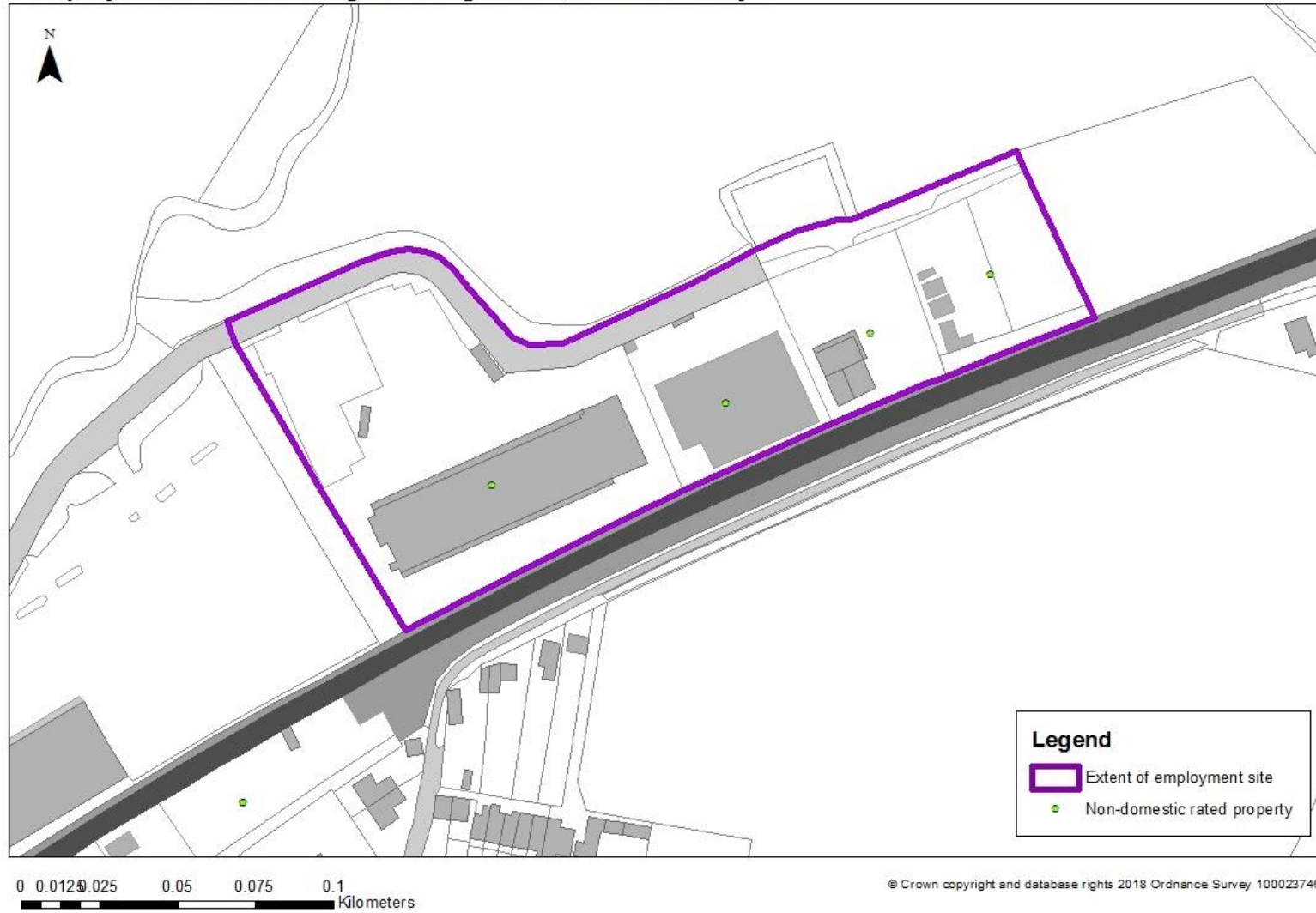
Non-Domestic Rated Properties

There are 4 non-domestic rated properties, none of which were empty at 31.3.2018; the main uses being warehousing, storage and a car park.

Site Constraints

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

Employment Site 48 - Lodge Trading Estate, near Broadclyst



49 – Hungry Fox Estate, near Cranbrook

Ownership

The ownership of the Hungry Fox estate is not known.

Description

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

Non-Domestic Rated Properties

There are 13 non domestic rated properties, with none classified as empty at 31.3.2018. Nine of the units have a storage use, with 2 offices and 2 workshops.

Site Constraints

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

Employment Site 49 - Hungry Fox Estate, near Cranbrook



50 – McBains, East of Exeter Airport

Ownership

The site is owned by McBains of Exeter.

Description

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

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

Summary of Planning Activity

See also Appendix 2 – Plots 50A to 50B.

Completions

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

Approvals

Plot 50B – Construction of a new industrial unit yet to start at 31.3.2018.

Non-Domestic Rated Properties

There are 20 non-domestic rated units, of which 2 were classified as empty at 31.3.2018. The majority of units are used for warehousing and storage, while 3 are office buildings.

Site Constraints

Access is via a long lane.



52 – Cranbrook

Ownership

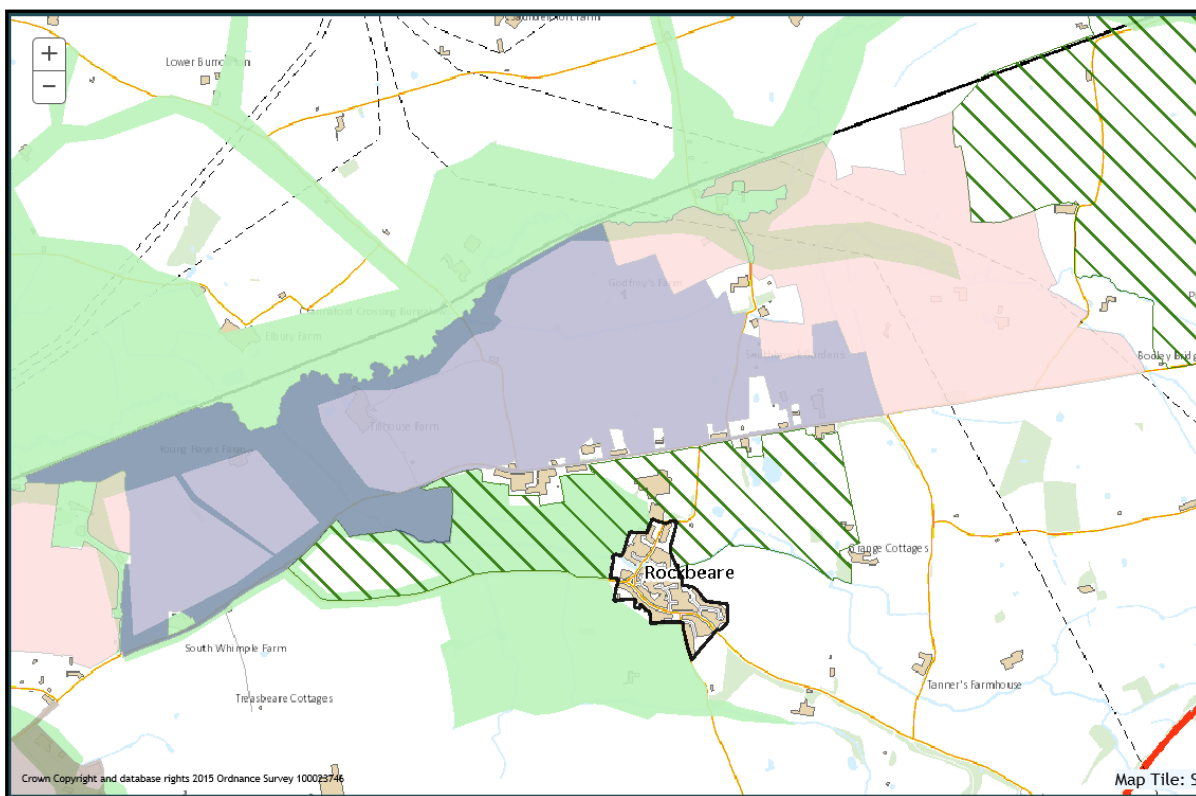
Land at Cranbrook is in multiple ownership.

Description

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

Local Plan policy provides for mixed use development at Cranbrook to include nearly 8,000 new homes and 18.4 hectares of employment land (Strategy 12 of the Local Plan).

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



54 – Old Park Farm / Pinn Court Farm, Pinhoe

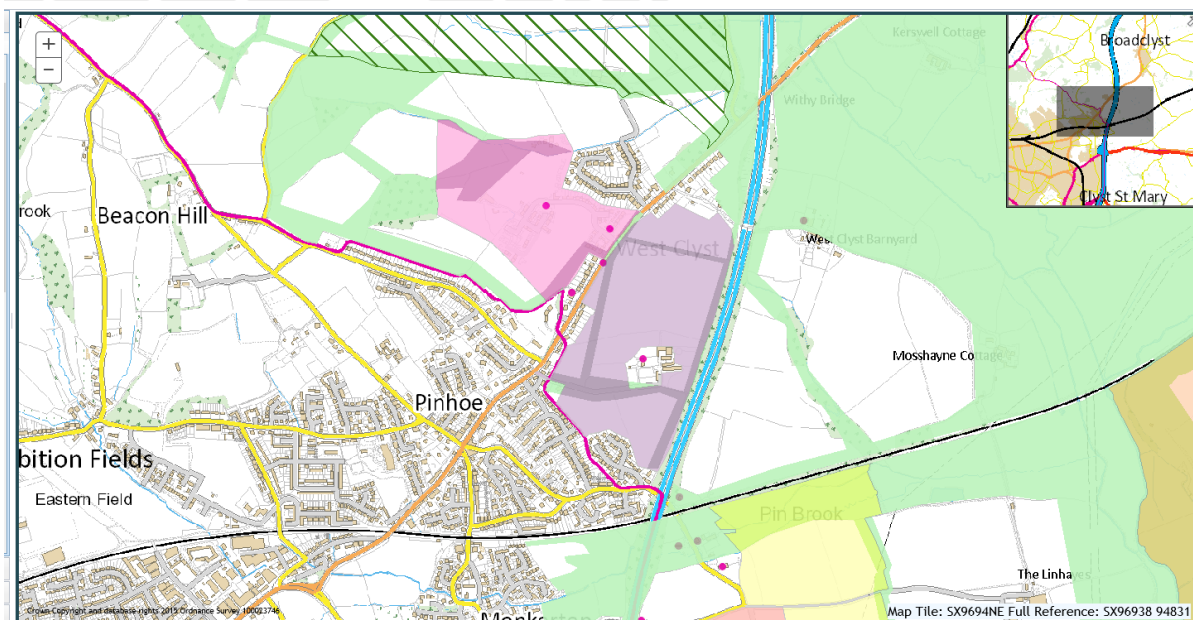
Ownership

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

Description

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

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



Appendix 1B - Western Area: A3052 Corridor

14 – Hill Barton Business Park, near Farringdon

Ownership

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

Description

Hill Barton Business Park is a large scale site of 26.5 hectares. It is located close to the village of Farringdon just off the A3052 and 4 kilometres (2.5 miles) to the east of the M5 motorway (Junction 30). The site is shown on the plan below.

Hill Barton Business Park has developed over the last 3 decades and is home to a number of heavy industrial, storage/ distribution and manufacturing premises as well as large areas used for external storage. There are also some smaller and newer units on the site. A number of businesses on the estate are involved in waste processing and some waste activity also takes place adjacent to but outside of the employment area shown on the map.

Summary of Planning Activity

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

Completions

There have been 9 completions during the last 5 years – Plots 14Ai (8 factory units), 14Aii (factory unit extension), 14B (new unit), 14C (warehouse and office), 14D (offices and storage), 14E (vehicle storage and temporary workshop), 14F (vehicle storage extension), 14G (waste transfer building and offices) and 14H (COU from storage and distribution to servicing and MOT).

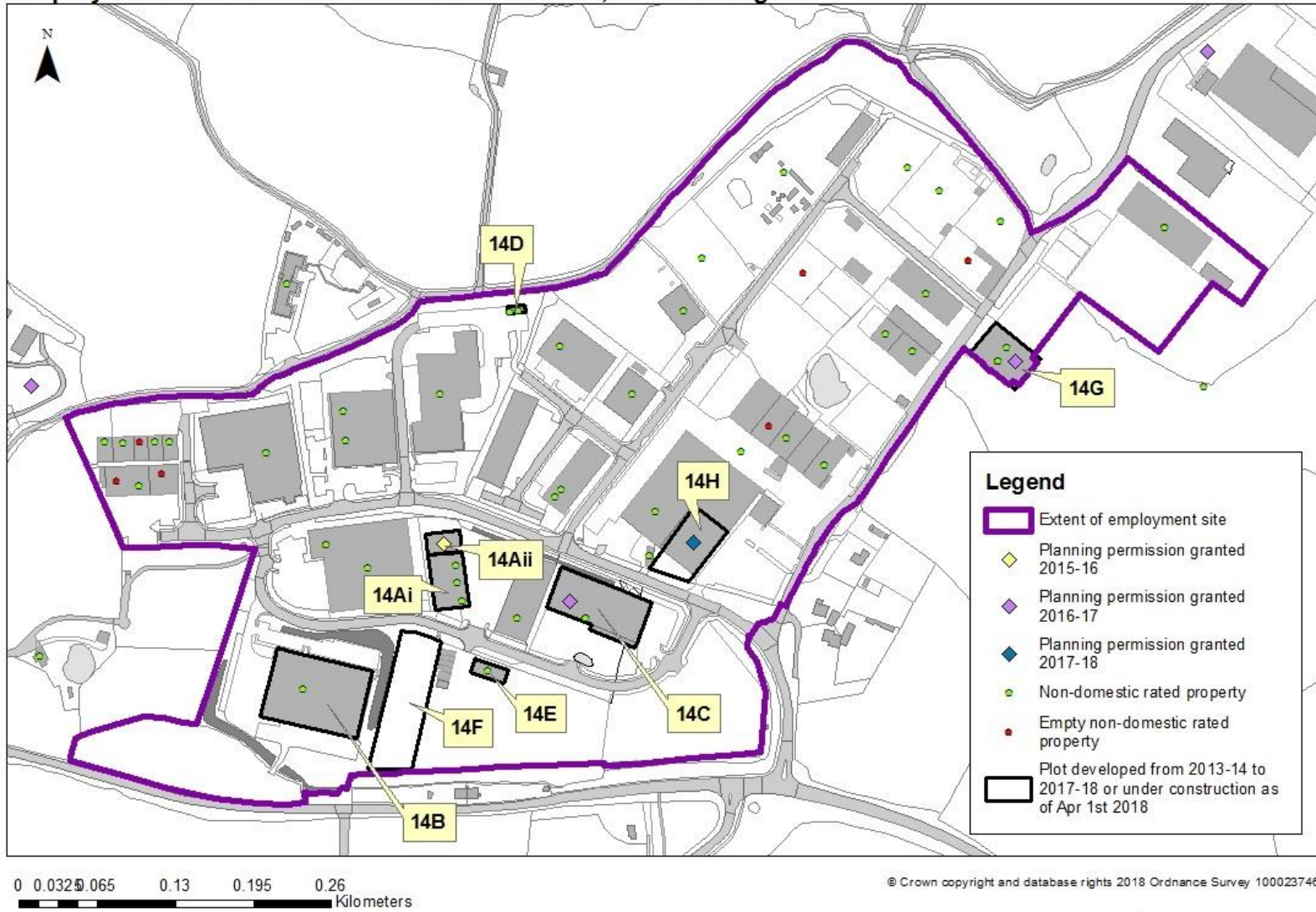
Non-Domestic Rated Properties

There are 50 non-domestic rated units, 6 of which were empty at 31.3.2018. There are a mix of uses on the site with 26 being used for warehousing, 9 for storage, 3 for workshops and 2 for offices.

Site Constraints

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

Employment Site 14 - Hill Barton Business Park, near Farrington



59 – Axehayes Farm, near Clyst St Mary

Ownership

Ownership of Axehayes Farm is not known.

Description

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

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

Summary of Planning History

See also Appendix 2 – plots 59A and 59B

Completions

Plot 59A was completed in 2015-16.

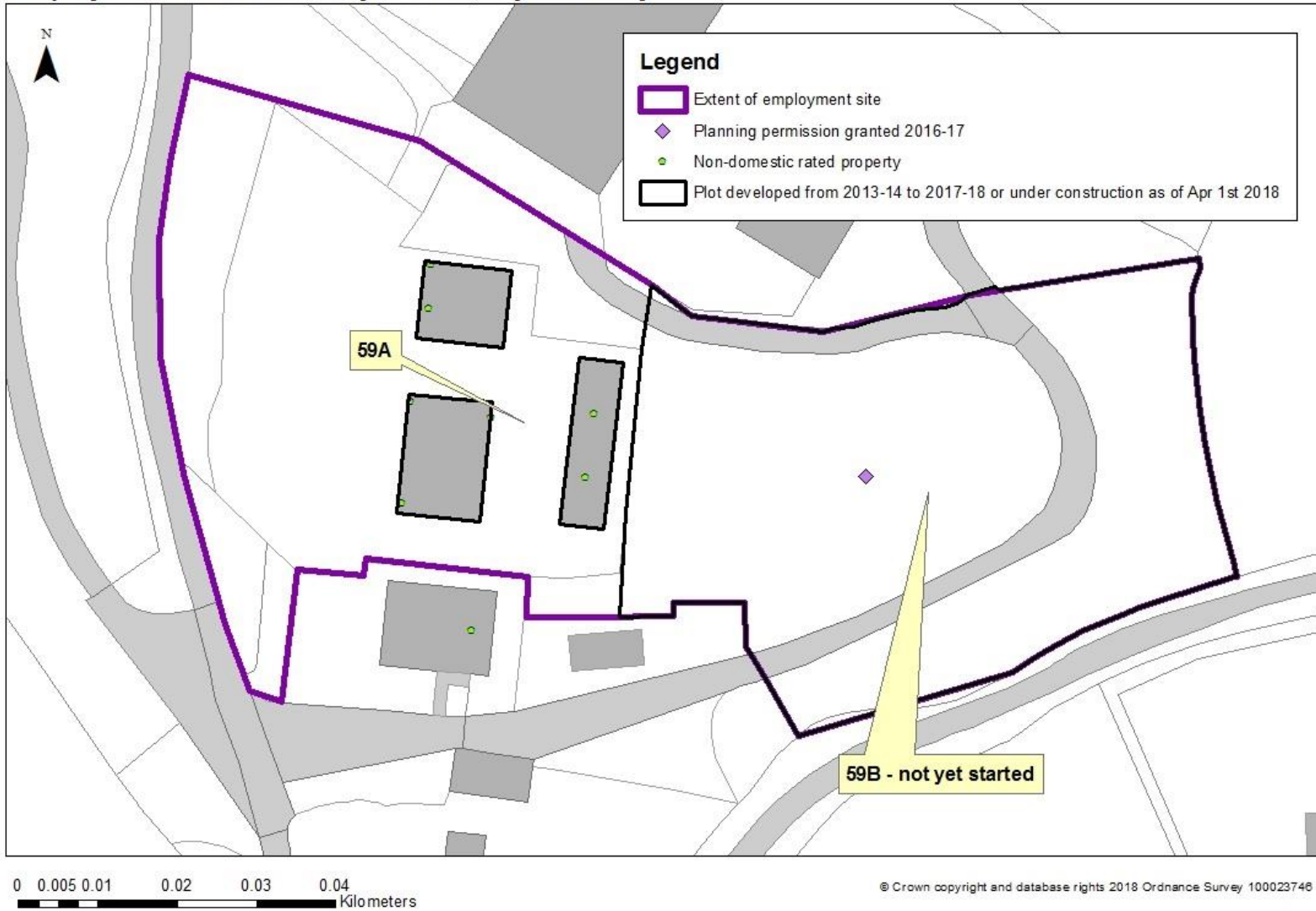
Approvals

Plot 59B was approved in 2017, but not built at 31.3.2018.

Non-Domestic Rated Properties

There are 7 units currently rated for non-domestic use, with none classed as empty at 31.3.2018.

Employment Site 59 - Axehayes Farm, Clyst St Mary



12 – Greendale Business Park, near Woodbury Salterton

Ownership

The site is owned by FWS Carter and Sons.

Description

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

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

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

Summary of Planning Activity

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

Completions

There have been 16 completions during the last 5 years.

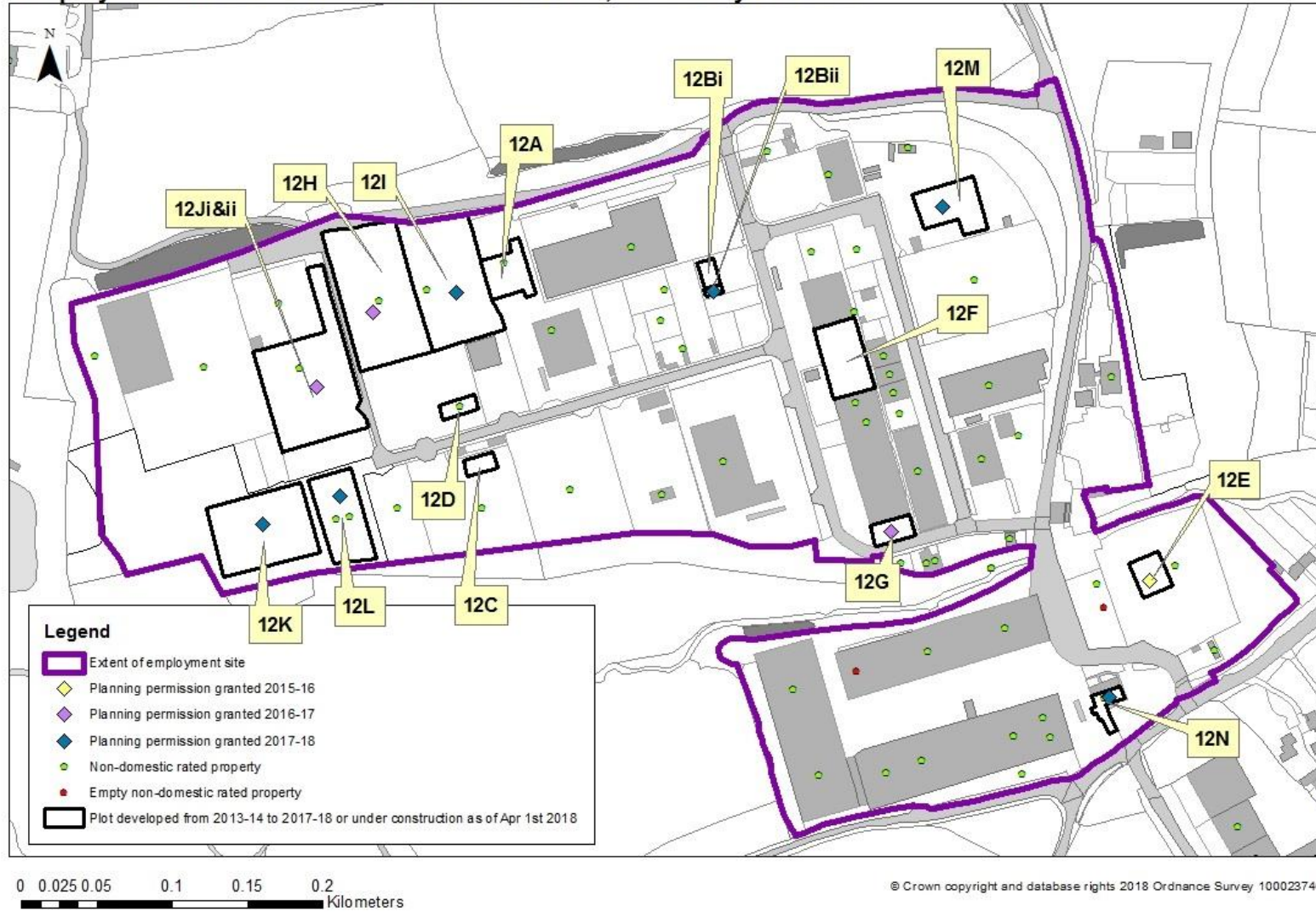
Non-Domestic Rated Properties

There are 73 non-domestic rated units, 2 of which were empty at 31.3.2018. There is a predominance of sites used for storage purposes (38) and warehousing (18), 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 A3052.

Employment Site 12 - Greendale Business Park, Woodbury Salterton



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

Ownership

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

Description

Mill Park Industrial Estate and Hogsbrook Farm units are sited near to the village of Woodbury Salterton and to the south-east of Greendale Business Park. Road access to the A3052, to the north, involves use of a country lane and the site is around 4 kilometres (2.5 miles) to the east of the M5 motorway (Junction 30). The sites cover around 4.76 hectares (Mill Park) and 1.26 hectares (Hogsbrook Farm); these sites are shown on the plan below.

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

Summary of Planning Activity

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

Approvals

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

Completions

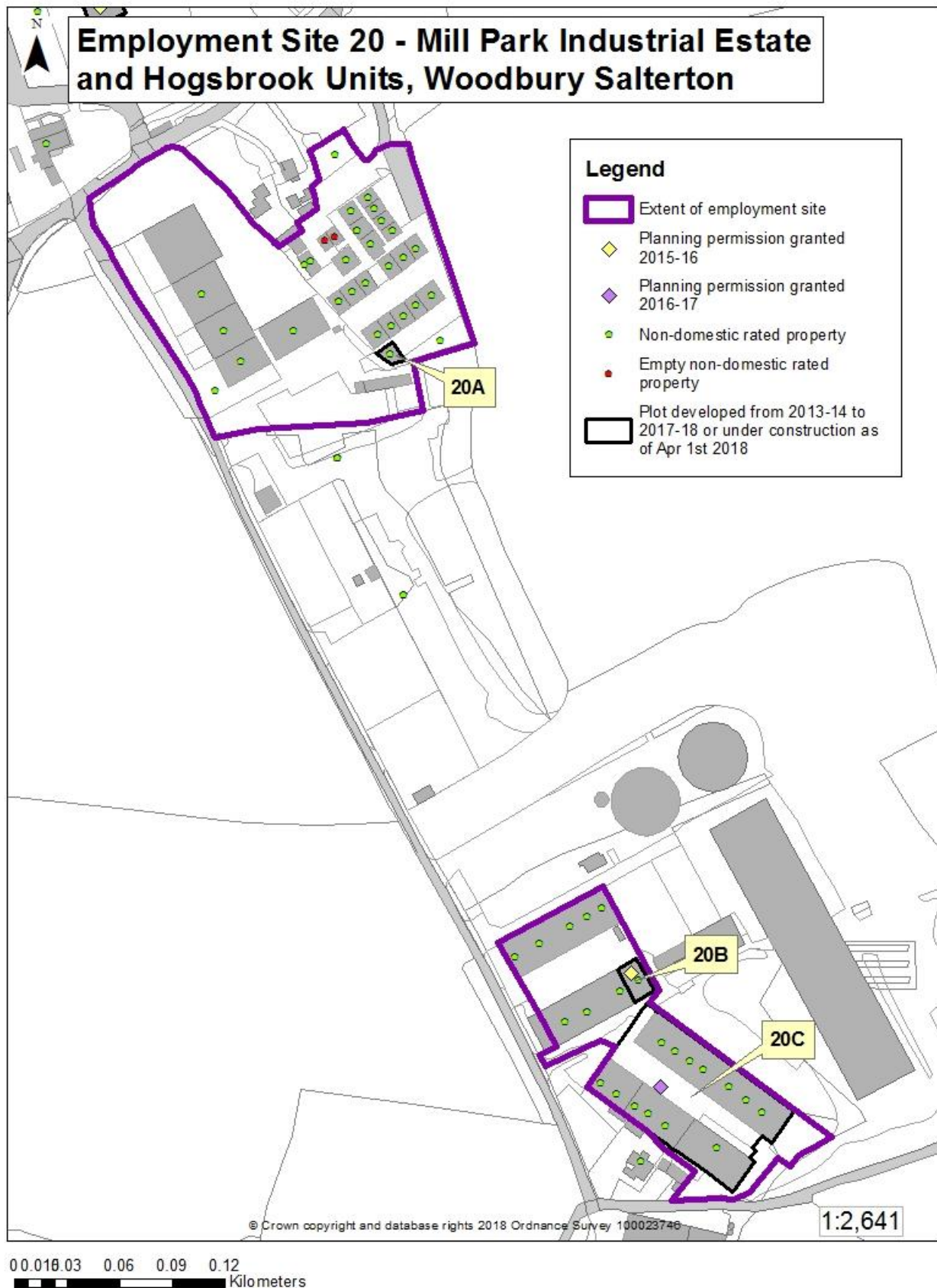
Plot 20A was approved and completed during 2014-15 and 20B in 2015-16.

Non-Domestic Rated Properties

There are 32 non-domestic rated units at Mill Park (including 6 with a Greendale Business Park postal address), 2 of which were empty at 31.3.2018. Of the 23 units rated for non-domestic use at Hogsbrook Farm, none of which were classed as empty at 31.3.2018. There is a mix of units used for storage (11), workshops (14), warehousing (24), vehicle repair (4) and offices (2).

Site Constraints

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



37 – Oil mill Industrial Estate, near Clyst St Mary

Ownership

Ownership of the Oil mill Industrial Estate is not known.

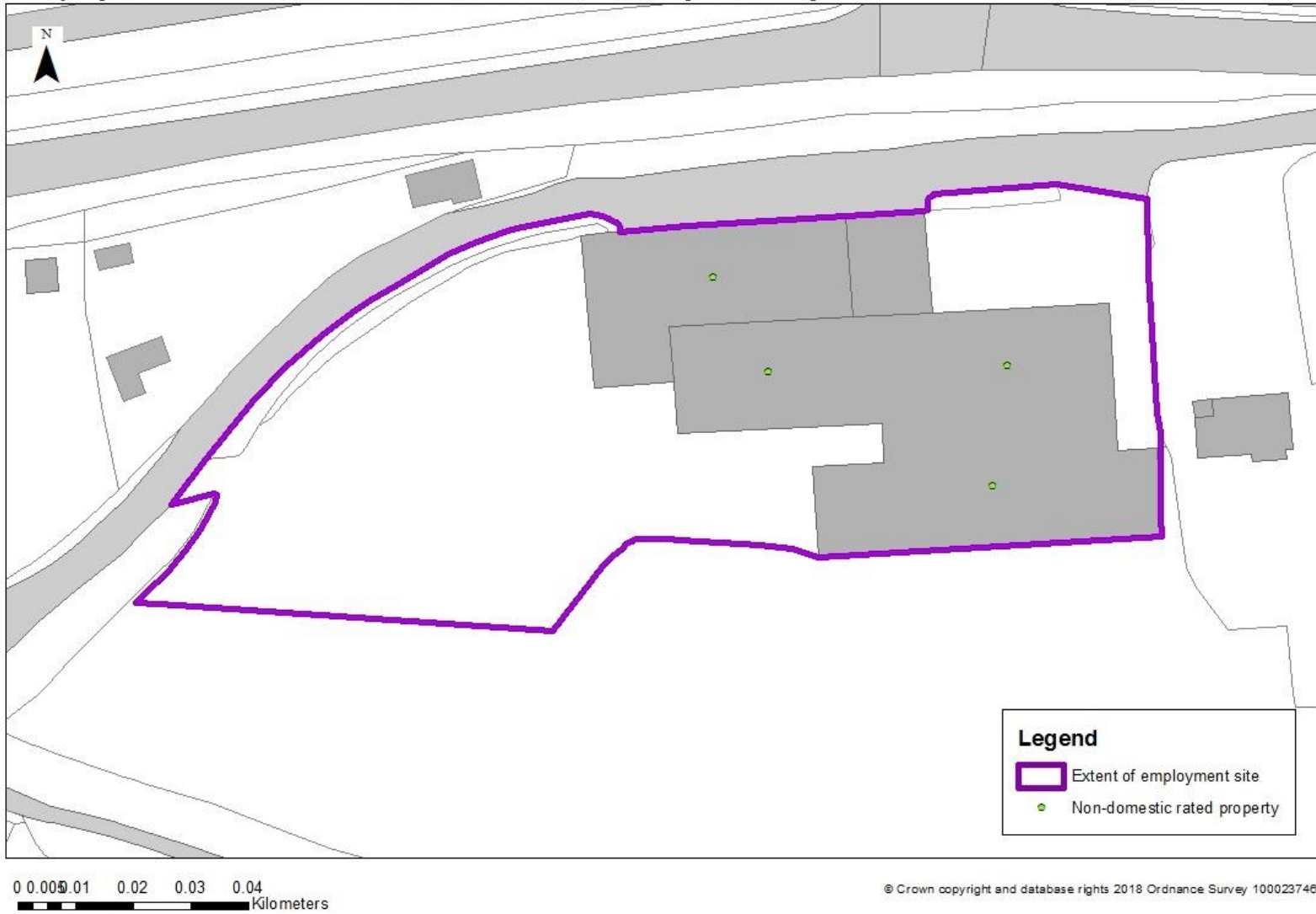
Description

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

Non-Domestic Rated Properties

There are 4 non-domestic rated units, of which none were classed as empty at 31.3.2018.

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



39 – Waldrons Farm Industrial Estate, near Farringdon

Ownership

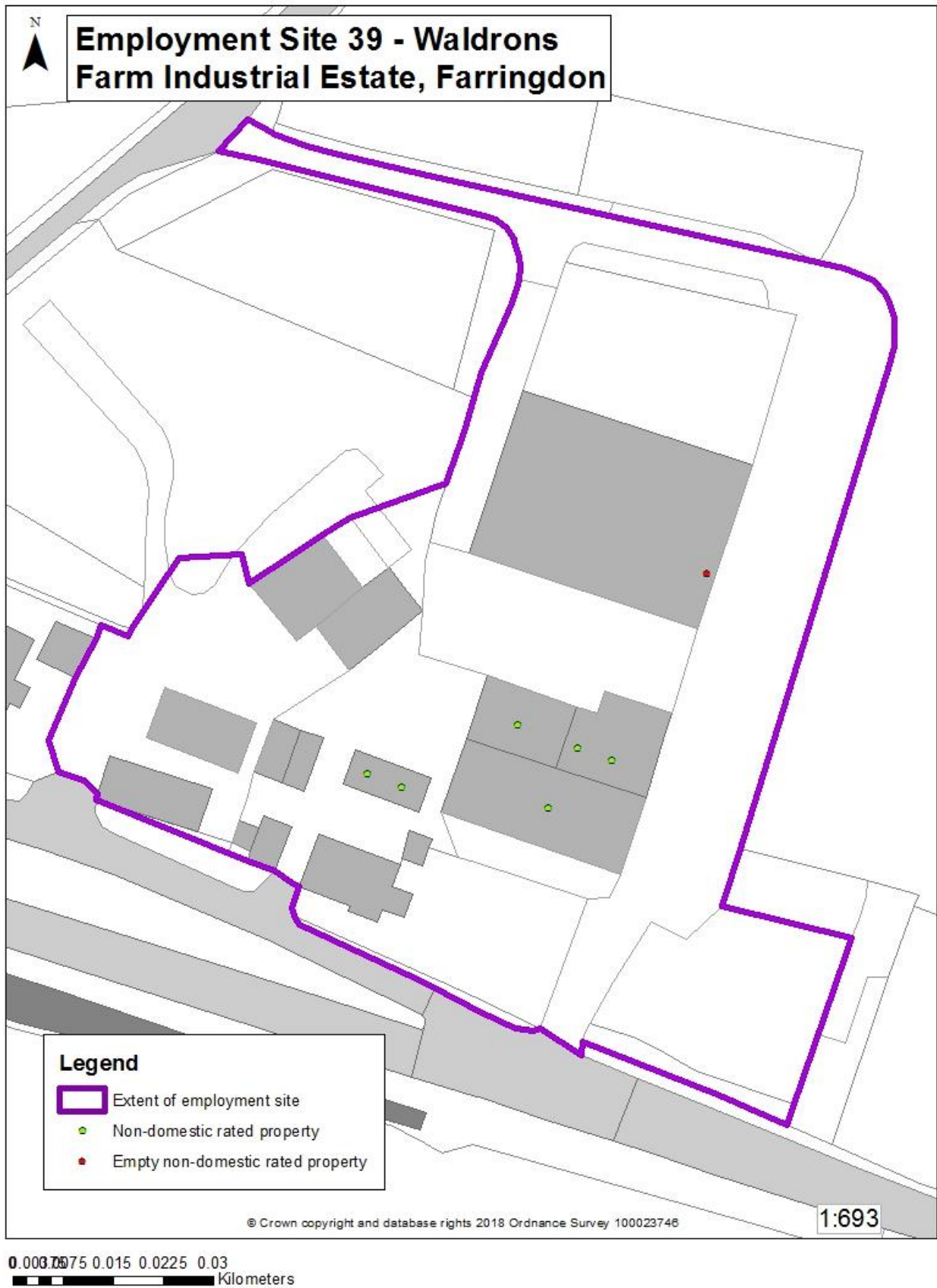
Ownership of the Waldrons Farm site is unknown.

Description

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

Non-Domestic Rated Properties

There are 7 non-domestic rated units, of which 1 (a compound) was empty at 31.3.2018. The units are a mix of workshops, vehicle repair workshops, storage and a warehouse.



22 – Aylesbeare Common Business Park, near Aylesbeare

Ownership

Ownership is not known.

Description

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

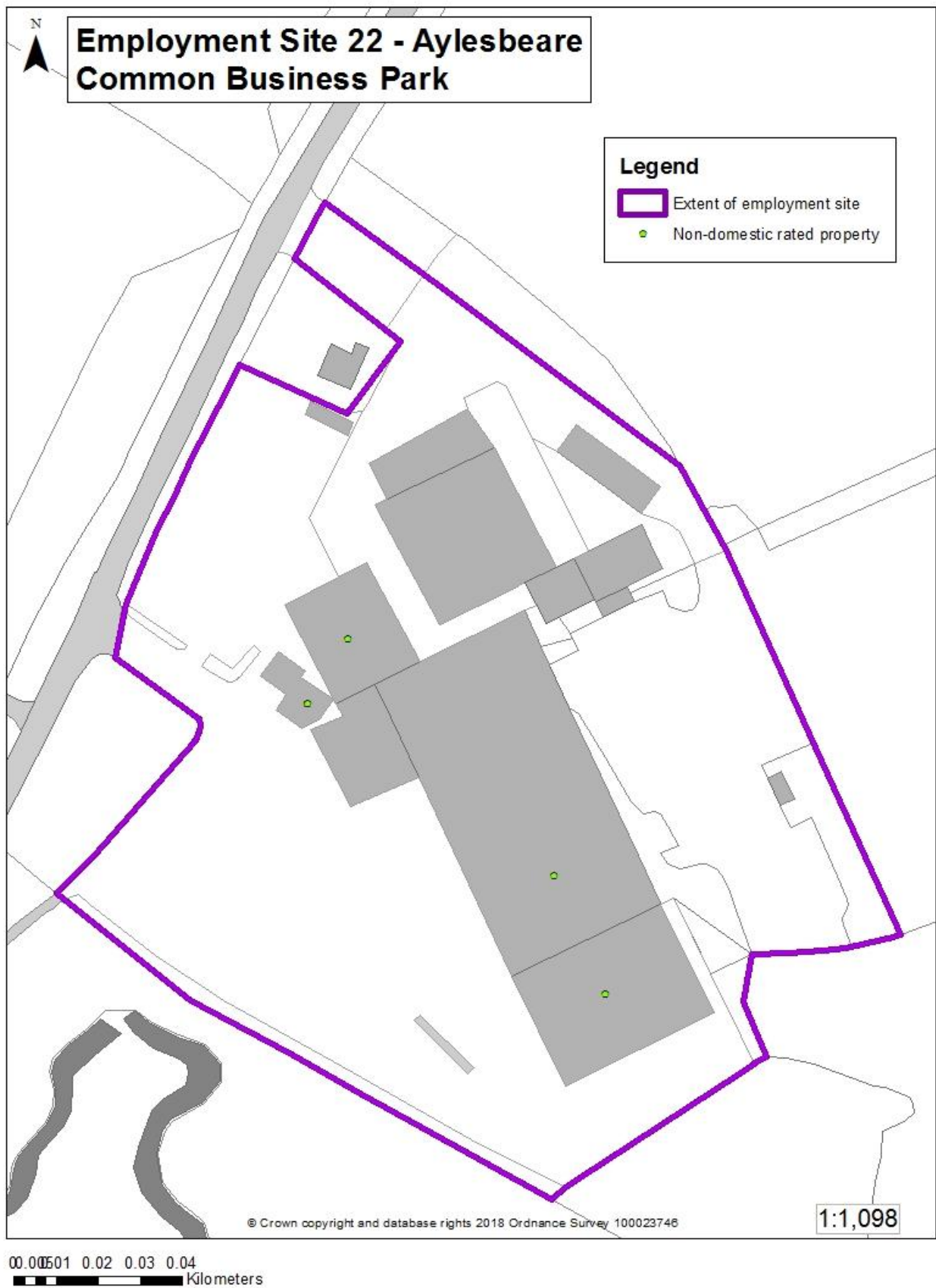
The buildings on the site are modern and appear substantial in scale; they are surrounded by vehicle distribution and servicing space.

Non-Domestic Rated Properties

There are 4 non-domestic rated units at the site, 0 of which were classed as empty at 31.3.2018.

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.

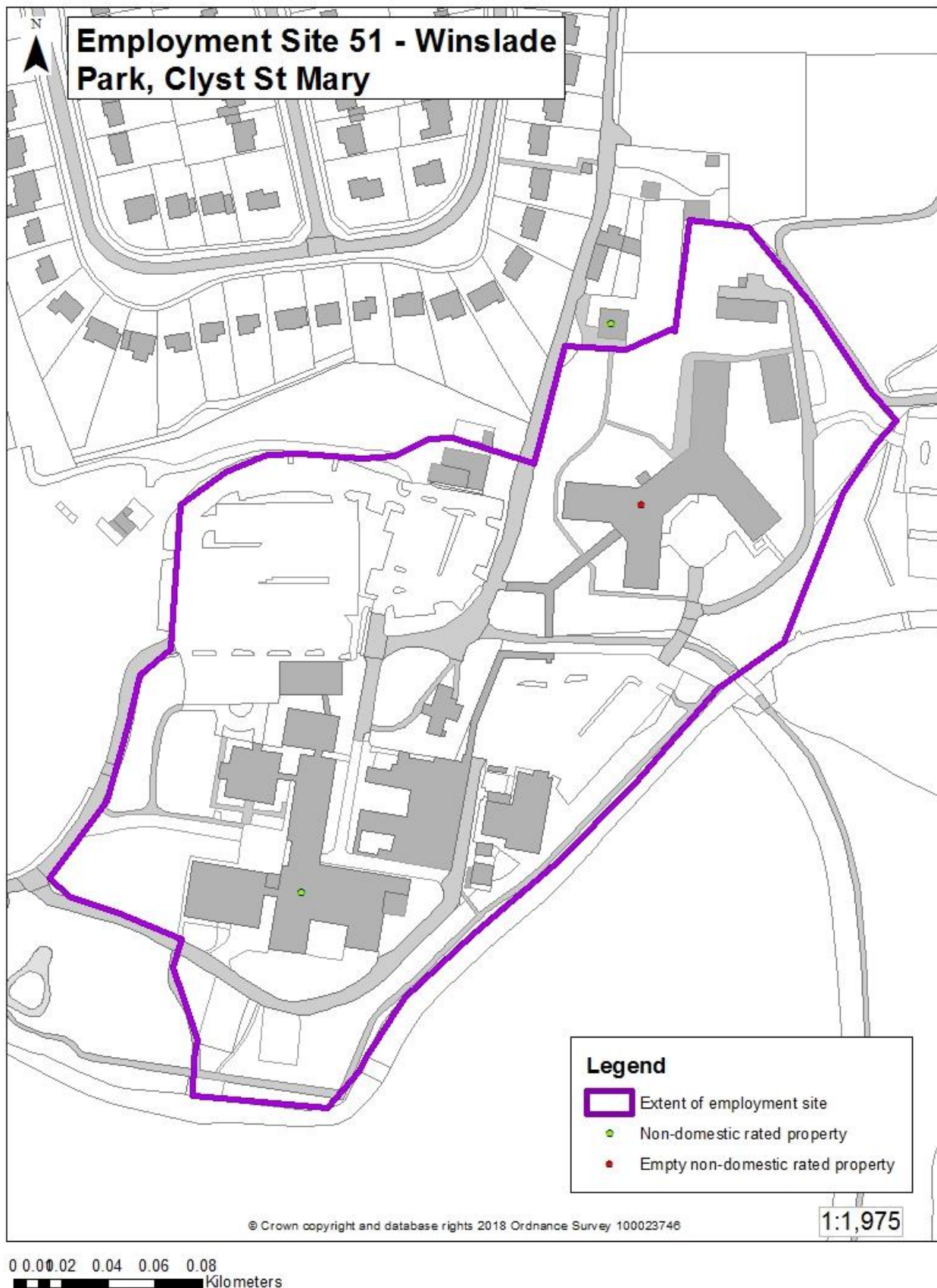
Description

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

The site is shown on the plan below.

Non-Domestic Rated Properties

There are currently 2 non-domestic rate properties, 1 of which was classed as empty at 31.3.2018.



Appendix 1C - Western Area: Exe Estuary

4 - Odhams Wharf, near Ebford

Ownership

Ownership of the Odhams Wharf site is unknown.

Description

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

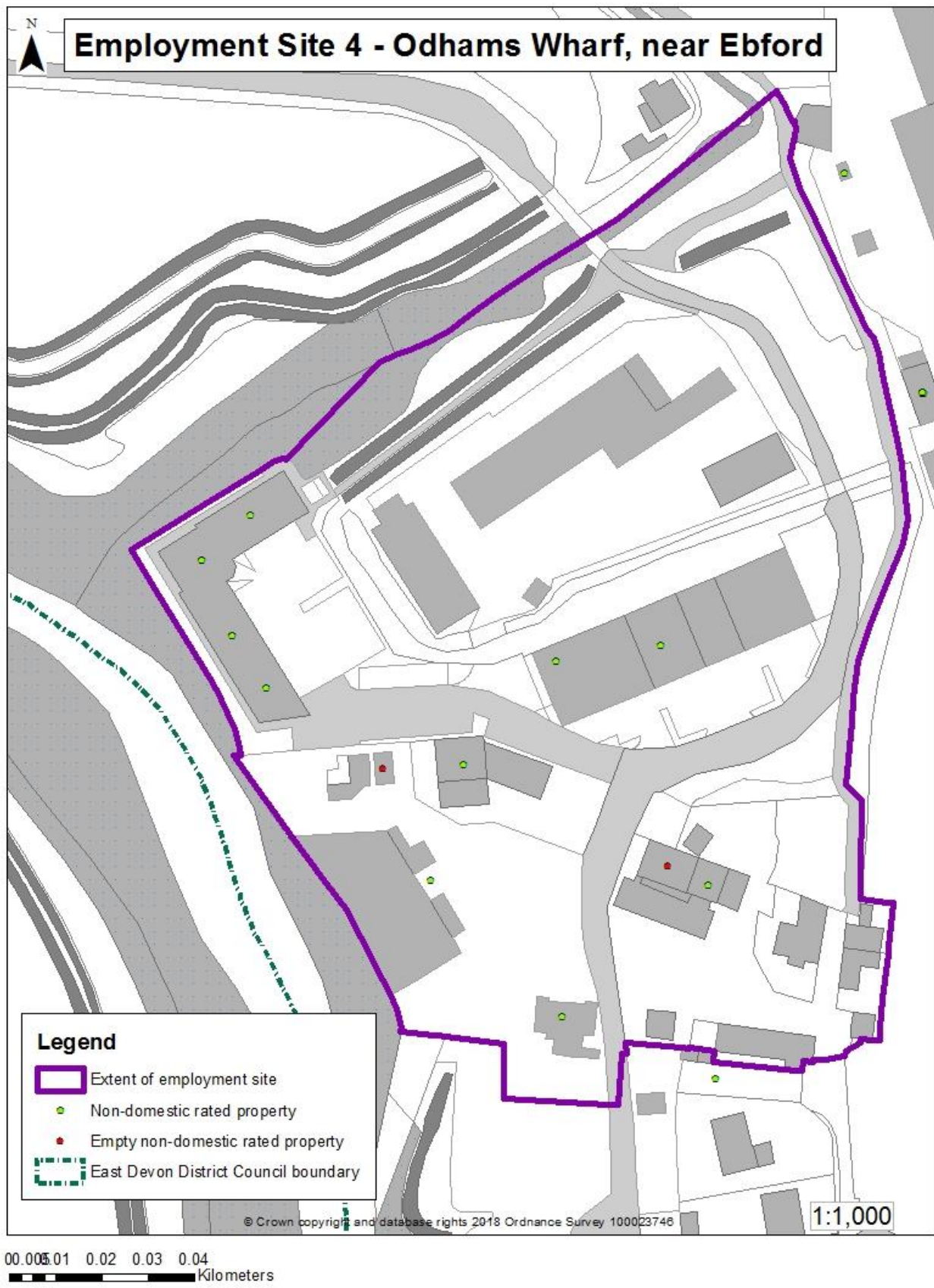
There are no vacant plots identified on the plan at Odhams Wharf, though with some underused land areas there may be scope for some infill or intensification of use development. The site is accessible from the North and South byroads which link to the A376. The site is approximately 600m from the village of Ebford and is in close proximity to Topsham. The River Clyst is to the West of the site.

Non-Domestic Rated Properties

There are 12 units rated for non-domestic use with 2 being classed as empty at 31.3.2018. Workshops and premises dominate and unit sizes are on the smaller side.

Site Constraints

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



5 - Darts Business Park, near Ebford

Ownership

The site is understood to be in multiple ownership.

Description

Darts Business Park occupies a relatively flat parcel of land containing a number of units of varying age and condition. The main part of the estate is located on the road frontage and comprises a single older unit which has been split into a variety of uses. Newer units lie behind this.

The estate extends to an area of 4.05 hectares and is shown on the plan below. Darts Business Park is located near the A376 positioned between Ebford and Topsham and access to the A376 is good. Storage uses form a significant proportion of the business park and unit sizes are typically of a smaller to medium size.

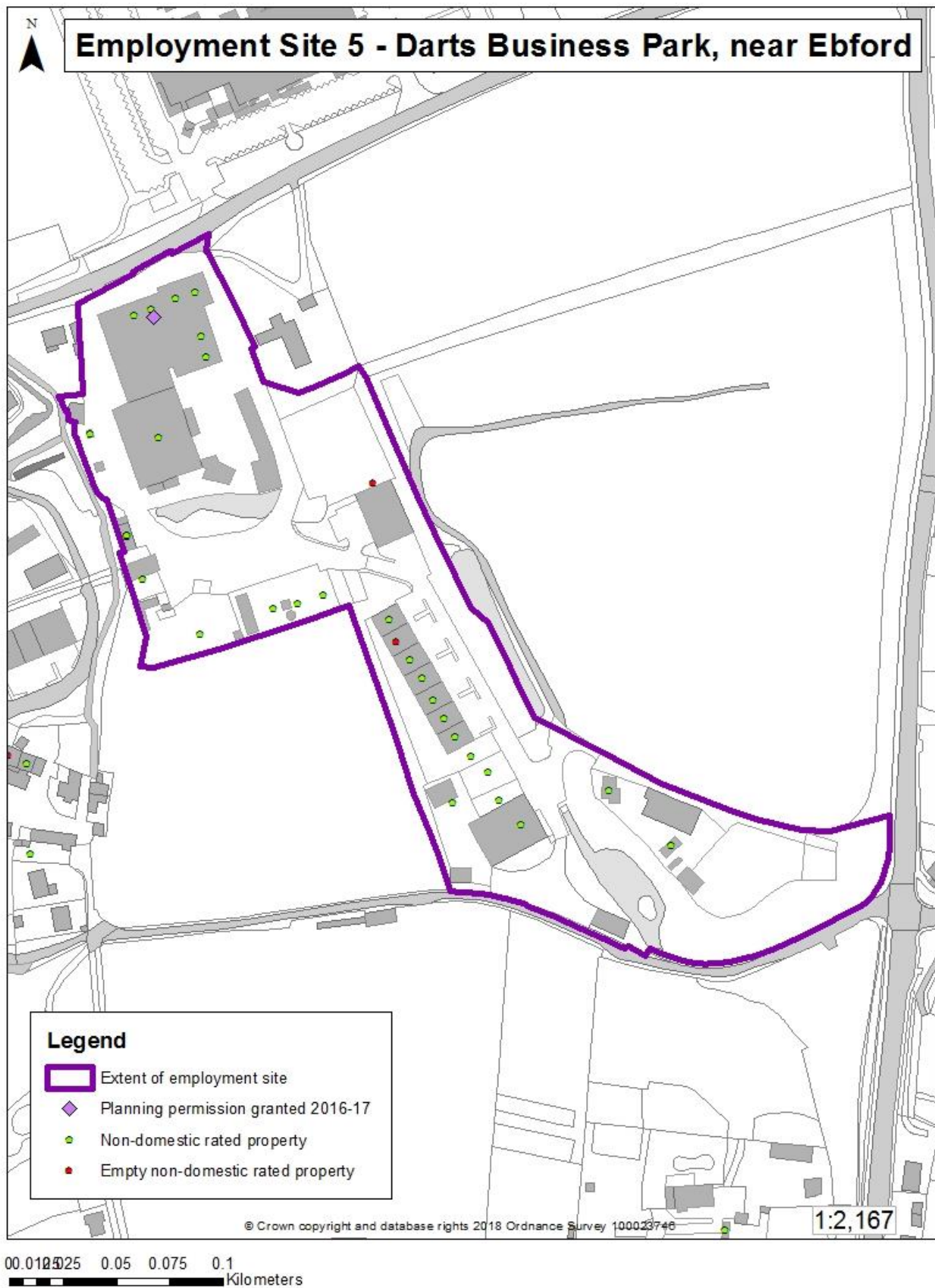
Non-Domestic Rated Properties

There are 33 units rated for non-domestic use, of which 2 were empty at 31.3.2018.

Constraints

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

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



46 – Woodbury Business Park, near Woodbury Village

Ownership

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

Description

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

Summary of Planning Activity

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

Loss of Employment Use

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

Approvals

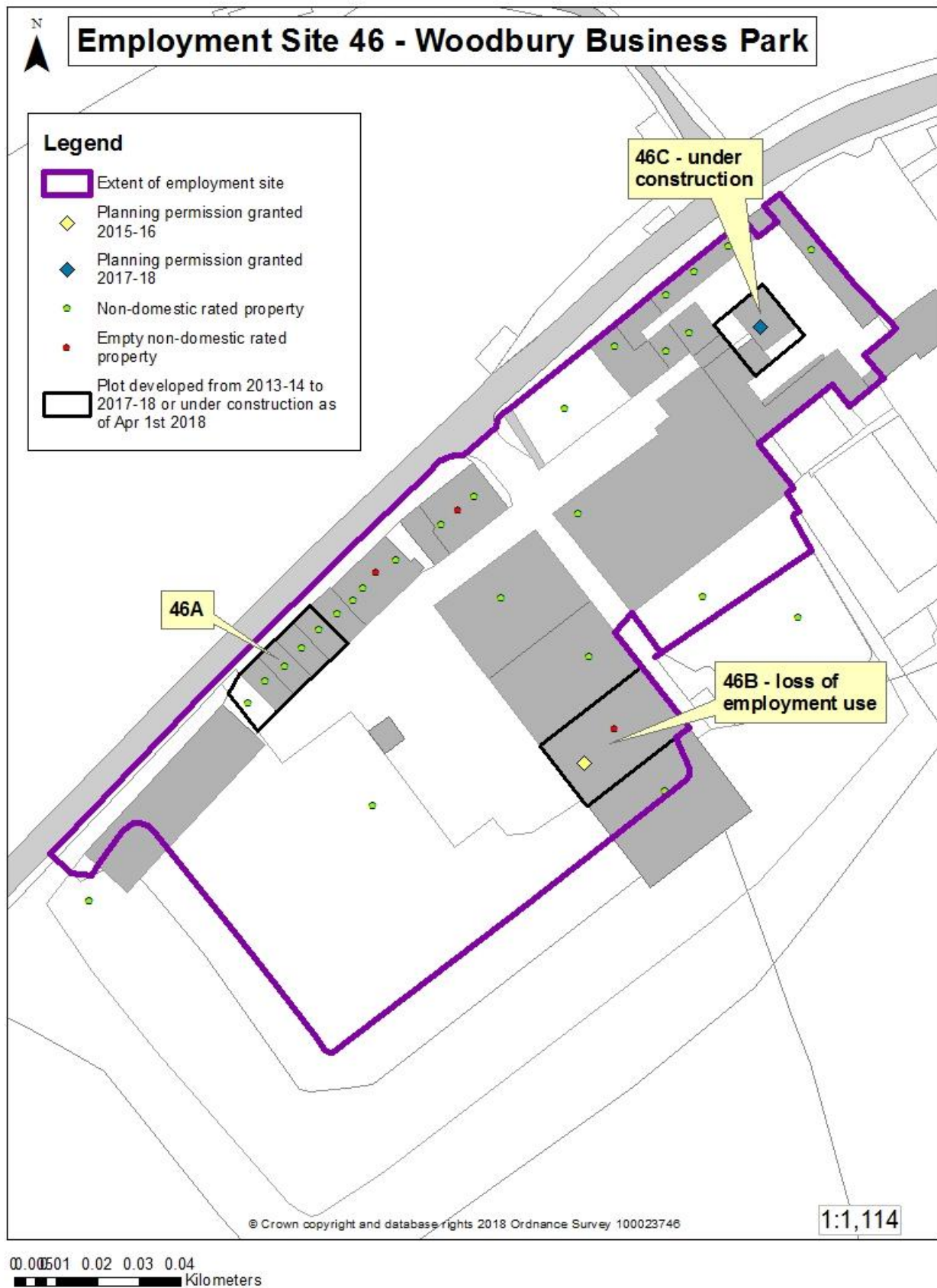
Plot 46C – Permission for alterations and extensions to create 4/5 new business units and store was granted on 16.10.2017, which are under construction at 31.3.2018.

Non-Domestic Rated Properties

There are 24 units rated for non-domestic use, of which 3 were empty at 31.3.2018.

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 2 yards. It is adjacent to the Addlepool farmhouse alongside the A376. Access to the site is gained through 2 existing access points from the unclassified village road. The site covers an area of 0.18 hectares and is shown on the plan below.

Non-Domestic Rated Properties

There are 5, small scale non-domestic rated units, none of which were empty at 31.3.2018



Appendix 1D - Central Area

11 – Heathpark Industrial Estate, Honiton

Ownership

This site is in multiple ownership.

Description

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

Many of the existing premises on the estate are modern, though some are older and a number have a second floor level. The East Devon Business Centre occupies a prominent location at the principal northern entry to the estate. From this road there is easy westerly access directly on to the A30. The Turks Head Junction has recently been improved to ease traffic flows for eastbound A30 traffic and also vehicles travelling to and from Honiton. The main entry point into the estate has, in recent years, become a focal point for retail uses. Away from this entry point the estate has become a popular location for small / medium sized businesses and larger distributors.

Summary of Planning Activity

See also Appendix 2 – Plots 11A to 11M. There has been much activity on the site during the last 5 years, including the construction of 3 new units.

Loss of Employment Use

Plot 11C – Change of use to a gymnasium (under construction at 31.3.2018).

Completions

Plots 11E (business studios), 11F (change of use from General Industry to Storage/Distribution) and 11G (covered area for Parnell Coaches) are now completed

Approvals

Plots 11H (single-storey industrial building) and 11L (new office block) were approved in 2016-17 and under construction at 31.3.2018. Plots 11I (industrial unit extension) and 11J (extension) were approved in 2017-18 but not yet started at 31.3.2018.

Vacant Land

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

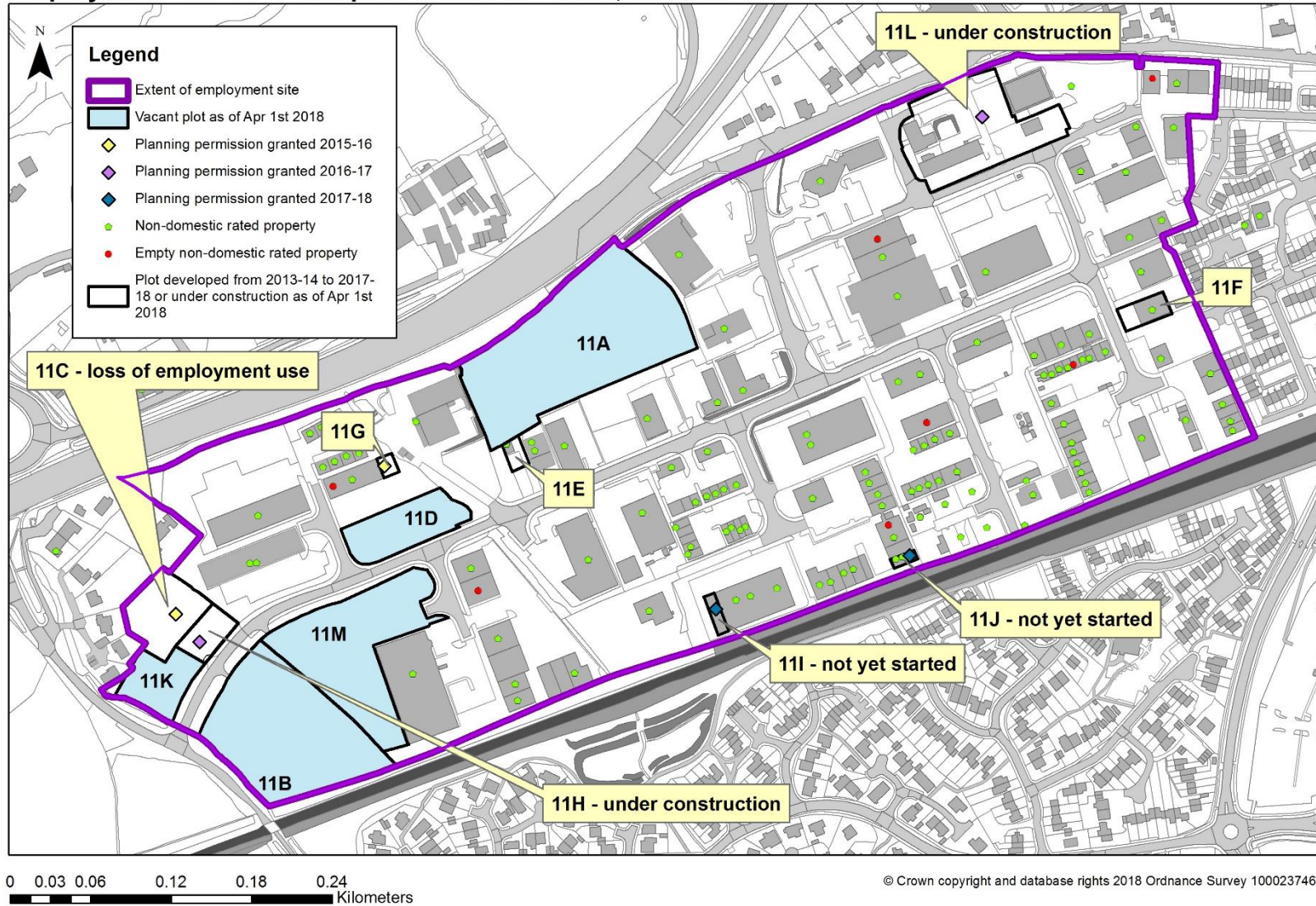
Non Domestic Rated Properties

There are 133 units rated for non-domestic use, of which 7 were empty at 31.3.2018. There is a predominance of warehouses (52), and workshops (35), but also a concentration of stores (12), factories (6), offices (6), retail warehouses (6) and vehicle repair premises (4).

Constraints

There is a small flood zone area.

Employment Site 11 - Heathpark Industrial Estate, Honiton



42 – West of Hayne Lane Employment Site, Honiton

Ownership

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

Description

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

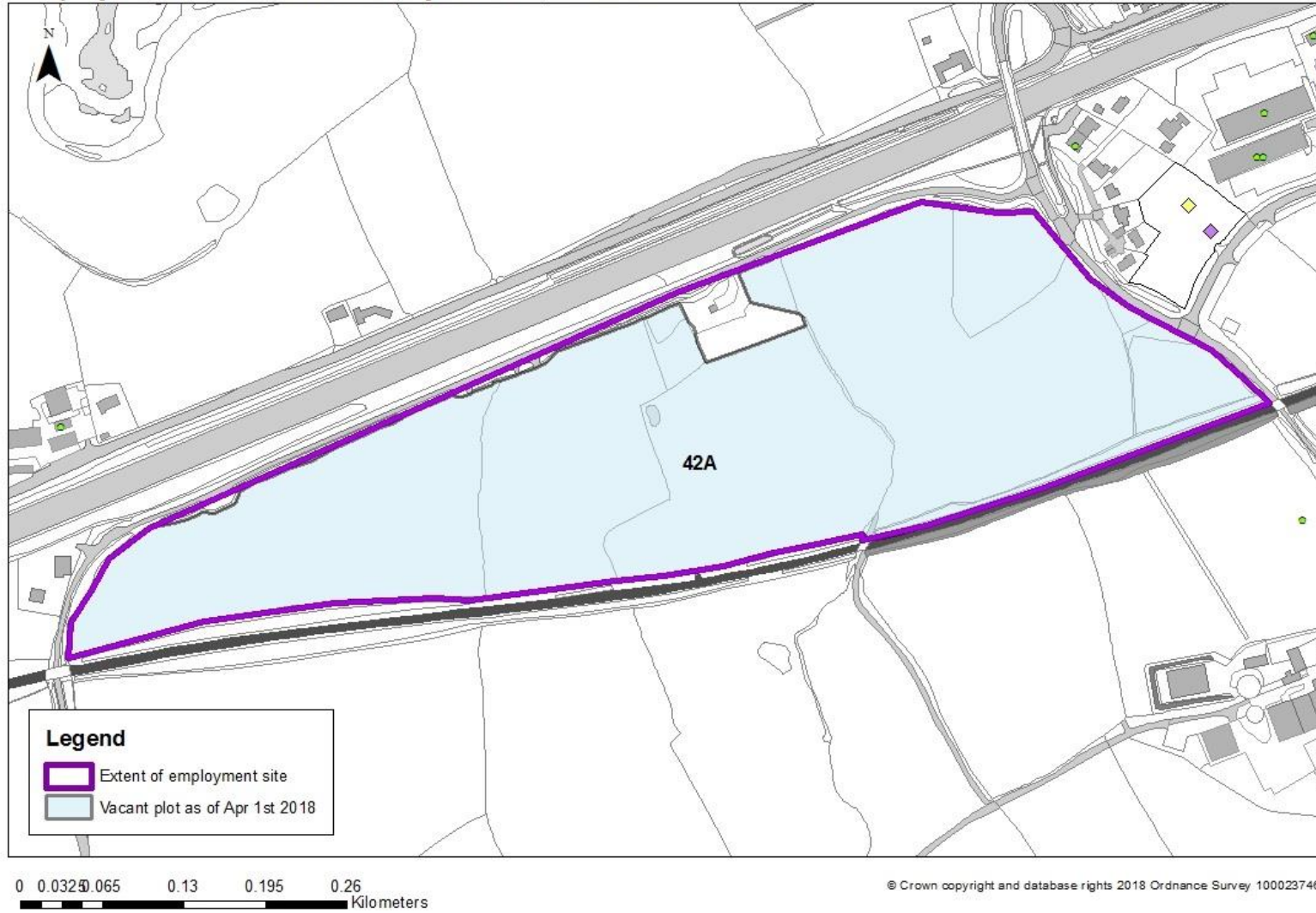
Vacant Land

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

Constraints

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

Employment Site 42 - West of Hayne Lane, Honiton



3 – Ottery Moor Lane, Honiton

Ownership

The site is understood to be in multiple ownership.

Description

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

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

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

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

Summary of Planning Activity

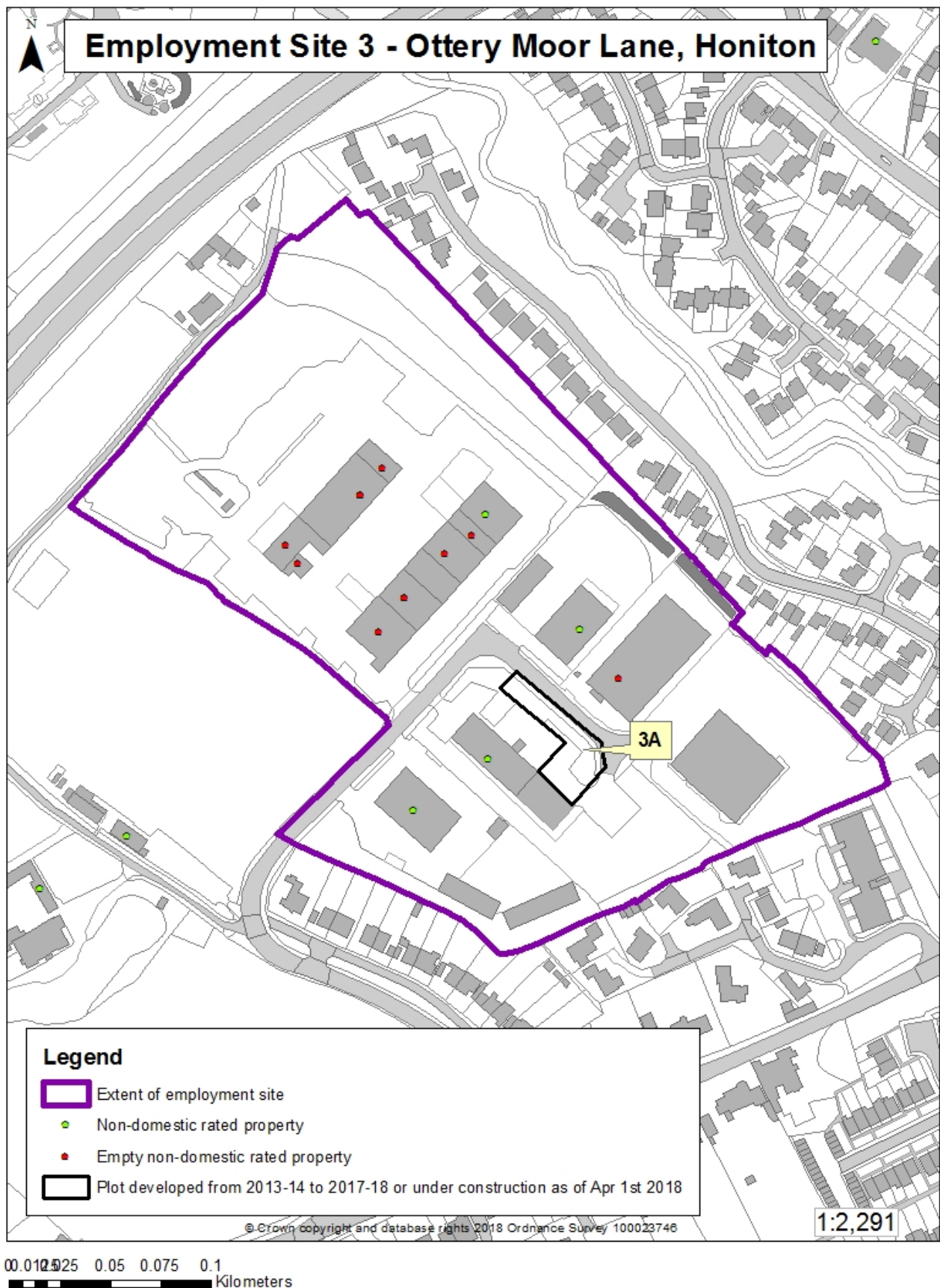
Plot 3A (Goonvean Fibres extension) was completed in 2015-16.

Non-Domestic Rated Properties

There are 13 non-domestic rated properties, of which 9 were classed as empty at 31.3.2018. The majority of units are used as warehousing.

Constraints

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



7 – East Devon Business Park, near Wilmington

Ownership

The site is thought to be in single ownership.

Description

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

Vacant Land

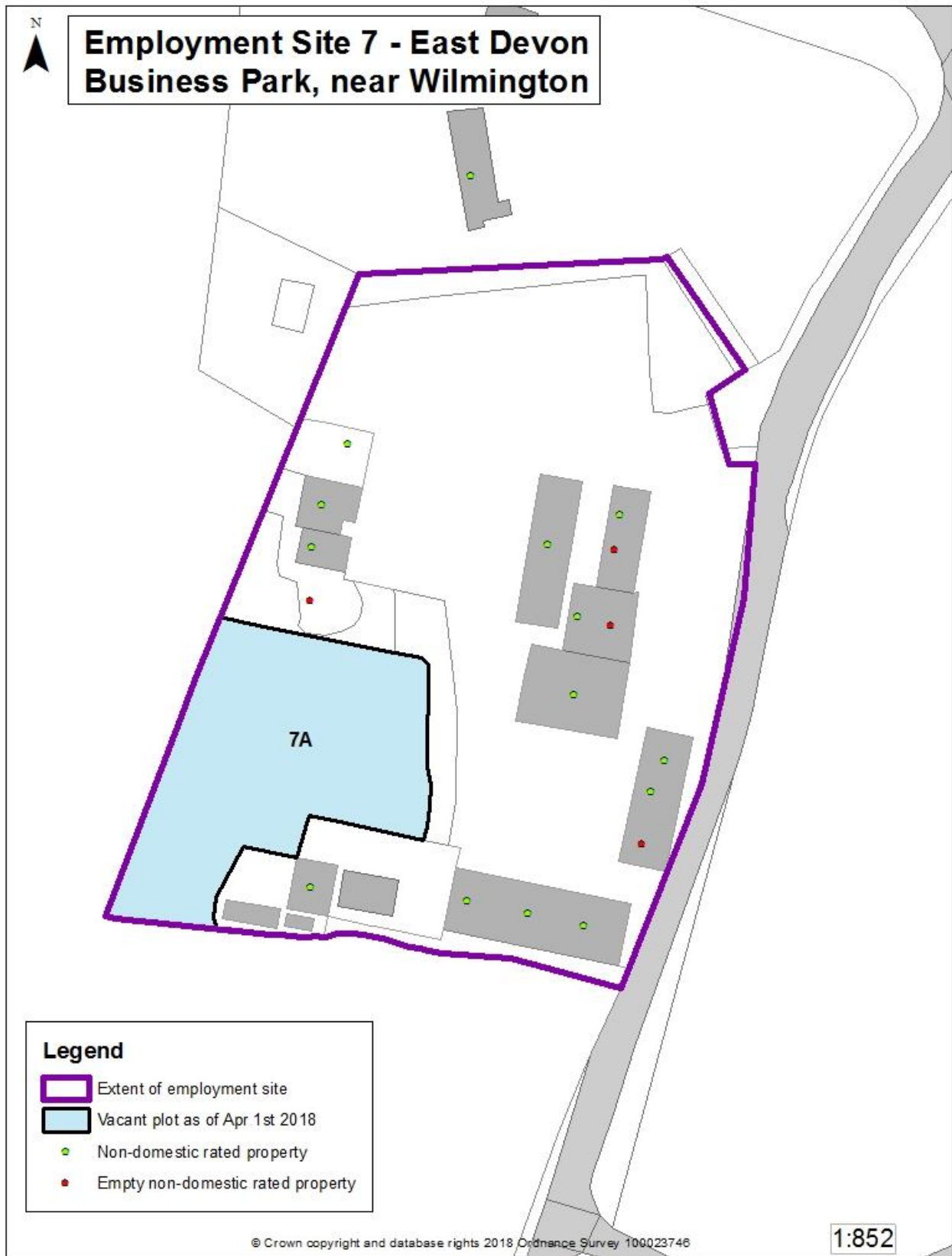
There is a large plot at the south-west boundary of the site.

Non-Domestic Rated Properties

There are 18 non-domestic rated units at the site, of which 4 were classed as empty at 31.3.2018.

Site Constraints

The site lies within an Area of Outstanding Natural Beauty.



8 – Finnimore Industrial Estate, Ottery St Mary

Ownership

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

Description

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

Vacant Land

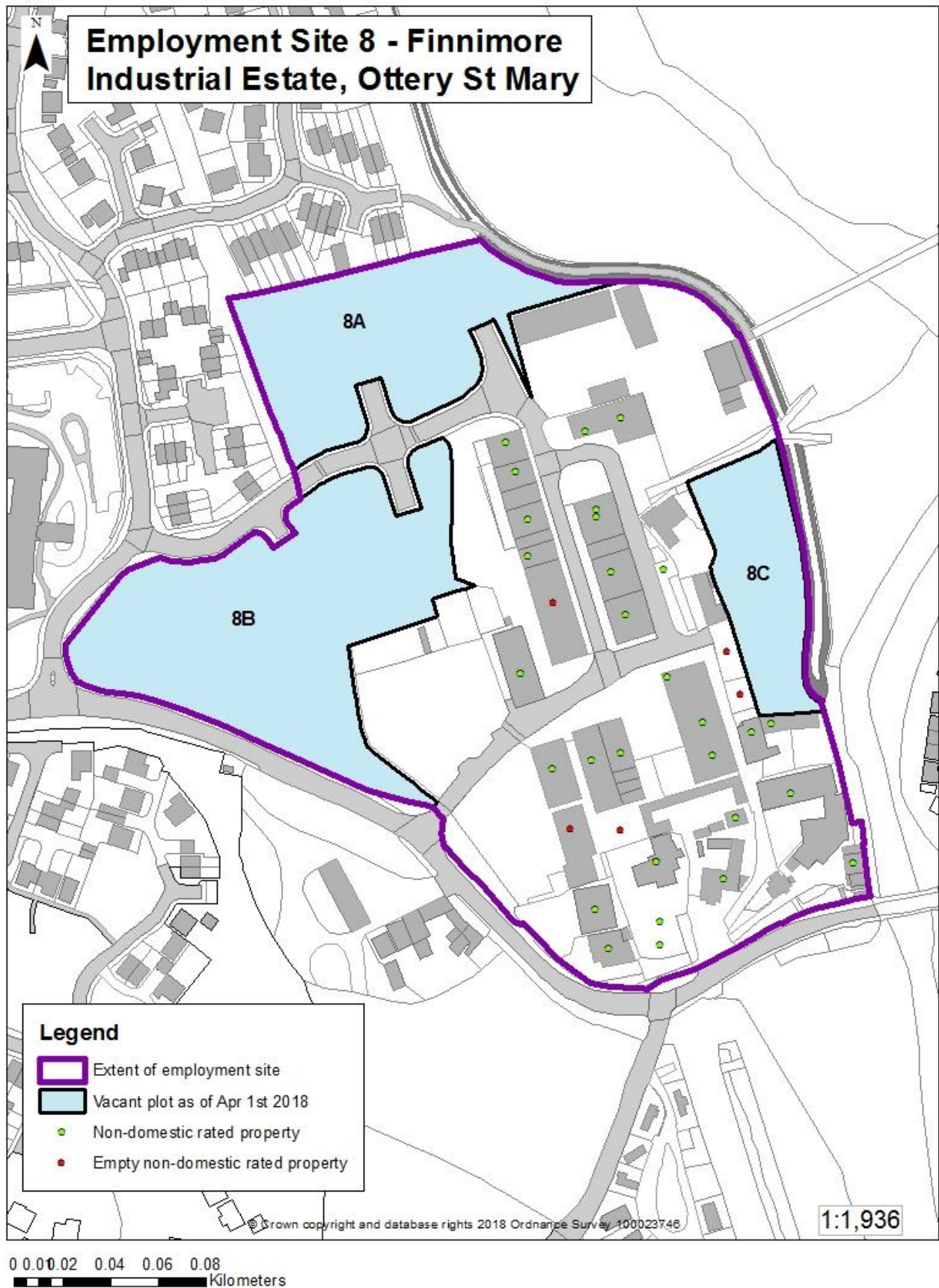
Plots 8A, 8B, and 8C are allocated for employment use under strategy 24 and cover approximately 2.26 hectares.

Non-Domestic Rated Properties

There are 36 units rated for non-domestic use, of which 5 were empty at 31.3.2018. There is a predominance of warehousing and storage at the site (13), along with 5 areas of land used for storage and 3 vehicle workshops.

Site Constraints

The site is within a flood zone.



6 – Dunkeswell Industrial Site

Ownership

The site is in multiple ownership.

Description

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

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

The northerly part of the estate is modern and comprises a number of new medium sized units. The slightly larger southern area is far more mixed in nature; it contains the larger and older buildings with their origins dating back through the 20th century and a few more modern units. Road access to the industrial area is via narrow country lanes and it lies around 8 kilometres (5 miles) to the north of the A35 and Honiton.

Summary of Planning Activity

See also Appendix 2 – Plots 6A to 6J.

Completions

There have been 8 completions within the last 4 years. In 2013-14, a new unit was built on Plot 6A; in 2014-15, a new storage building was built on Plot 6D and there was a CoU from a museum to light industrial / storage use on Plot 6E; in 2015-16 an extension was built on Plot 6A; in 2016-17, an extension was built on Plot 6Gi; and, in 2017-18, extensions were built on Plots 6Gii and 6Giii and a workshop was erected on Plot 6J.

Approvals

Permission was granted for an extension to be built on Plot 6F in February 2016, but this has yet to begin at 31.3.2018. Also, in 2017, permissions were granted for an extension to be built on Plot 6H and for a replacement structure on Plot 6I; neither of these developments have started as of 31.3.2018 either.

Vacant Land

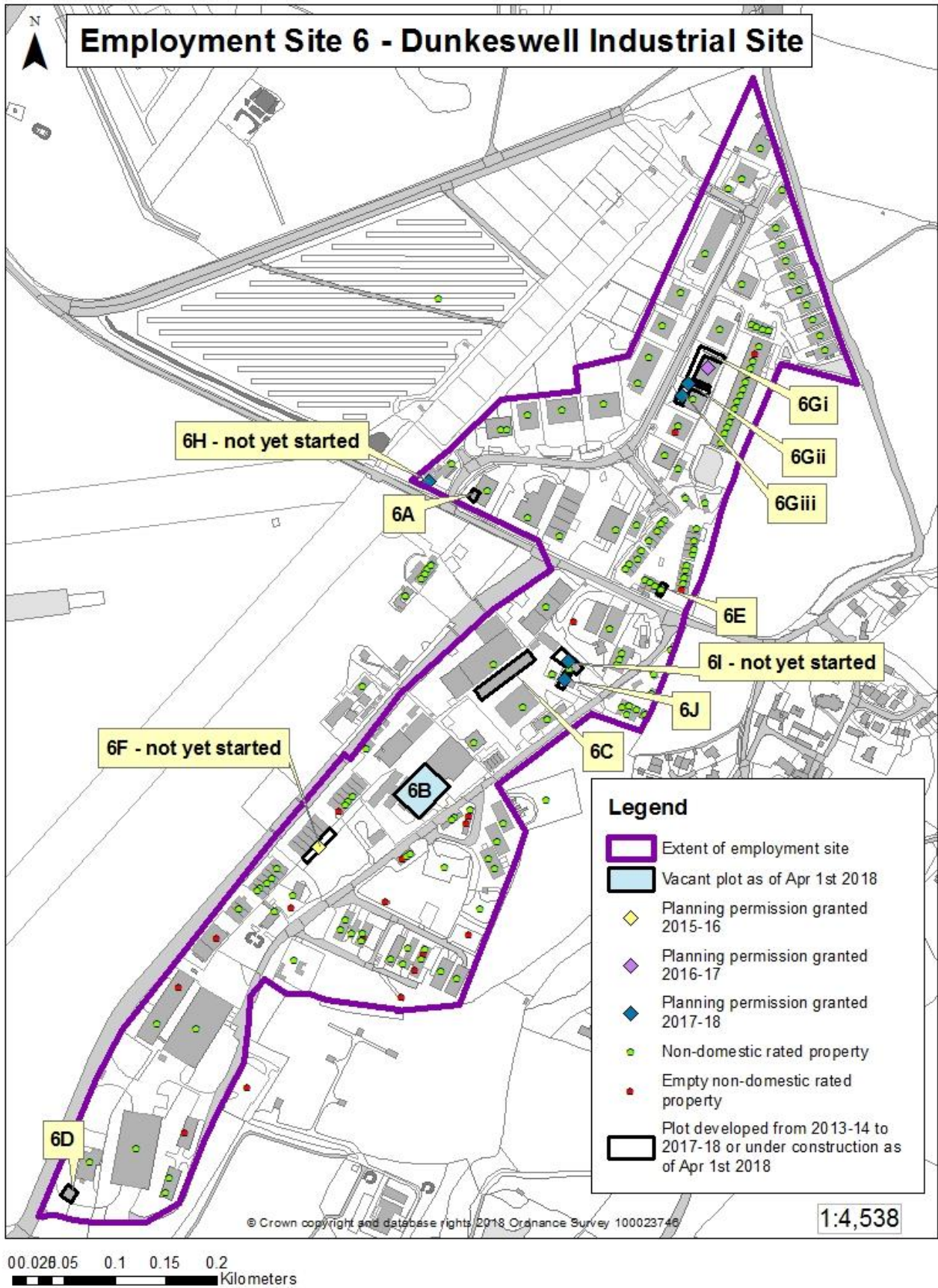
There is a vacant plot of land (6B) in the southern, older part of the estate.

Non-Domestic Rated Properties

There are 170 units rated for non-domestic purposes, 18 of which were empty at 31.3.2018. 60 units are used for warehousing, 39 as workshops, while 48 premises are used for storage purposes.

Site Constraints

The site lies within an Area of Outstanding Natural Beauty.



62 – Dunkeswell Airfield

Ownership

Ownership of the airfield site is unknown.

Description

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

Summary of Planning Activity

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

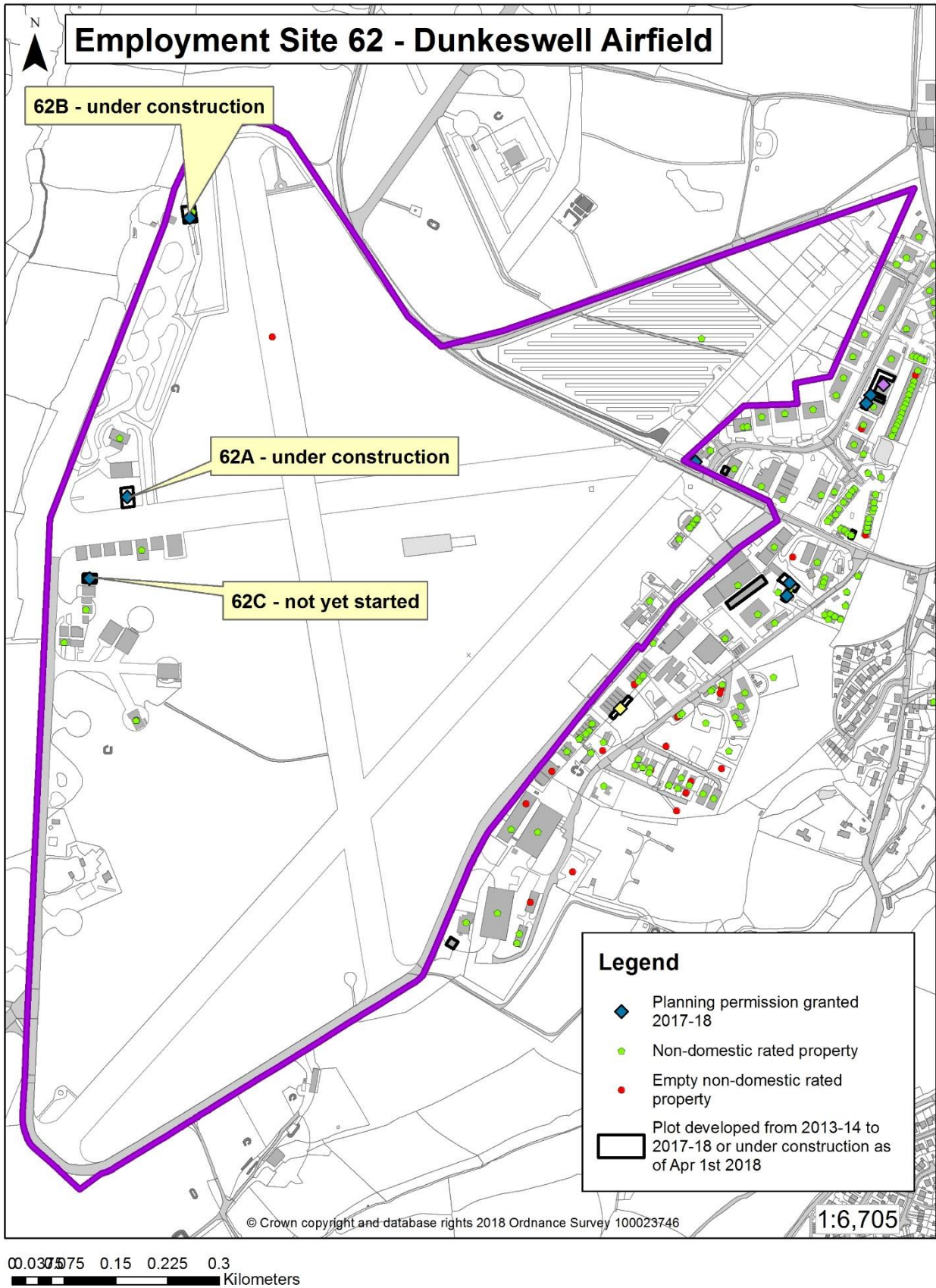
Approvals

Permission was granted for a new building belonging to Mansell Raceway in May 2017 (under construction as of 31.3.2018) on Plot 62B, whilst permission was given for an extension to an Air Westward aircraft storage shed in March 2018 on Plot 62A (also under construction as of 31.3.2018).

Development has not yet started on a proposed aircraft storage shed on Plot 62C, where permission was granted in June 2017.

Non-Domestic Rated Properties

There are 17 units rated for non-domestic purposes, 3 of which were empty at 31.3.2018.



31 – Collets Mill, Talewater, Talaton

Ownership

Ownership of Collets Mill is not known.

Description

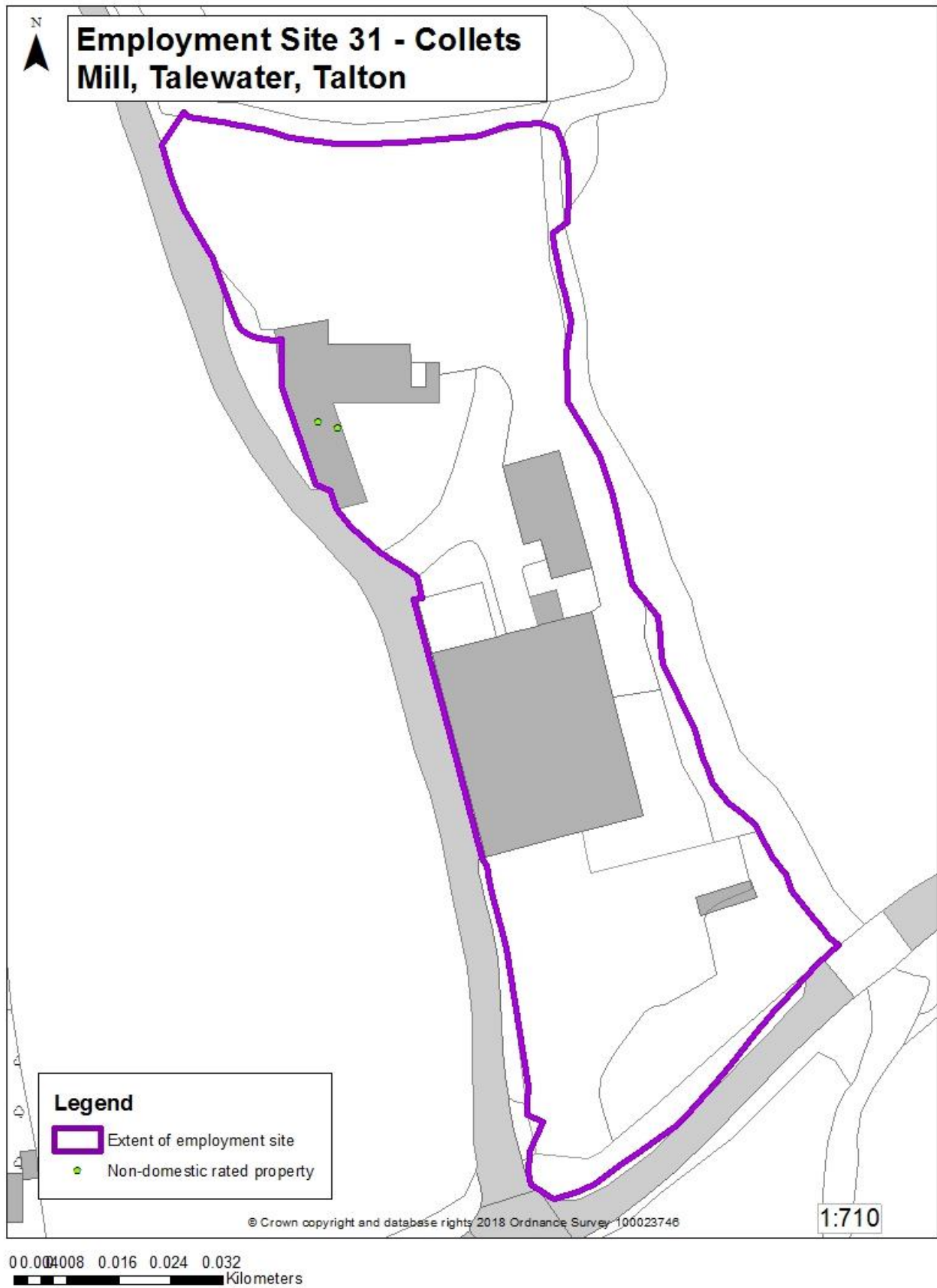
Collets Mill sits in a rural location midway between the villages of Talaton and Feniton. The site is home to a timber mill and covers an area of 0.68 hectares. It is shown on the plan below.

Non-Domestic Rated Properties

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

Site Constraints

Most of the site is in a flood zone.



32 – Talewater Works, Talaton

Ownership

Ownership of the Talewater Works at Talaton is not known.

Description

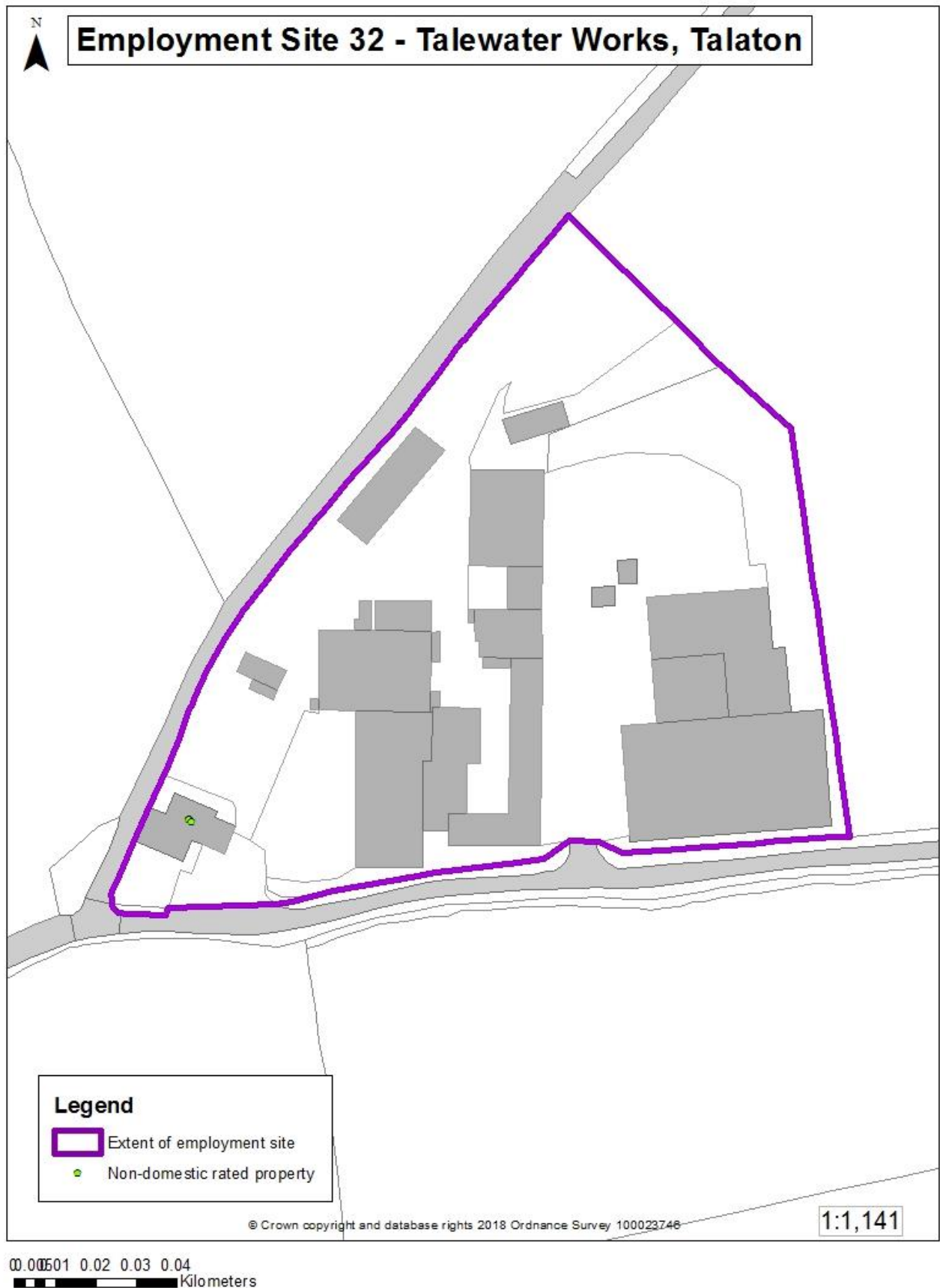
Talewater Works sits in a rural location midway between the villages of Talaton and Feniton. The site is home to a range of business uses and covers an area of 1.84 hectares. The site is shown on the plan below.

Non-Domestic Rated Properties

There are 4 properties rated for non-domestic use on the site, all of which are occupied (3 workshops and 1 vehicle repairs).

Site Constraints

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



61 – Colliton Barton, Broadhembury

Ownership

Ownership of the site is not known.

Description

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

Summary of Planning Activity

See also appendix 2 – Plots 61A and 61B.

Completion

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

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

Non-Domestic Rated Properties

The site contains 5 units rated for non-domestic use, none of which were empty at 31.3.2018.



Appendix 1E - Southern Area – Coastal Towns

16 – Liverton Business Park (Phase 1), Exmouth

Ownership

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

Description

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

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

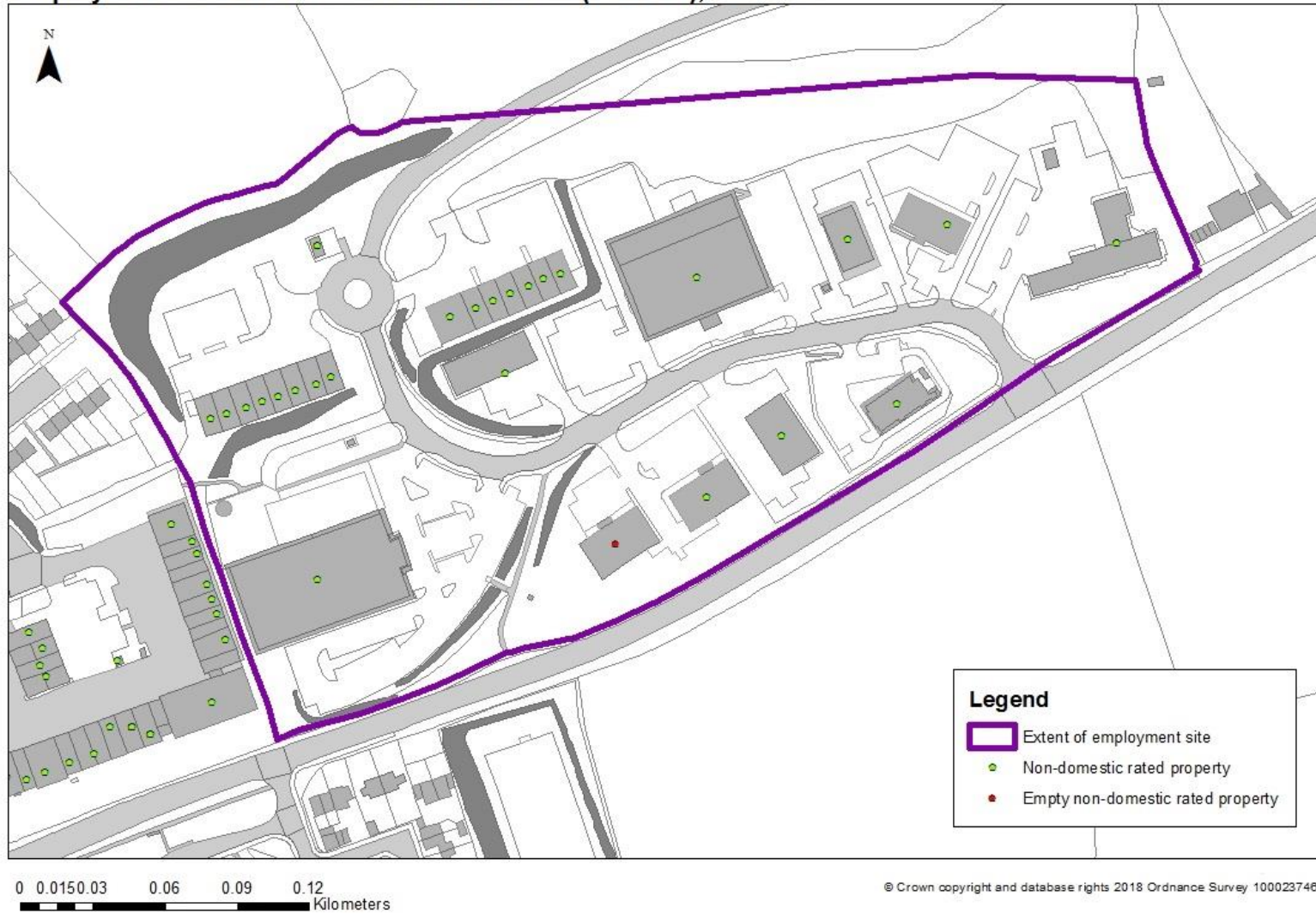
Non-Domestic Rated Properties

There are 26 units rated for non-domestic use, of which 1 was empty at 31.3.2018. Much of the estate is occupied by large retail premises, but there are also 8 workshops and 5 warehouses.

Site Constraints

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

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



17 – Liverton Business Park (Phase 2), Exmouth

Ownership

The site is controlled by Clinton Devon Estates.

Description

Liverton Business Park (Phase 2) extends to an area of 6.5 hectares and lies on the eastern edge of Exmouth, to the north of - and with road access via Liverton (Phase 1) on to - Salterton Road. The site is shown on the map 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 builder's merchant warehouses on site and vacant land with further scope for development around and fronting on to the access road at this site.

Summary of Planning Activity

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

Completions

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

Vacant Land

Plot 17B and 17F are vacant plots.

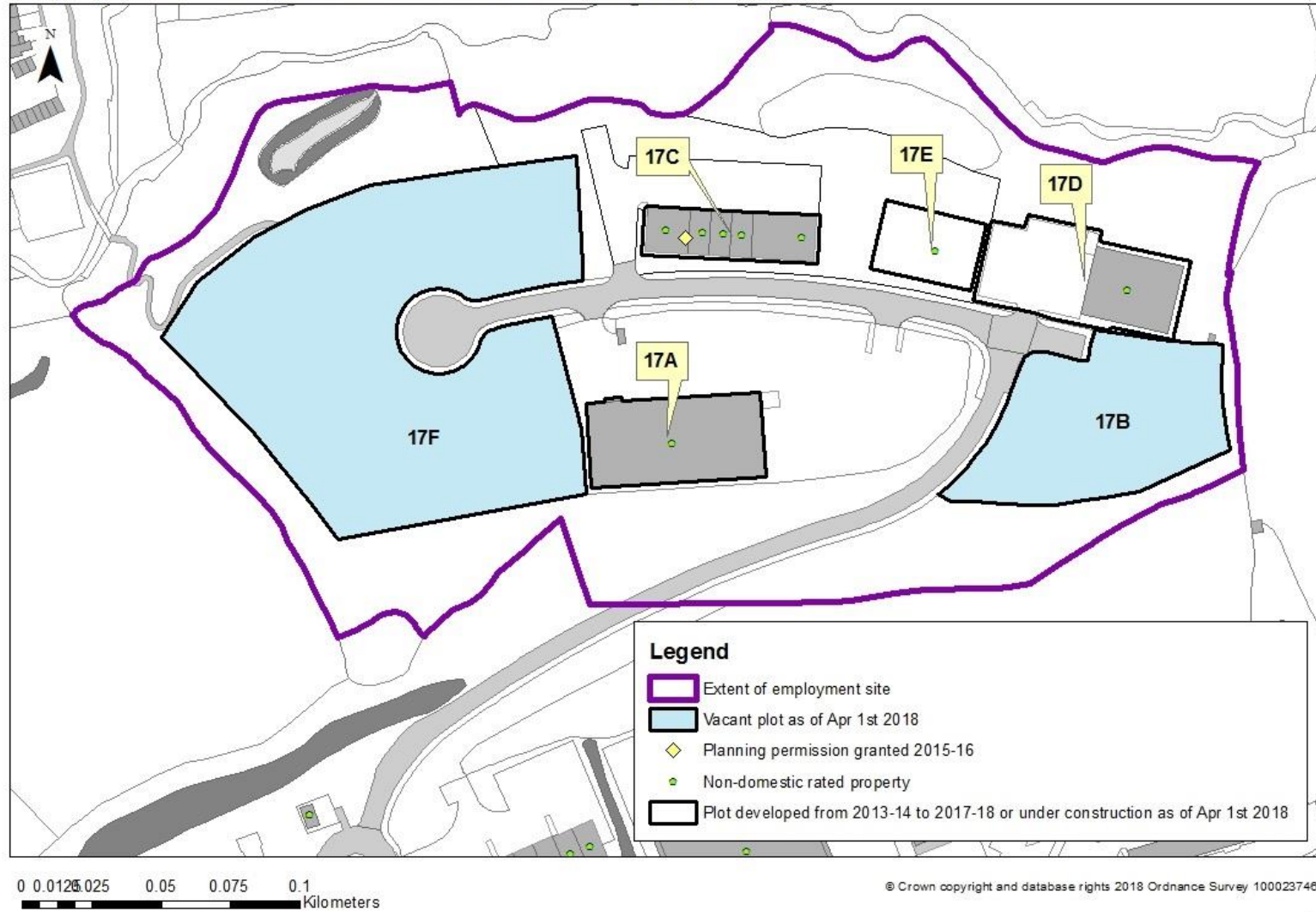
Non-Domestic Rated Properties

There are 8 units rated for non-domestic use, none of which were classed as empty at 31.3.2018.

Site Constraints

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

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



45 – Liverton Business Park (Phase 3), Exmouth

Ownership

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

Description

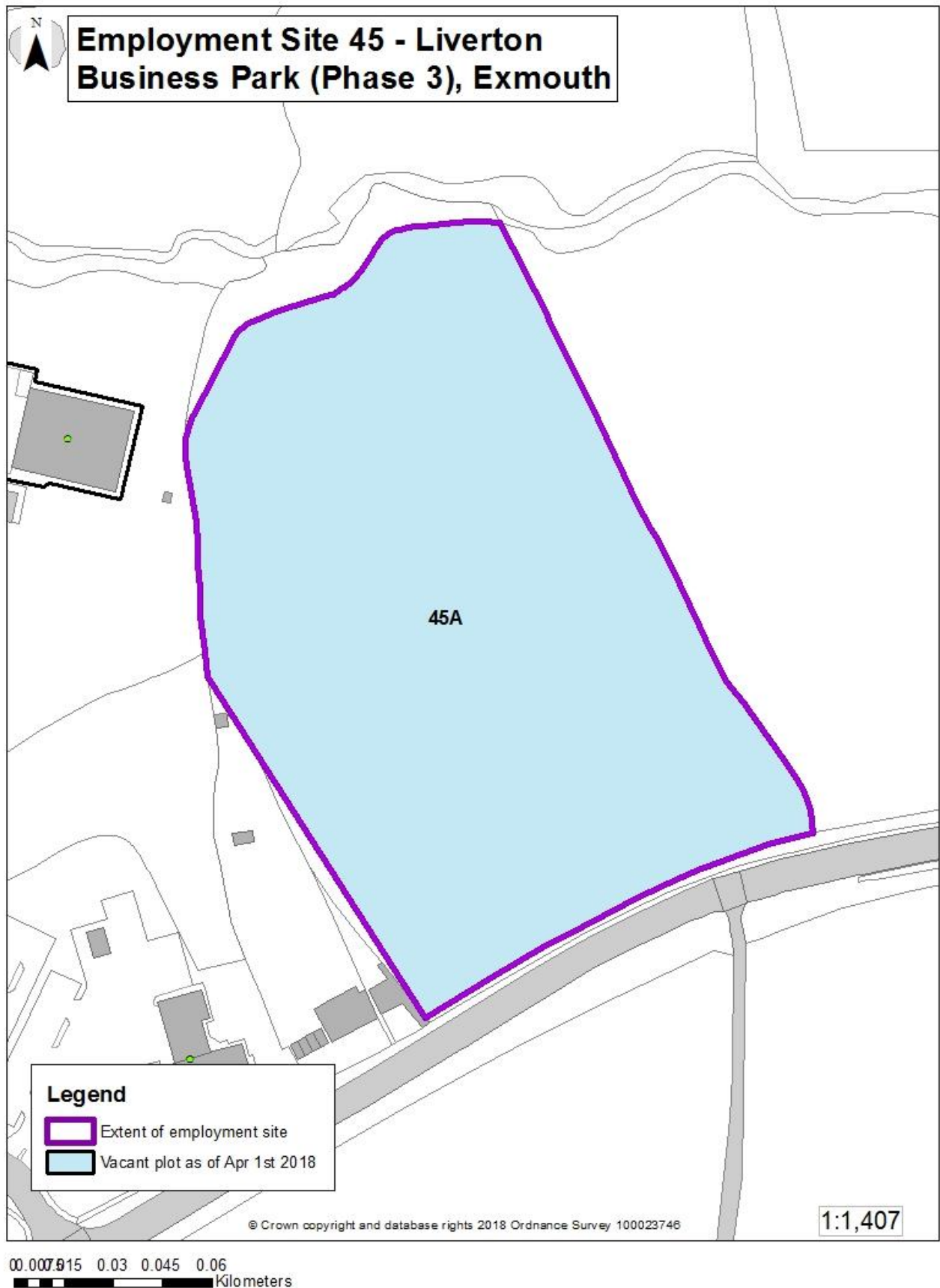
Liverton Business Park (Phase 3) is allocated in the Local Plan for employment use. The site lies at the eastern edge of Exmouth and adjoins the existing Liverton industrial estate with road frontage to the B3178. It is currently a Greenfield site and measures 2.7 hectares in area. The site is shown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

Vacant Land

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

Site Constraints

There is an AONB to the south of the site.



18 – Dinan Way, Exmouth

Ownership

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

Description

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

Non-Domestic Rated Properties

There are 8 units rated for non-domestic use, none of which were empty at 31.3.2018. Each unit has a different use description.

Site Constraints

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

Employment Site 18 - Dinan Way, Exmouth



28 – Dinan Way Trading Estate, Exmouth

Ownership

Ownership of the Dinan Way Trading Estate is not known.

Description

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

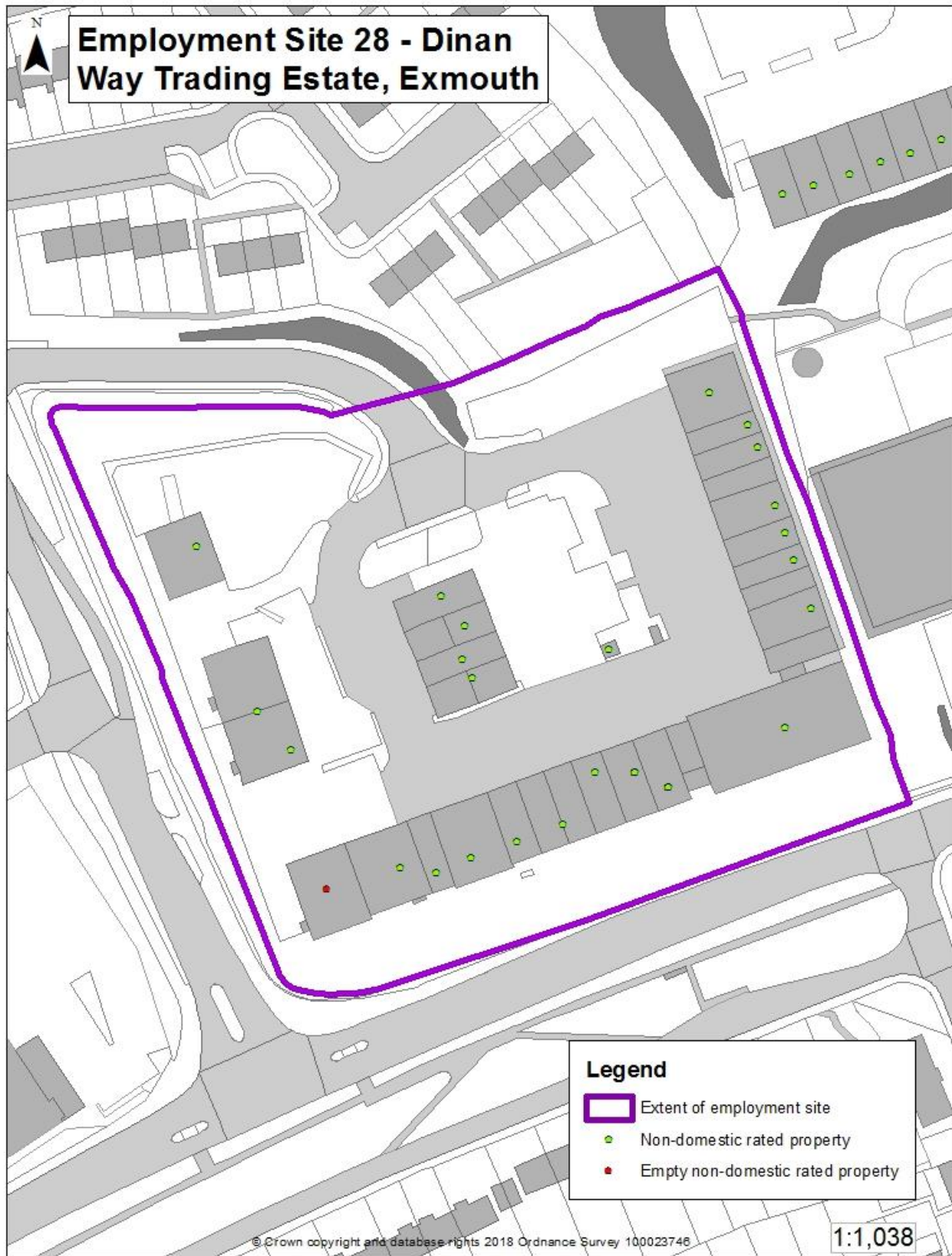
The site contains a number of late 20th century units and is home to a range of industrial and engineering uses and a number of trade counter operations.

Non-Domestic Rated Properties

There are 25 units rated for non-domestic use, with 1 classed as empty at 31.3.2018.

Site Constraints

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



23 – Pound Lane, Exmouth

Ownership

The Pound Lane site at Exmouth is in multiple ownership.

Description

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

The Pound Lane site (or parts at least) was formerly a waste disposal landfill site (parts may remain in this use). This will impact upon scope for redevelopment and may account for the presence of vacant plot areas at the site. The site map shows land that may offer scope for infill redevelopment but actual and realistic potential for use may be limited. The rear of the site is accessed via a single lane estate road and has been separated into a number of secure open storage plots.

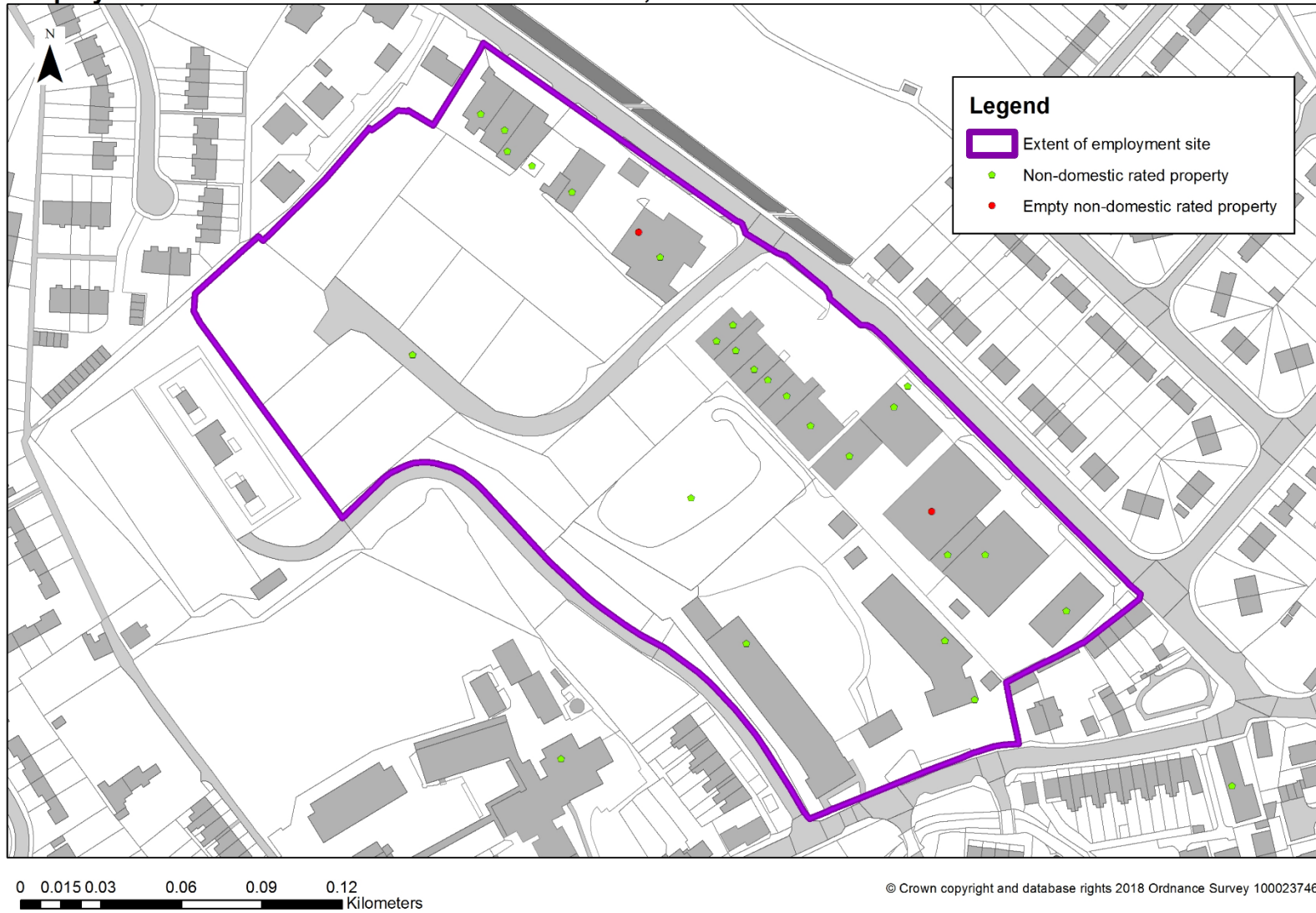
Non-Domestic Rated Properties

There are 50 non-domestic rated units (including 19 compounds for self-storage) of which 2 were classed as empty at 31.3.2018.

Site Constraints

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

Employment Site 23 - Pound Lane Industrial Estate, Exmouth



34 – Victoria Way, Exmouth

Ownership

The Victoria Way site in Exmouth is in multiple ownership.

Description

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

Summary of Planning Activity

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

Completions

There were 2 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.

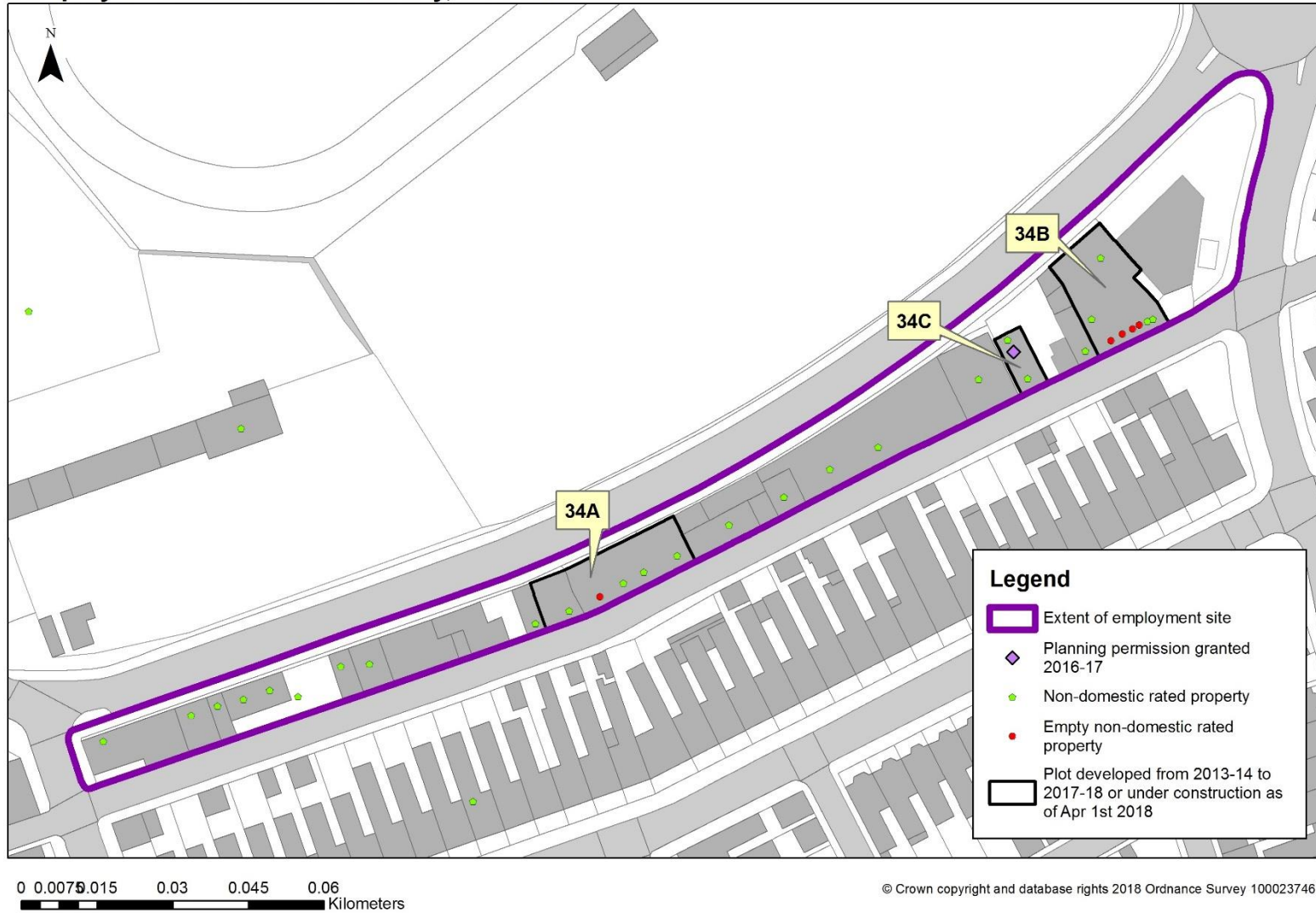
Non-Domestic Rated Properties

There are 30 non-domestic rated units of which 5 were classed as empty at 31.3.2018. Unit sizes at the Victoria Way site are typically very small.

Site Constraints

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

Employment Site 34 - Victoria Way, Exmouth



35 – Pankhurst Industrial Estate, Exmouth

Ownership

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

Description

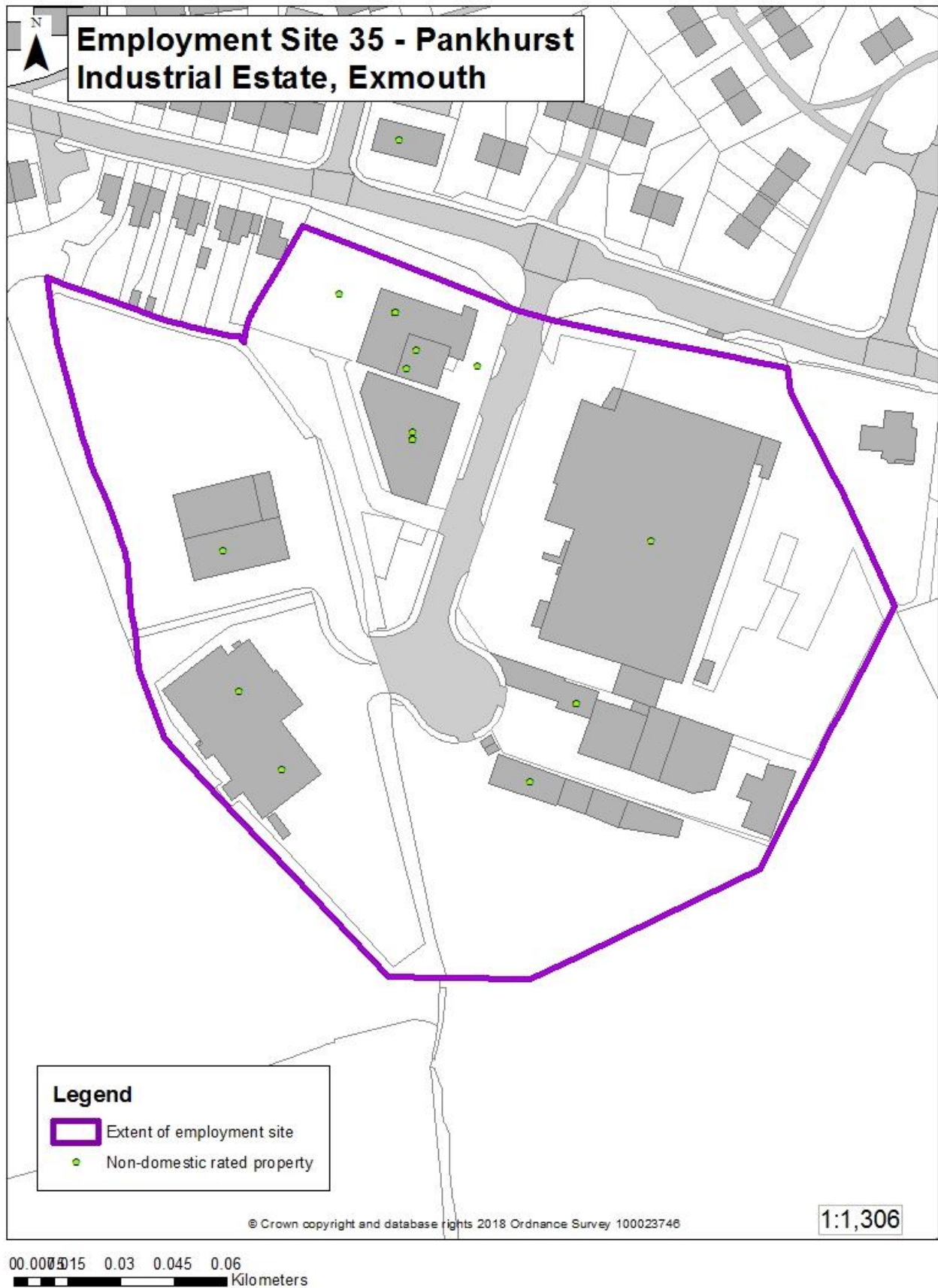
The Estate lies on the eastern side of Exmouth just off the B3178 in the Littleham area. There are a range of business uses at the site which covers an area of 3.38 hectares, shown on the plan below.

Non-Domestic Rated Properties

There are 19 non-domestic rated units, of which 5 were classed as empty at 31.3.2018.

Site Constraints

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



40 – South of Redgate, Exmouth

Ownership

Ownership of the land south of Redgate is not known.

Description

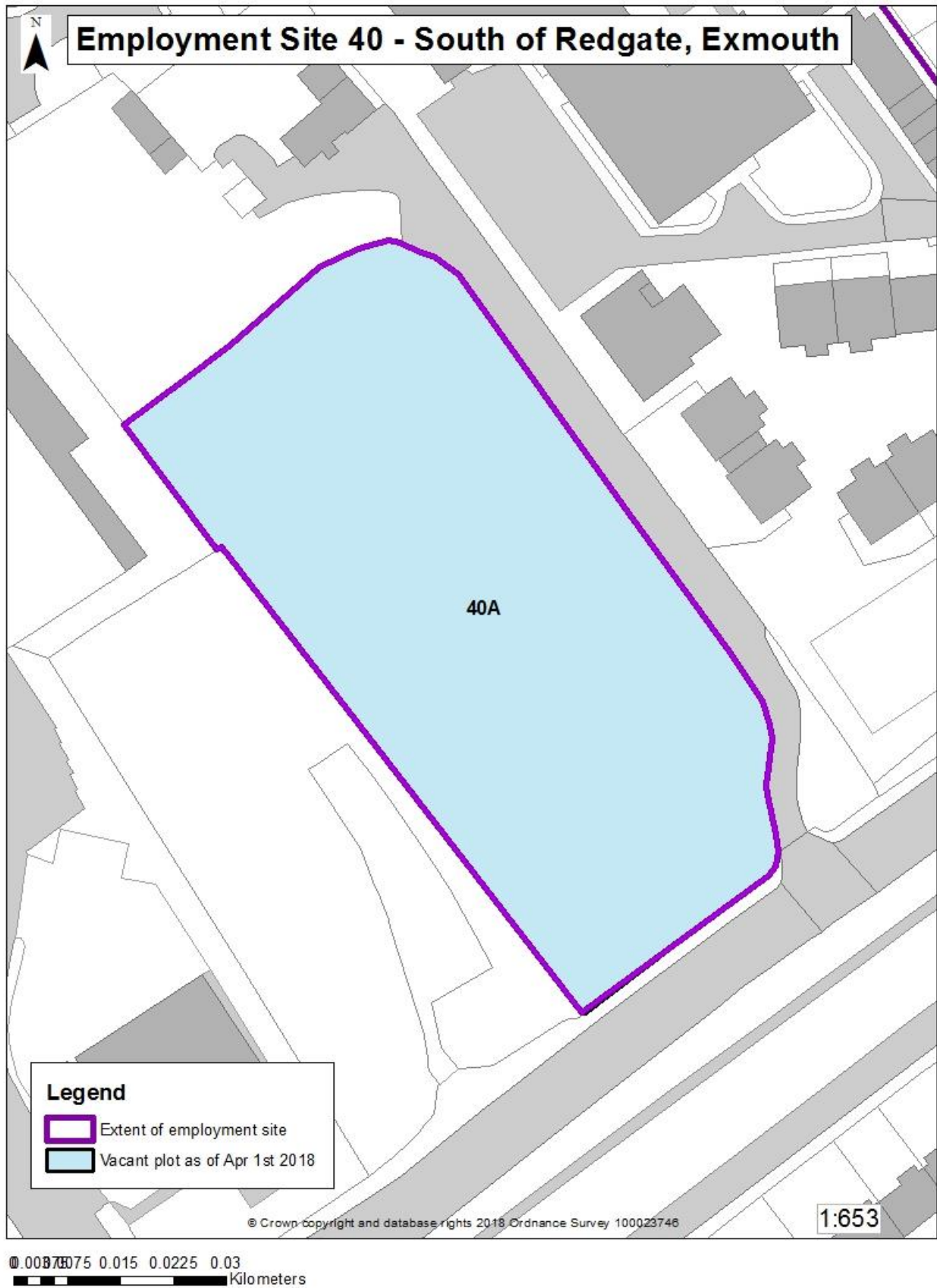
Redgate is an old house on the eastern side of Exmouth and the former garden area to the front is allocated for employment uses. The site is located off Salterton Road (the B3178). A permission granted in 2009 has not been implemented. The site, shown on the map below, is currently unused and covers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

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.



29 – Salterton Workshops, Budleigh Salterton

Ownership

The site is understood to be in multiple ownership.

Description

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

Non-Domestic Rated Properties

There are 11 non-domestic rated units, of which 1 was classed as empty at 31.3.2018.

Site constraints

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

Employment Site 29 - Salterton Workshops, Budleigh Salterton



53 – Goodmores Farm, Exmouth (Mixed Use Allocation)

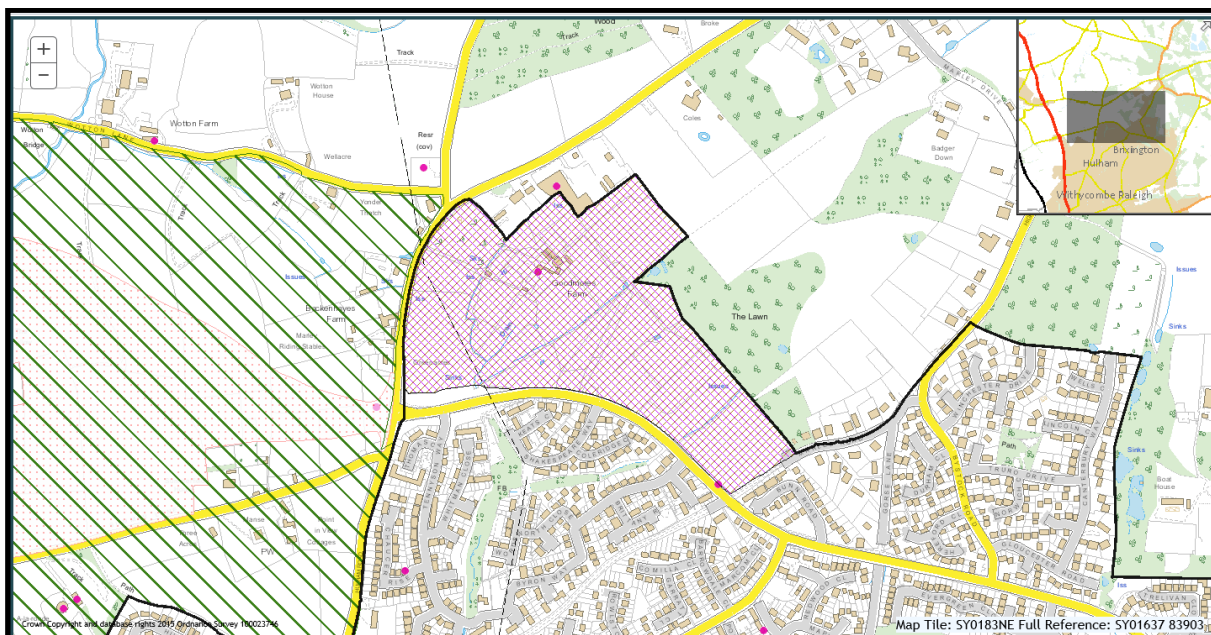
Ownership

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

Description

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

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



Map of Goodmores Farm

1 - Alexandria Road Industrial Estate, Sidmouth

Ownership

The site is in multiple ownership.

Description

Alexandra Road industrial area is an ageing site set in 2 parts. The southern part, with its own access road, is occupied by a builders' merchant in an old railway premises and several small units with road frontage adjacent to the old station building. The northern area is occupied by a range of industrial and business units and a self-storage facility. Road access to the site through Pathwhorlands is not ideal, and this has been a constraining factor on past development. The estate extends to just over 4 hectares in area and is shown on the plan below.

Summary of Planning Activity

See also Appendix 2 – Plots 1A to 1C.

Approvals

Plot 1Bi – permission for 20 self-storage containers was granted in February 2018.

Completions

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

Vacant Land

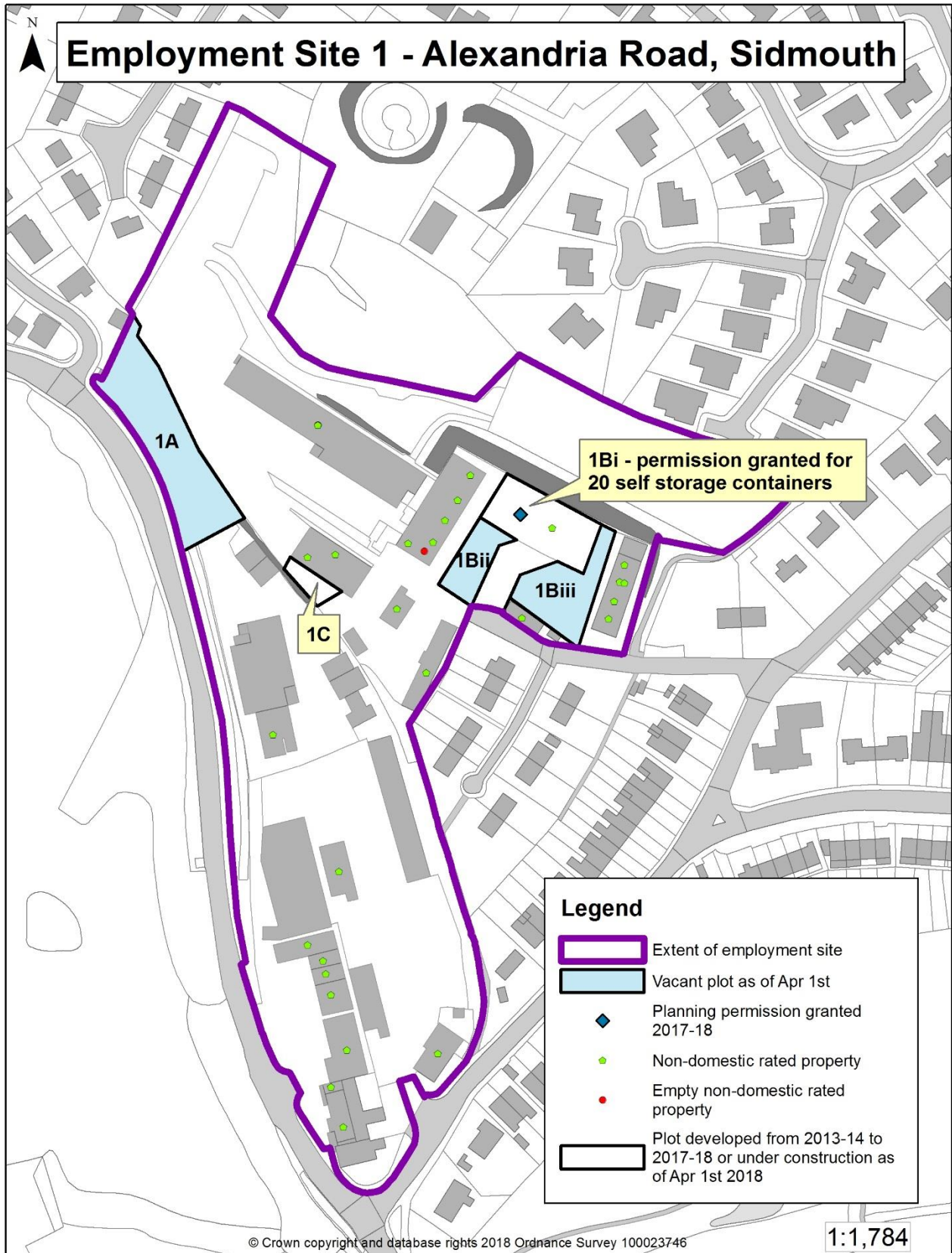
There are 3 identified vacant plots at Alexandria industrial area that may offer scope for further employment development, though access to 1A is very constrained.

Non-Domestic Rated Properties

There are 40 non-domestic rated units, of which 2 were classed as empty at 31.3.2018. The majority of units are used for storage or as workshops.

Site Constraints

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



19 – Manstone Lane, Sidmouth

Ownership

The Manstone Lane site is in Local Authority ownership.

Description

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

The site falls on 2 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.

Non-Domestic Rated Properties

There are 10 units rated for non-domestic use, of which 1 was classed as empty at 31.3.2018. 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.



41 – Sidford Employment Site, Sidmouth

Ownership

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

Description

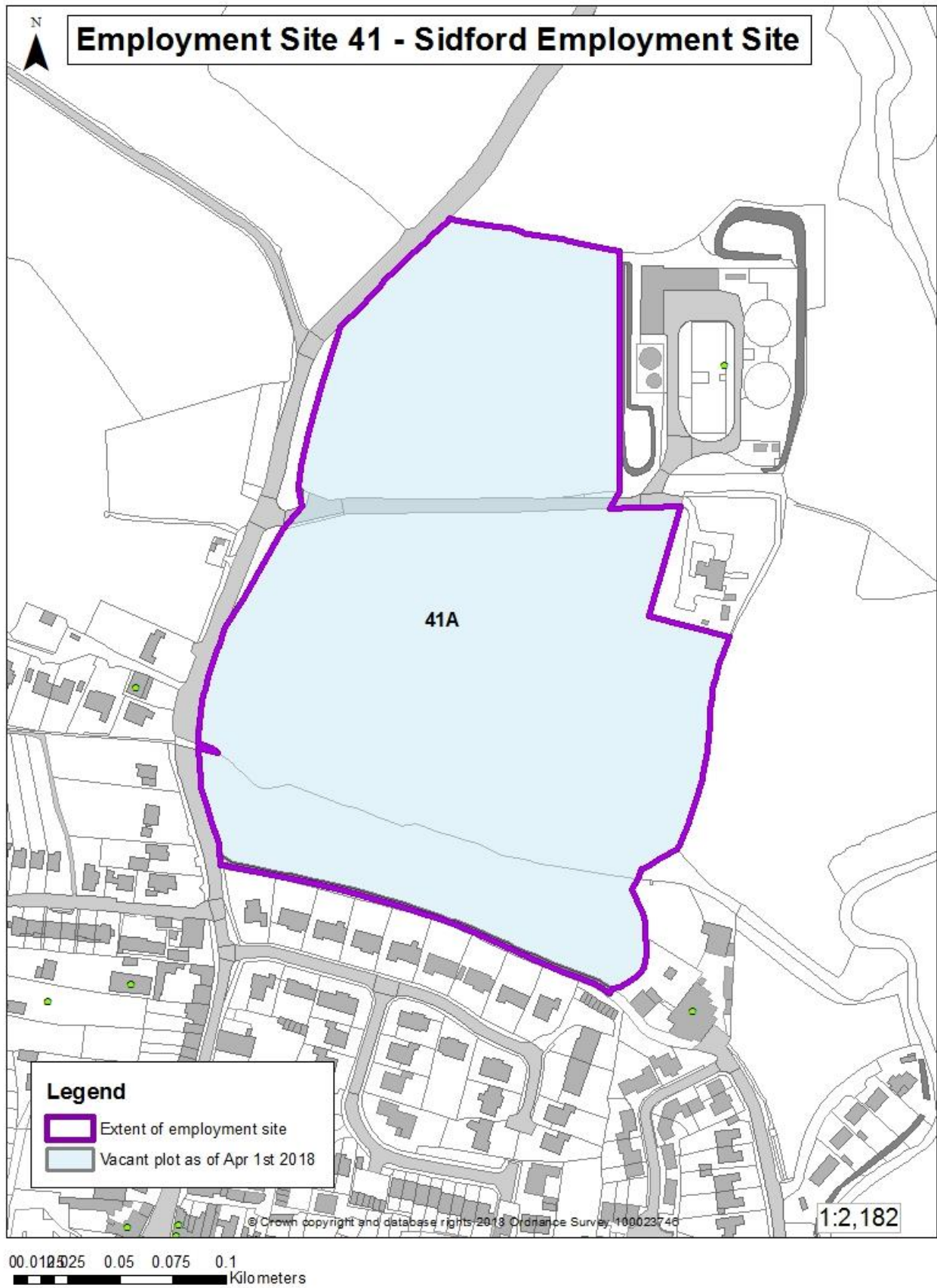
This Greenfield site lies to the north of Sidford and is currently in agricultural use. The proposed site would have access from Two Bridges Road and is in close proximity to the A3052. The site covers an area of approximately 5.97 hectares and is shown on the plan below.

Vacant Land

Plot 41A is allocated in the Local Plan (with no extant permission).

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.



30 – The Old Sawmills, Colaton Raleigh

Ownership

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

Description

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

Non-Domestic Rated Properties

There are 14 units rated for non-domestic use, none of which were classed as empty at 31.3.2018.

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 0.86 hectares.

Summary of Planning Activity

See also Appendix 2 – Plot 60A.

Completions

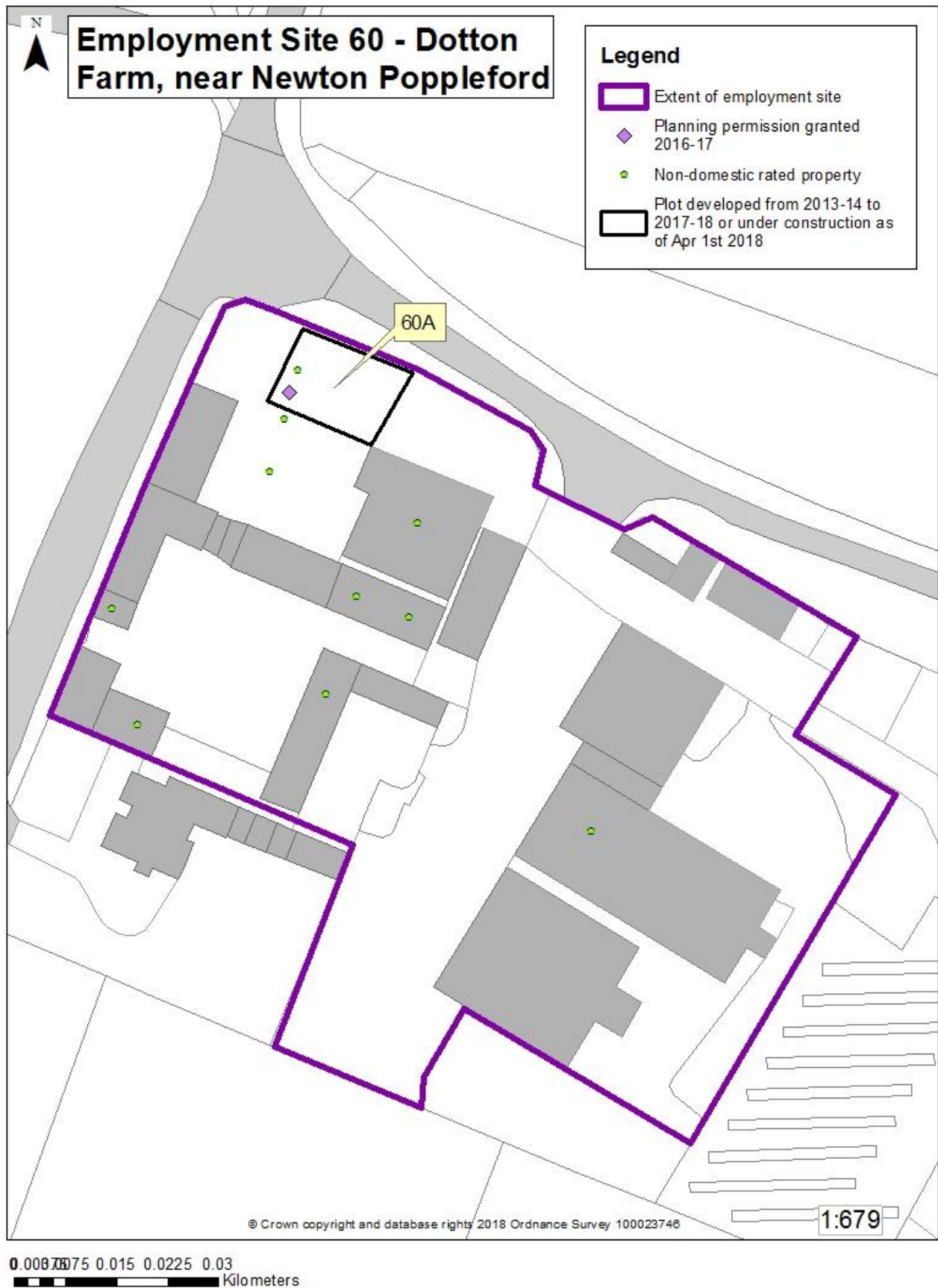
Plot 60A, a new unit for B2 use was approved and completed during 2016-17.

Non-Domestic Rated Properties

There are 10 units rated for non-domestic use, none of which were empty at 31.3.2018.

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 of 3.38 hectares and is shown on the plan below.

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

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

Summary of Planning Activity

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

Completions

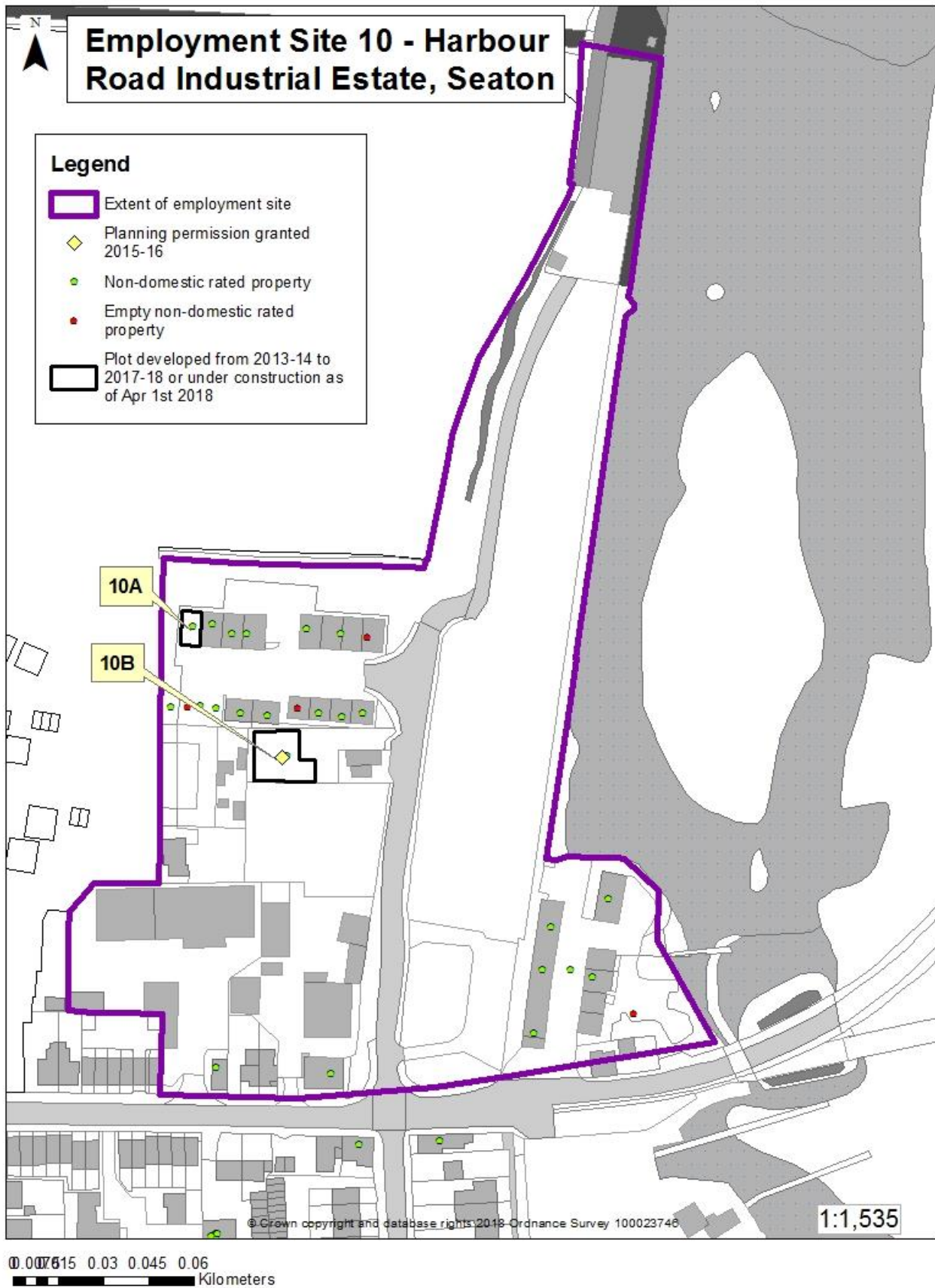
Plot 10A – change of use was completed during 2014-15; Plot 10B – a new unit was approved during 2015-16 and completed during 2016-17.

Non-Domestic Rated Properties

There are 27 units rated for non-domestic use, of which 4 were classed as empty at 31.3.2018.

Site Constraints

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



13 – Harepath Industrial Estate, Seaton

Ownership

Harepath Industrial Estate is in multiple ownership.

Description

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

Summary of Planning Activity

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

Completions

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

Approvals

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

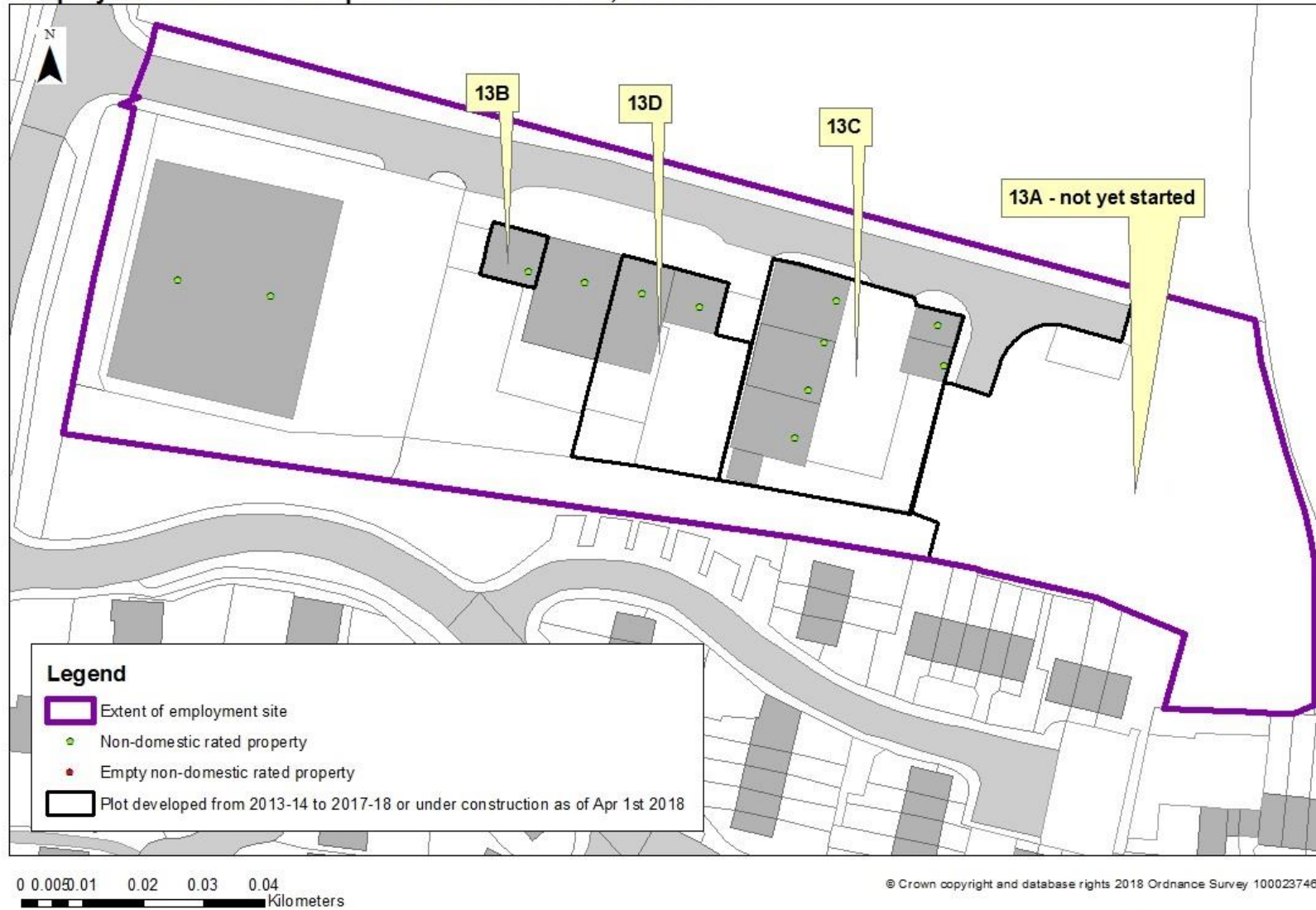
Non-Domestic Rated Properties

There are 12 units rated for non-domestic use of which none were classed as empty at 31.3.2018.

Site Constraints

There is residential use to the south.

Employment Site 13 - Harepath Industrial Estate, Seaton



36 – Colyford Road, Seaton

Ownership

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

Description

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

Planning Activity

Planning permission was granted in 2014 for 14 units which has now expired.

Vacant Land

The entire site is currently seen as being available.

Non-Domestic Rated Properties

There is 1 unit rated for non-domestic use, a workshop, which was classed as empty at 31.3.2018.

Site Constraints

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

Employment Site 36 - Colyford Road, Seaton



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

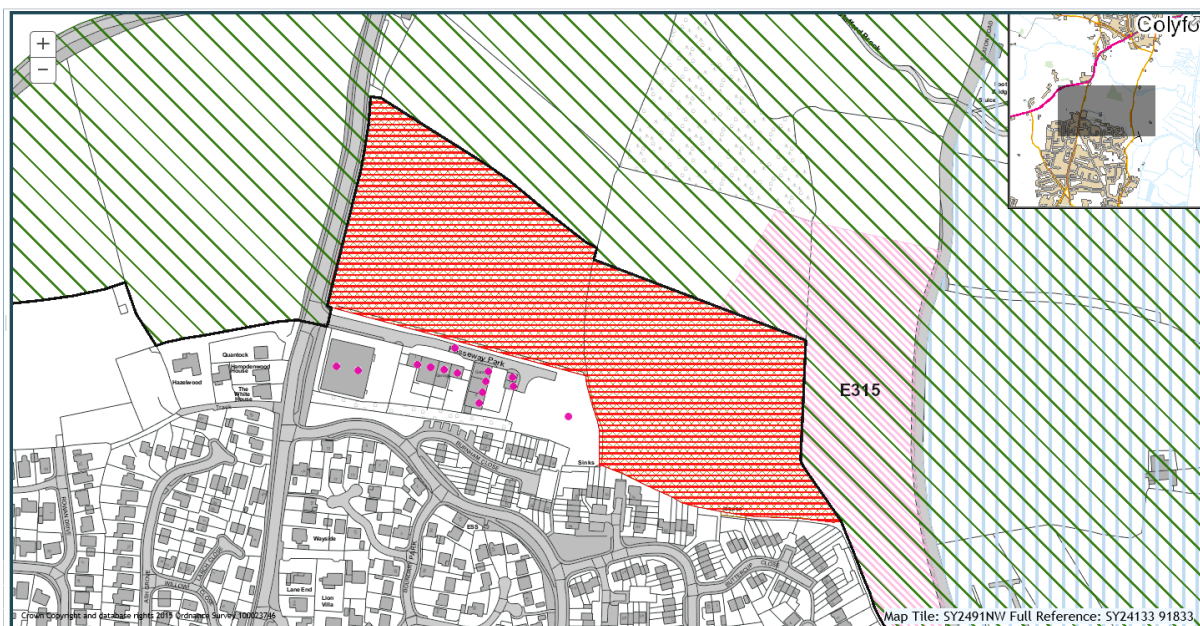
Ownership

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

Description

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

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



Map showing Harepath Road Site

Appendix 1F – Eastern Area

2 - Axminster Carpets, Axminster

Ownership

The site is understood to be in single ownership.

Description

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

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

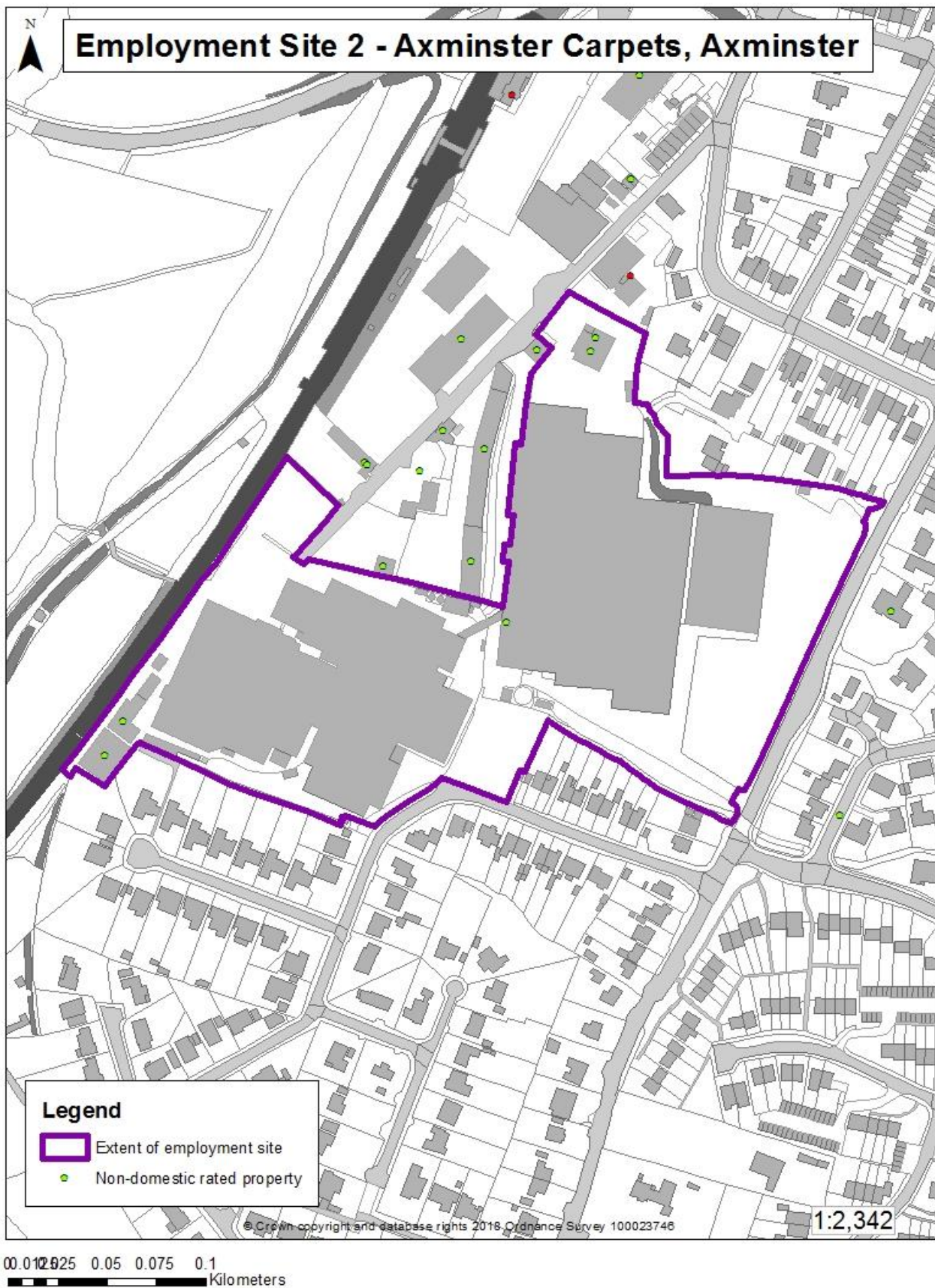
Although the site is the manufacturing home to Axminster Carpets there are a small number of additional business at the site. At 30,463m² Axminster Carpets occupy a significant area of factory floorspace. Other business/premises at the site are very much more modest.

Non-Domestic Rated Properties

There are 5 units rated for non-domestic use, none of which were classed as empty at 31.3.2018.

Site Constraints

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



33 – Former Sawmills, Woodmead Road, Axminster

Ownership

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

Description

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

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

Loss of Employment Use

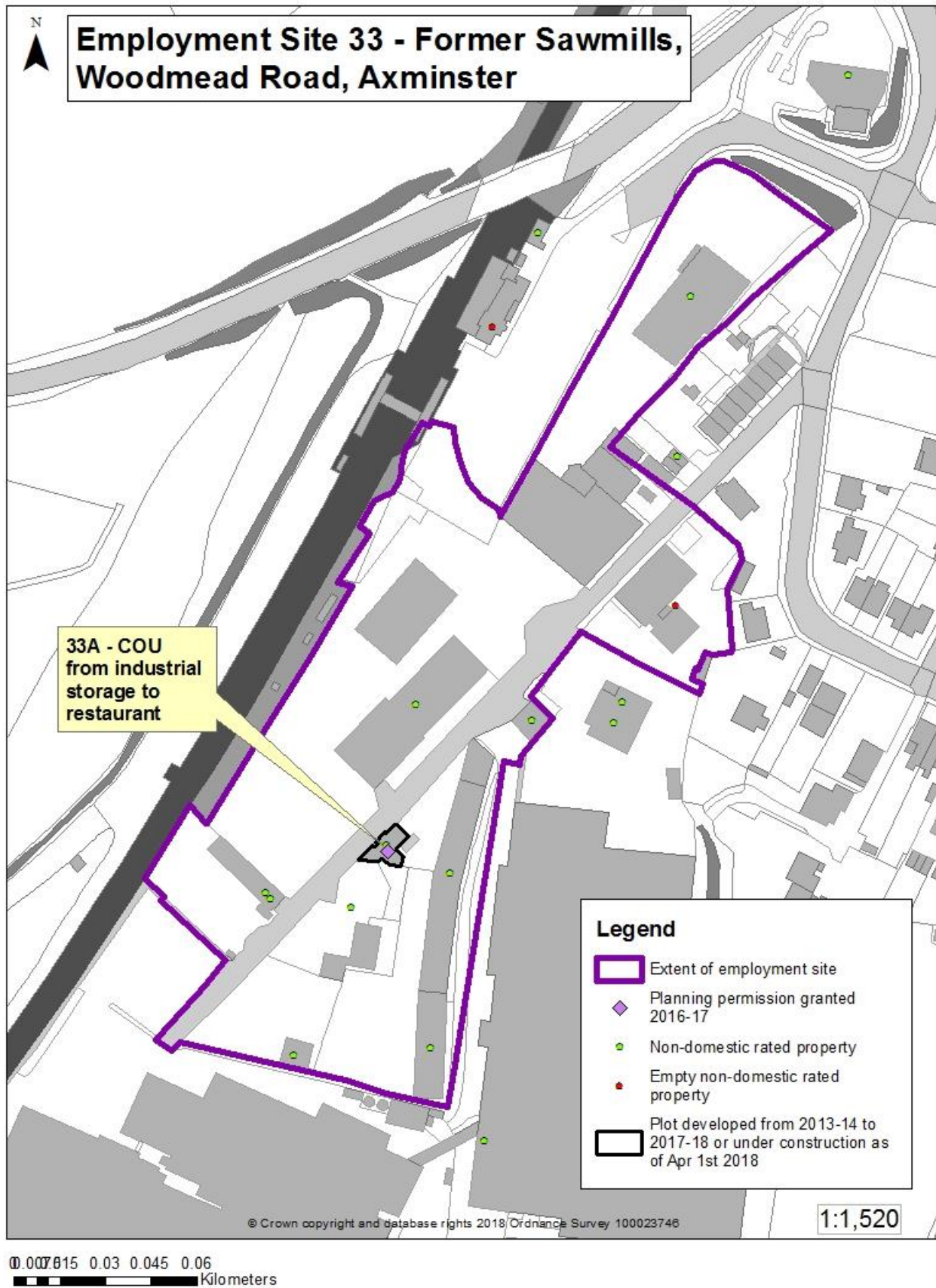
Plot 33A – Permission was given for a change of use at to a restaurant during 2016-17, which was completed during 2017-18.

Non-Domestic Rated Properties

There are 11 units rated for non-domestic use, of which 1 was classed as empty at 31.3.2018.

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 11.2 hectares, on the northern edge of Axminster situated just off the A358 and is shown on the plan below.

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

Summary of Planning Activity

See also Appendix 2 – Plots 15A to 15D for further detail.

Loss of Employment Use

Plot 15Aii – Construction of nursery and soft play centre.

Completions

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

Approvals

Plot 15Bii - Permission for an extension to an existing unit was granted in December 2015 but work had not started as of 31.3.2018.

Vacant Land

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

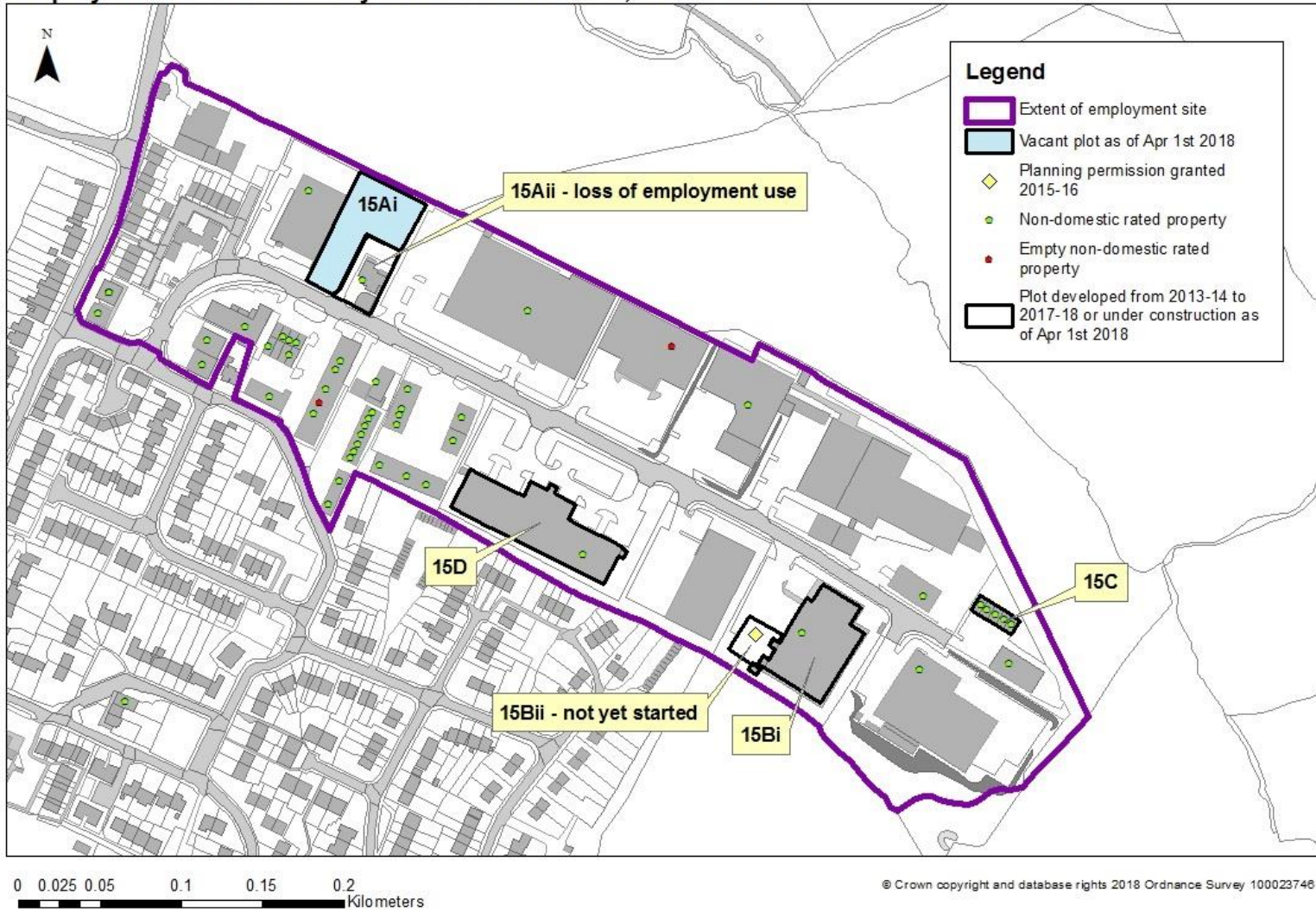
Non-Domestic Rated Properties

There are 63 units rated for non-domestic use, 3 of which were classed as empty at 31.3.2018.

Site Constraints

There is residential use to the south of the site.

Employment Site 15 - Millwey Rise Business Park, Axminster



21 – Coal Yard Castle Gate, Axminster

Ownership

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

Description

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

Vacant Land

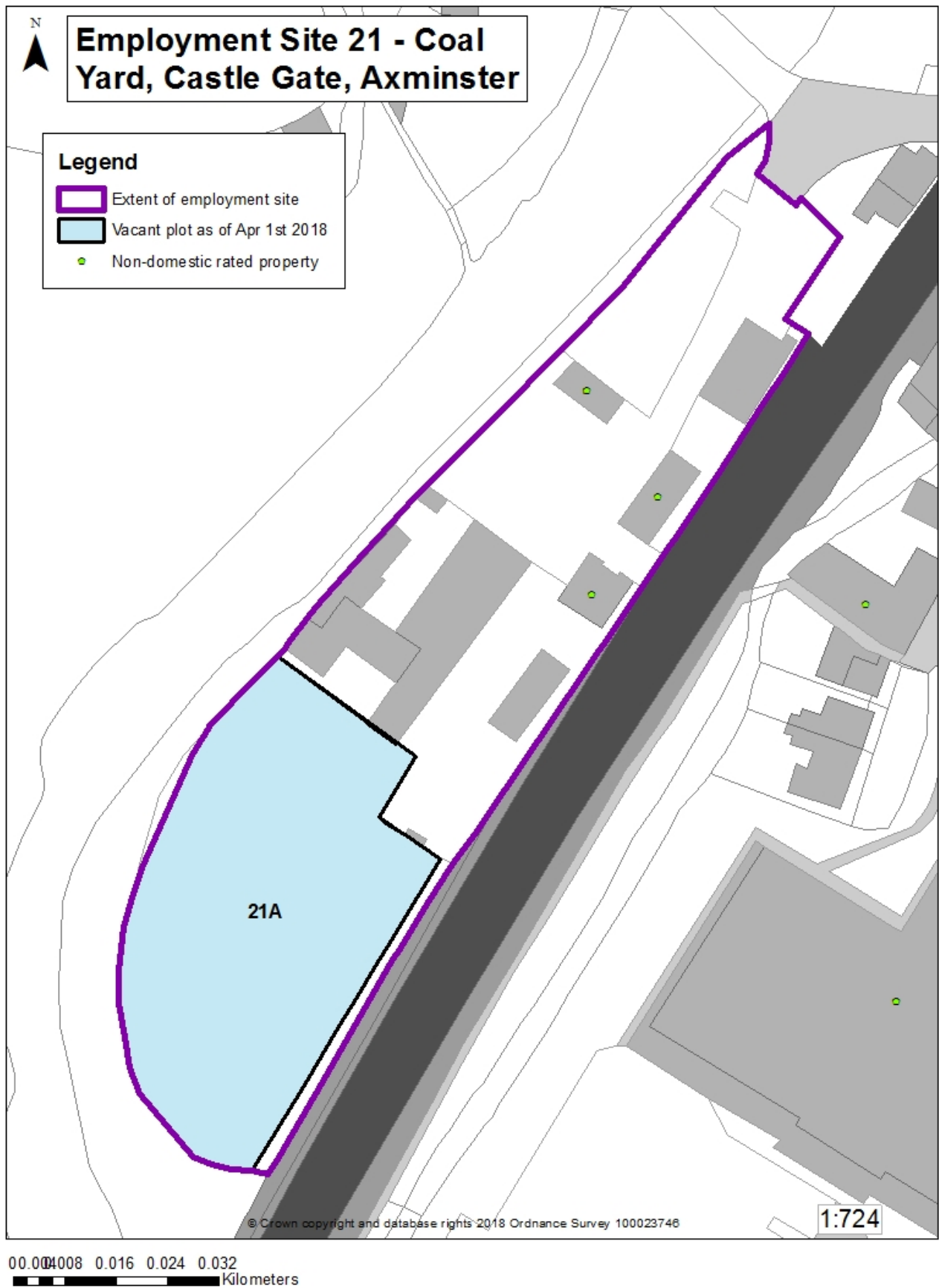
The southern part of the site (Plot 21A), as shown on the map, appears to be underused and may offer some scope for development or reuse. However there are flooding concerns at this site that could impact on potential for development.

Non-Domestic Rated Properties

There appear to be 3 units rated for non-domestic use.

Site Constraints

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



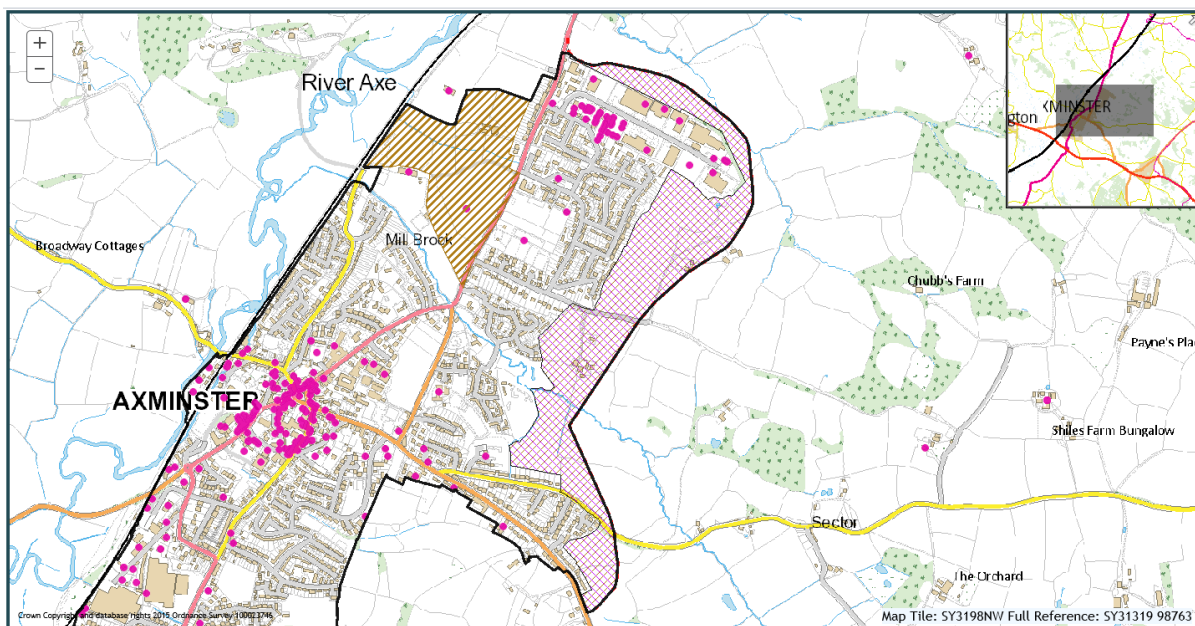
57 – Land North and East of Town, Axminster (Mixed Use Allocation)

Ownership

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

Description

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



Map showing site to the North and East of Axminster

58 – Hunthay Farm, West of Axminster

Ownership

Ownership of the site is not known.

Description

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

Summary of Planning Activity

See also Appendix 2 – Plots 58A and 58B.

Approvals

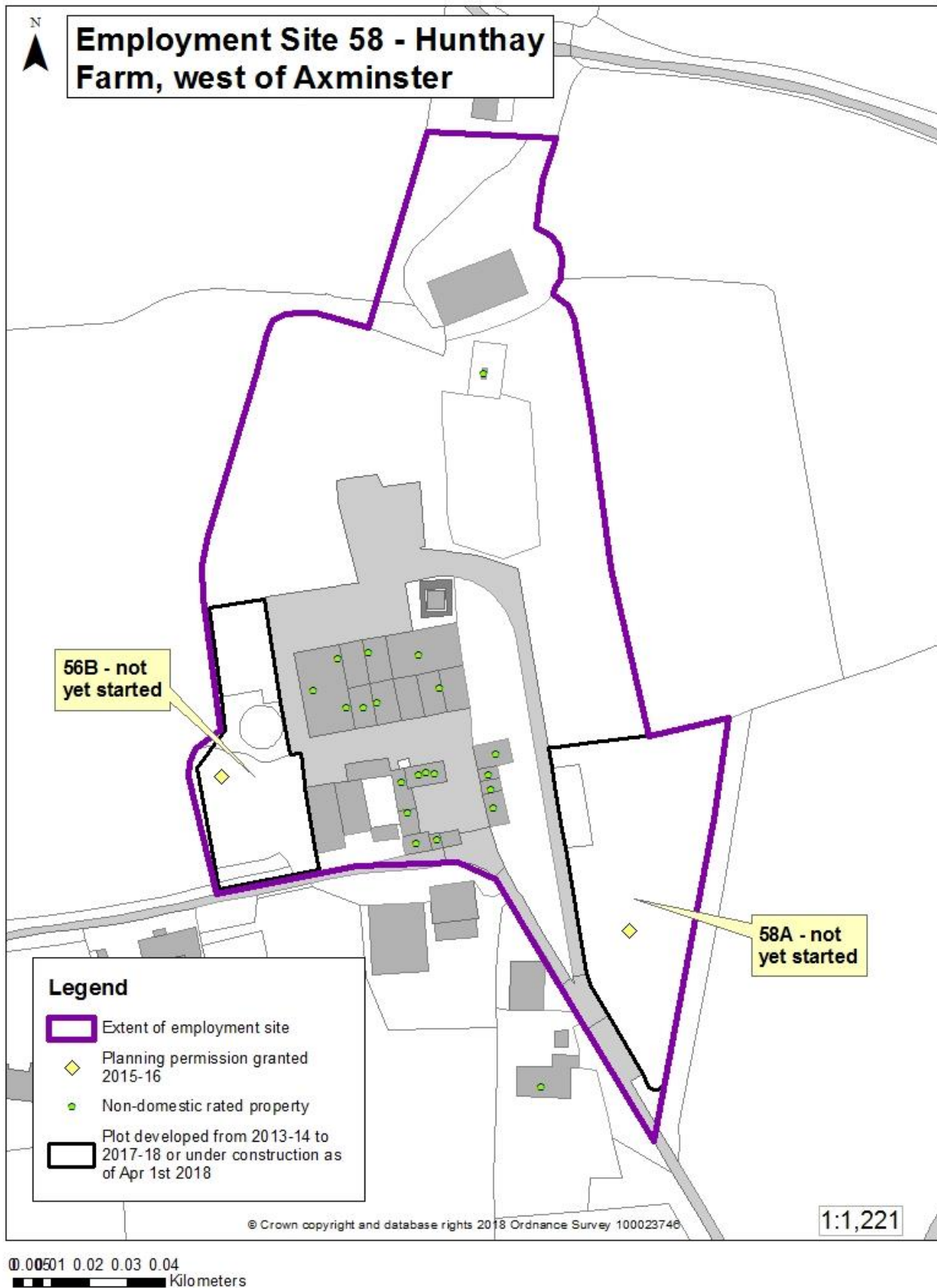
Approvals were granted in 2015-16 for the construction of offices with parking (58A) and for 27 additional containers (plot 58B); neither development had started at 31.3.2018.

Non-Domestic Rated Properties

There are 20 units rated for non-domestic use, of which none were classed as empty at 31.3.2018.

Site Constraints

Access is via a country lane.



24 – Colyton Business Park, Colyton

Ownership

Ownership of Colyton Business Park is not known.

Description

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

Summary of Planning Activity

See also appendix 2 – Plot 24A.

Completions

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

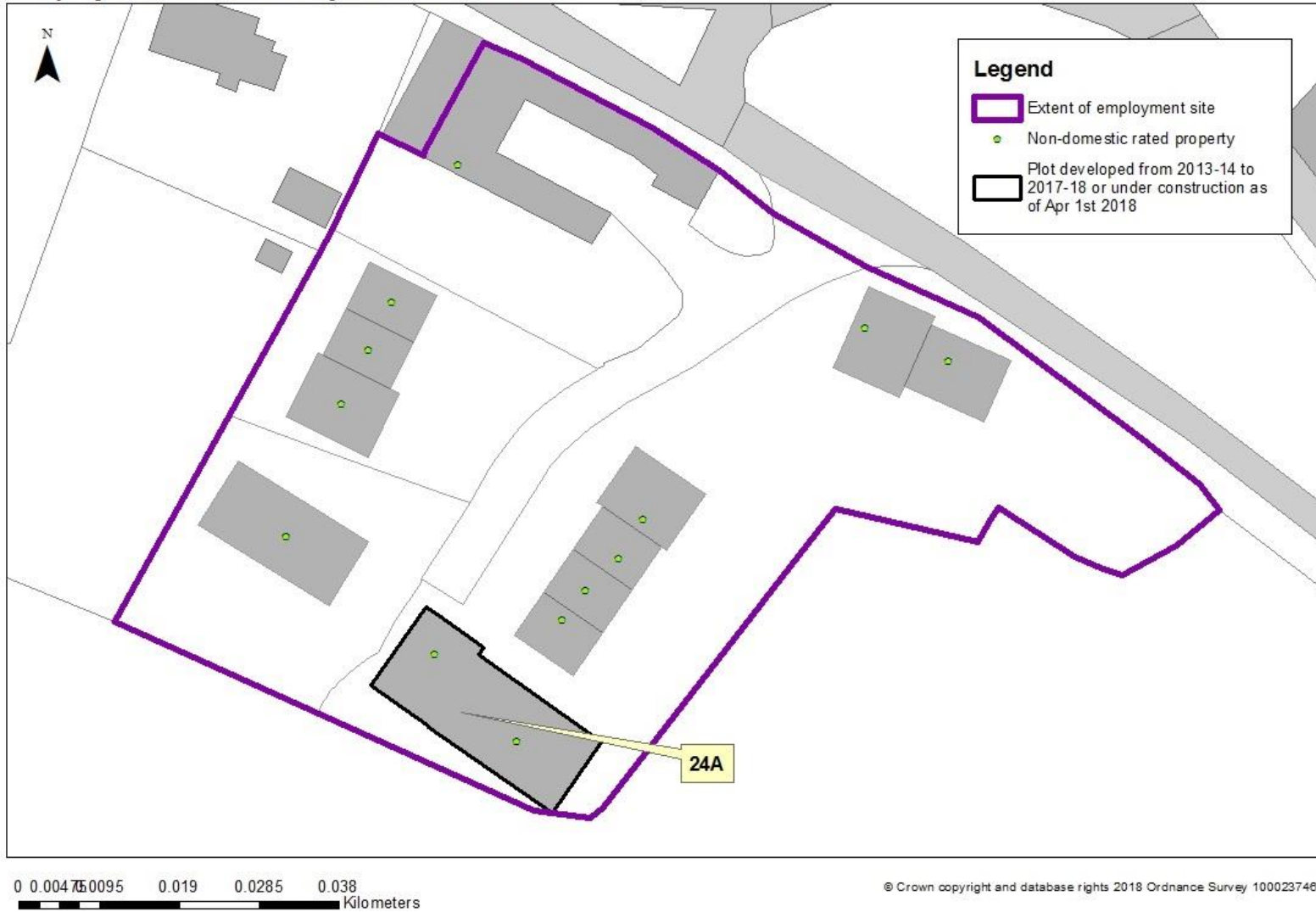
Non-Domestic Rated Properties

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

Site Constraints

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

Employment Site 24 - Colyton Business Park



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

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	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. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	1,700	0	0	0	0
Sidmouth, Alexandria Road Industrial Estate	1Bi Alexandria Industrial Estate	Provision of 20 self-storage containers estimated to provide 295 m2 of B8 floorspace on a site area of 960 m2. Relevant planning applications - 17/2939/FUL	0	0	0	0	0	960	0	0	0	0	0	0
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. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	654	0	0	0	0
Sidmouth, Alexandria Road Industrial Estate	1Biii Former Gas Work site	Site is allocated in the Local Plan, however it forms a vehicle storage/parking use, serving existing business units, and is not identified as offering development potential. A site area of zero is therefore identified. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Sidmouth, Alexandria Road Industrial Estate	1C Sidmouth Tyres and Exhausts	New replacement vehicle repair and MOT workshop. Relevant planning applications - 12/1978/FUL	143	0	0	0	0	0	0	0	111	0	0	0
Honiton, Ottery Moor Lane	3A Goonvean Fibres	Erection of extension to existing industrial unit. Relevant planning applications - 14/2300/MFUL	0	0	1,071	0	0	0	0	0	0	0	1,071	0
Dunkeswell, Dunkeswell Industrial Site	6A Alpha Lifting Services Unit 1 Flightway	Extension to existing business unit. Relevant planning applications - 14/0384/FUL	0	0	140	0	0	0	0	0	0	140	0	0
Dunkeswell, Dunkeswell Industrial Site	6B Supacat Ltd Dunkeswell Airfield Honiton EX14 4LF	Planning permission was granted for construction of an extension to the south west of an existing industrial building. But permission expired on 26 June 2017 and was not implemented. Not recorded as an available plot, net site area recorded as zero. Relevant planning applications - 14/0914/MFUL	0	0	0	0	0	0	0	0	0	0	0	0
Dunkeswell, Dunkeswell Industrial Site	6C Unit 3B New Way Estate Dunkeswell Industrial Estate	Construction of industrial unit (B1/B2/B8 uses). Relevant planning applications - 12/0833/FUL	1,400	0	0	0	0	0	0	0	34	222	524	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6D Cj Keitch Engineering Dunkeswell Airfield	Construction of storage building. Relevant planning applications - 12/1418/FUL	0	400	0	0	0	0	0	0	0	0	180	0
Dunkeswell, Dunkeswell Industrial Site	6E Dunkeswell Industrial Site	Retrospective change of use from museum to light industrial/storage use. Relevant planning applications - 13/1175/COU	0	76	0	0	0	0	0	0	8	0	135	-143
Dunkeswell, Dunkeswell Industrial Site	6F Units B1 - B6 Dunkeswell Industrial Park	Extension on south east elevation and alterations to south west elevation. Additional 354 m2 workshop and office space. Relevant planning applications - 15/2910/FUL	0	0	0	0	0	0	350	0	0	0	0	0
Dunkeswell, Dunkeswell Industrial Site	6G i Unit 21 Flightway Dunkeswell Business Park	Extension to existing industrial unit. Measured extension is 432 m2 of B2 use which is recorded as the net site area. Gross site area recorded as 1,520 m2. Relevant planning applications - 16/2512/FUL	0	0	0	432	0	0	0	0	0	0	432	0
Dunkeswell, Dunkeswell Industrial Site	6G ii Rain Nutrience Ltd Unit 21 Flightway	Extension to existing industrial unit to provide an additional 96 m2 of B2 floorspace. It should be noted that this is a further extension to the development undertaken under permission 16/2512/FUL (on the southern side of the existing building). Relevant planning applications - 17/0891/FUL	0	0	0	0	98	0	0	0	0	98	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6G iii Unit 22 Flightway Dunkeswell	Extension to existing industrial unit to provide 189 m2 of additional B2 floorspace. The development is on the western side of the existing building. Relevant planning applications - 17/2562/FUL	0	0	0	0	189	0	0	0	0	189	0	0
Dunkeswell, Dunkeswell Industrial Site	6H Unit 2 Flightway Dunkeswell Business Park	Extension to provide further office and living accommodation. To include 93 m2 of extra B1 office accommodation. Relevant planning applications - 17/0710/FUL	0	0	0	0	0	0	93	0	0	0	0	0
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 m2 - net additional area 181 m2 of B2 floorspace. Relevant planning applications - 17/2519/FUL	0	0	0	0	0	0	181	0	0	0	0	0
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 m2 and gross and net site area measured at 215 m2. Relevant planning applications - 17/0876/FUL	0	0	0	0	215	0	0	0	215	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Wilmington, East Devon Business Park	7A Plot in south west corner of business park	This is a vacant plot of land at the East Devon Business Park that has not been subject to any recent planning applications but may offer some development potential. Relevant planning applications -	0	0	0	0	0	0	0	2,000	0	0	0	0
Ottery St Mary, Finnimore Industrial Estate	8A Northern vacant Plot	Site allocated for employment use and no extant planning permissions. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	7,100	0	0	0	0
Ottery St Mary, Finnimore Industrial Estate	8B Western vacant plot - Land south of Hansford Way	Site allocated for employment use and no extant planning permissions. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	12,000	0	0	0	0
Ottery St Mary, Finnimore Industrial Estate	8C Eastern vacant plot	Site allocated for employment use and no extant planning permissions. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	3,500	0	0	0	0
Seaton, Harbour Road Industrial Site	10A Harbour Road Industrial Site	Change of use to B2 (General Industry) for the maintenance and repair of vehicles. Scheme involved zero net new floorspace. Net site area also recorded as zero. Relevant planning applications - 14/2829/COU	0	0	0	0	0	0	0	0	-94	94	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis	
Seaton, Harbour Road industrial Site	10B Riverside Way Harbour Road	Erection of steel framed building for storage and distribution purposes (class B8). Relevant planning applications - 16/0017/FUL	0	0	0	400	0	0	0	0	0	0	0	400	0
Honiton, Heathpark Industrial Estate	11A Land at Heathpark Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	12,800	0	0	0	0	0
Honiton, Heathpark Industrial Estate	11B Land at Heathpark Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	9,600	0	0	0	0	0
Honiton, Heathpark Industrial Estate	11D Land adjacent to railway line Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	2,800	0	0	0	0	0
Honiton, Heathpark Industrial Estate	11E Great Western Business Units (Unit 1) Devonshire Road	Construction of business studios (Class B1). Relevant planning applications - 12/0080/FUL	0	277	0	0	0	0	0	0	144	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	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	0	0	0	0	0	0	0	0	381	-381	0
Honiton, Heathpark Industrial Estate	11G Parnell Coaches Unit 7 Alliance Court	Construction of a covered area on the eastern elevation of unit 7. Relevant planning applications - 15/1788/FUL	0	0	102	0	0	0	0	0	0	102	0	0
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 m2 (assumed evenly split across use classes), Application area 0.18 ha. Relevant planning applications - 16/1099/FUL	0	0	0	0	0	1,800	0	0	0	0	0	0
Honiton, Heathpark Industrial Estate	11I Diamond House Reme Drive	Single storey extension to existing industrial unit (on southern elevation) adding 357 m2 of additional B1 floorspace on a gross site area of 0.22 hectares, net site area taken as 357 m2. Relevant planning applications - 17/2351/FUL	0	0	0	0	0	0	357	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Honiton, Heathpark Industrial Estate	11J Unit G Reme Drive Heathpark Industrial Estate	Proposed steel frame side extension to provide 120 m2 of additional floorspace on a gross site area of 550 m2 (net site area taken to be 120m2). Relevant planning applications - 17/2954/FUL	0	0	0	0	0	0	120	0	0	0	0	0
Honiton, Heathpark Industrial Estate	11K Devonshire Road	Site 11K forms the residual non-developed element of a Local Plan allocation site. Relevant planning applications - No planning permission recorded	0	0	0	0	0	0	0	2,230	0	0	0	0
Honiton, Heathpark Industrial Estate	11L East Devon District Council Blackdown House Border Road	Construction of office block and associated car parking for new East Devon District Council headquarters. Relevant planning applications - 16/1292/MFUL	0	0	0	0	0	7,640	0	0	0	0	0	0
Honiton, Heathpark Industrial Estate	11M Vacant land to north and west of Coastguard Road Ltd industrial unit	This vacant plot of land lies to the north and west of the Coastguard Road Ltd industrial unit. Although it is not allocated in the Local Plan it is seen as having possible development potential. Relevant planning applications -	0	0	0	0	0	0	0	7,400	0	0	0	0
Greendale, Greendale Industrial Estate	12A Unit 55 Greendale Business Park	Retrospective application for the construction of industrial building (B2 General Industrial Use) and associated compound off existing spine road. Relevant planning applications - 13/0157/FUL and 13/2340/VAR	2,713	0	0	0	0	0	0	0	0	784	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Greendale, Greendale Industrial Estate	12Bi Unit 38D Greendale Business Park	Reserved matters application (discharging appearance, landscaping, layout and scale) for two storey building and compound. Relevant planning applications - 14/2733/RES	0	1,532	0	0	0	0	0	0	0	0	500	0
Greendale, Greendale Industrial Estate	12Bii Unit 38D Greendale Business Park	Proposed extension to existing building (see 14/2733/RES) to provide an additional 114 m2 of B1 floorspace . Two storey extension is on the southern side of the existing building. Relevant planning applications - 17/1337/FUL	0	0	0	0	114	0	0	0	114	0	0	0
Greendale, Greendale Industrial Estate	12C Unit 58 Greendale Business Park	Open compound for vehicle parking and storage. Relevant planning applications - 14/0265/RES	0	0	0	4,600	0	0	0	0	0	0	0	0
Greendale, Greendale Industrial Estate	12D F W S Carter And Sons Unit 56	Construction of building for storage and distribution use including yard, parking, cycle store and fencing. Relevant planning applications - 13/1941/RES	0	0	3,860	0	0	0	0	0	500	0	3,610	0
Greendale, Greendale Industrial Estate	12E Unit 31 Greendale Business Park (DHL)	Retention of new building for B1 (Business), B2 (General Industrial) and B8 (Warehousing) uses and construction of security fencing, temporary office/welfare accommodation. Relevant planning applications - 15/0287/FUL	0	0	6,315	0	0	0	0	0	0	0	570	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis	
Greendale, Greendale Industrial Estate	12F Unit 38C Greendale Business Park	Construction of warehouse (B8 use). Relevant planning applications - 15/0288/MFUL	0	0	1,568	0	0	0	0	0	0	0	0	1,568	0
Greendale, Greendale Industrial Estate	12G Unit 21 Greendale Business Park. FWS Carter and Sons	Proposed extension to existing warehouse building to form office at ground floor level and store above. B1(c), B2, B8 additional 716 m2. Relevant planning applications - 16/1874/FUL	0	0	0	1,000	0	0	0	0	0	300	0	416	0
Greendale, Greendale Industrial Estate	12H Compound 60 Greendale business Park	Construction of office and welfare building and compound depot for commercial vehicles, storage of bin containers, fuelling bay, wash bay, outside storage, storage containers and palisade fencing. Relevant planning applications - 15/1783/MRES and 16/1212/FUL	0	0	0	3,900	0	0	0	0	0	0	0	0	0
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 m2. Relevant planning applications - 17/0547/FUL	0	0	0	0	3,900	0	0	0	0	240	0	0	0
Greendale, Greendale Industrial Estate	12Ji Unit 52 Greendale Business Park	Proposed wood processing building including yard, off street parking and cycle store. Relevant planning applications - 11/0873/MFUL	0	0	0	5,700	0	0	0	0	0	0	1,400	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Greendale, Greendale Industrial Estate	12Jii Unit 52 Greendale Business Park	Extension to industrial unit for B2 and B8 use. Additional 386 m2 of floorspace, also recorded as net site area, of B2 use. Site recorded as completed in 2017/18. Relevant planning applications - 16/1881/FUL	0	0	0	0	386	0	0	0	0	386	0	0
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 0 m2 floorspace. Site area equals 3,740 m2. Relevant planning applications - 17/2391/FUL	0	0	0	0	3,740	0	0	0	0	0	0	0
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 m2. Relevant planning applications - 17/2898/FUL	0	0	0	0	2,100	0	0	0	0	0	0	0
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 m2 of B1 floorspace and 926 m2 of B2 floorspace. Relevant planning applications - 17/0561/MFUL	0	0	0	0	6,000	0	0	0	260	926	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Greendale, Greendale Industrial Estate	12N F W S Carter And Sons Greendale Business Park	Proposed first floor extension to estate building to create additional office space. To provide 126 m2 of additional floorspace. Net site area taken to also be 126 m2, gross area 0.2 hectares. Relevant planning applications - 17/2182/FUL	0	0	0	0	126	0	0	0	126	0	0	0
Seaton, Harepath Industrial Estate	13A Land Off Harepath Road at end of Fosseyway Park	Construction of 7 industrial units/workshops. At summer 2018 no development had taken place though the site was being marketed by East Devon District Council for employment units. Relevant planning applications - 14/0047/FUL	0	0	0	0	0	0	0	3,000	0	0	0	0
Seaton, Harepath Industrial Estate	13B Harepath Industrial Estate	Change of use from B2 (food preparation) to B1c (light industry). Net site area recorded as zero as no net site area increase. Relevant planning applications - 14/2732/FUL	0	0	0	0	0	0	0	0	71	-71	0	0
Seaton, Harepath Industrial Estate	13C Land adjacent to Harepath Road Seaton	Provision of depot for scaffolding firm at the south end of site, with five smaller self-contained units at the north end of the site. Relevant planning applications - 05/0965/FUL	1,372	0	0	0	0	0	0	0	309	471	0	0
Seaton, Harepath Industrial Estate	13D Harepath Industrial Estate Seaton	Change of use from B1 to B2 (MOT testing and car repairs). As it was a change of use no net extra site area was recorded. Relevant planning applications - 12/0435/COU	0	0	0	0	0	0	0	0	-145	145	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14Ai Land between Hill Barton Industrial Estate and A3052	Construction of 8 factory units for Class B1(C), B2 or B8 uses together with associated access and parking (approval of reserved matters pursuant to outline planning permission 09/0282/MOUT). Relevant planning applications - 12/2753/MRES and 15/1952/Var	0	0	7,000	0	0	0	0	0	415	1,400	2,000	0
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 m2 of additional floorspace, assumed to be split equally between B1, B2 and B8 uses. Extension is on northern edge of existing building. Relevant planning applications - 17/1303/FUL	0	0	0	0	224	0	0	0	75	75	75	0
Hill Barton Business Park, Hill Barton Business Park	14B Unit 4 Jack's Way Hill Barton Business Park	Reserved matters application for the erection of new unit for classes B1c (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) and associated works following outline approval 12/2597/MOUT. Relevant planning applications - 14/3039/MRES following 12/2597/MOUT and 09/0282/MOUT	0	0	0	10,000	0	0	0	0	476	5,753	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14C Travis Perkins Unit 1 Jacks Way Hill Barton Business Park	Proposed warehouse and office building, car parking, landscaping and new roadway to link Blackmore Road with Jacks Way. B1 office use 300 m ² , B8 use 2,488 m ² ; total 2,788 m ² . application site area 10,721 m ² (1.07 ha), corresponds with plan net site area. Relevant planning applications - 16/1265/MFUL pursuant to 09/0282/MOUT and see 17/0189/VAR	0	0	0	0	10,721	0	0	0	300	0	2,488	0
Hill Barton Business Park, Hill Barton Business Park	14D Hill Barton Business Park Mushroom Road	Construction of detached two-storey industrial building comprising offices (B1) with ancillary storage and associated car parking, bin and bike store. Relevant planning applications - 14/0951/FUL	0	0	920	0	0	0	0	0	0	0	180	0
Hill Barton Business Park, Hill Barton Business Park	14E Unit 2 Jacks Way Hill Barton Business Park	Retrospective application for use as vehicle storage compound including construction of temporary workshop building. Relevant planning applications - 13/2069/MRES	14,000	0	0	0	0	0	0	0	0	0	1,400	0
Hill Barton Business Park, Hill Barton Business Park	14F Unit 2 Jacks Way Hill Barton Business Park (extension - storage compound)	Extension to existing vehicle storage compound (approved under 13/2069/MRES) including installation of security fencing and additional floodlights on existing columns. Relevant planning applications - 14/2650/FUL	0	0	4,000	0	0	0	0	0	0	0	4,000	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	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 m2 and site area 1.7 hectares. Relevant planning applications - 16/1582/CM	0	0	0	0	17,000	0	0	0	255	0	0	0
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 m2 goes from B8 to B2. Relevant planning applications - 17/1733/FUL	0	0	0	0	0	0	0	0	0	1,323	-1,323	0
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 not expired and was not implemented. The site remains in the schedule as available as a Local Plan allocation. At summer 15Ai was laid out and signposted as a private car park. Relevant planning applications - 13/1664/FUL	0	0	0	0	0	0	0	2,180	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Axminster, Millwey Rise Industrial Estate	15Bi ITT Industries Unit 16 Weycroft Avenue Millwey Rise	Construction of industrial/office units for B1(a) (office) and B1(c) light industrial use. Relevant planning applications - 13/0854/MFUL	0	0	5,000	0	0	0	0	0	2,600	0	0	0
Axminster, Millwey Rise Industrial Estate	15Bii ITT Industries Unit 16 Weycroft Avenue Millwey Rise	Side extension to existing industrial unit (extension located on south west of site), original unit originally built under application 13/0854/MFUL. Relevant planning applications - 15/2480/FUL	0	0	0	0	0	0	549	0	0	0	0	0
Axminster, Millwey Rise Industrial Estate	15C Land at end of Weycroft Avenue Millwey Rise	Construction of building to provide 5 industrial units (class B1). Relevant planning applications - 12/0199/FUL	0	2,834	0	0	0	0	0	0	285	0	0	0
Axminster, Millwey Rise Industrial Estate	15D Millwey Rise Industrial Estate	Extension to offices and external alterations - net site area recorded as zero. Relevant planning applications - 11/0966/FUL	0	0	0	0	0	0	0	0	43	0	0	0
Exmouth, Liverton Phase 2	17A Bradfords Building Supplies Ltd Liverton Business Park	Construction of new industrial unit to accommodate builders merchant (sui-generis) and associated works. Relevant planning applications - 12/0785/MRES	12,800	0	0	0	0	0	0	0	0	0	0	1,858

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Exmouth, Liverton Phase 2	17B Vacant residual land area with outline planning permission	Vacant plot within Liverton business Park Phase 2. Plot has a gross site area of 13,300 m2, but discounting steeply sloping land areas leaves a net plot size measured at 6,000 m2. Relevant planning applications - 09/2533/MOUT	0	0	0	0	0	0	6,000	0	0	0	0	0
Exmouth, Liverton Phase 2	17C Hartford Units Liverton Business Park	Construction of 6 industrial units (B1, B2 & B8 use) comprising open yard and parking area and new concrete access road. Relevant planning applications - 15/1227/MRES and 09/2533/MOUT	0	0	0	3,400	0	0	0	0	990	0	0	0
Exmouth, Liverton Phase 2	17D Howdens Liverton Business Park	Construction of industrial unit (B1, B2, B8 Uses). Relevant planning applications - 09/2533/MOUT and 11/1490/VAR and 13/2798/MRES	0	2,320	0	0	0	0	0	0	0	0	0	800
Exmouth, Liverton Phase 2	17E Screwfix Liverton Business Park	Proposed new industrial units B1 - 232 m2, B2 - 116 m2 & B8 - 116 m2 Unit completed and occupied by Screwfix during 2017/18 monitoring year. Relevant planning applications - 13/2798/MRES	0	0	0	0	2,020	0	0	0	232	116	116	0
Exmouth, Liverton Phase 3	17F Land north of Liverton Business Park west of roundabout	Vacant plot within Liverton business Park Phase 2. Plot has a gross site area of around 23,000 m2, but discounting steeply sloping and wooded land areas leaves a net plot size measured at 12,000 m2. Relevant planning applications - 09/2533/MOUT and 11/149/VAR	0	0	0	0	0	0	12,000	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis	
Woodbury Salterton, Mill Park Industrial Estate	20A Mill Park Industrial Estate	Retention of extension for storage. Net site area recorded as zero. Relevant planning applications - 14/2753/FUL	0	0	0	0	0	0	0	0	0	0	0	19	0
Woodbury Salterton, Hogsbrook Industrial Estate	20B 10 Hogsbrook Units Woodbury Salterton	Change of use from agriculture to a micro brewery (sui generis) to include external alterations. Relevant planning applications - 15/0481/FUL	0	0	264	0	0	0	0	0	0	0	0	0	264
Woodbury Salterton, Hogsbrook Industrial Estate	20C 11 - 23 Hogsbrook units	Retention of conversion of buildings to 13 industrial units (Use Class B1 (c) light industrial, B2 General Industry and B8 Storage and Distribution). Relevant planning applications - 16/1786/FUL	0	0	0	10,000	0	0	0	0	0	1,105	615	2,340	0
Axminster, Coal Yard, Castle Gate	21A	Vacant plot of land to the south of the site	0	0	0	0	0	0	0	2,400	0	0	0	0	0
Colyton, Colyton Business park	24A Unit 6 Colyton Business Park	Construction of workshop, store, offices and associated parking. Relevant planning applications - 14/1998/FUL	0	0	576	0	0	0	0	0	0	57	0	200	0
Clyst St Mary, Inter-Modal Interchange / Exeter Logistics	25A Land at Hayes Farm Clyst Honiton; Western Part of Site	Distribution warehouse (use class B8) with ancillary offices and associated works. Relevant planning applications - 16/0693/MRES pursuant to 10/2184/MOUT	0	0	0	0	210,000	0	0	0	0	0	0	65,757	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Clyst St Mary, Inter-Modal Interchange / Exeter Logistics	25B Eastern Part of Site	Provision of up to 110,000 sq. m of Use Class B8 development with ancillary Use Class B1 and associated parking, servicing, yard areas, landscaping and engineering works. Relevant planning applications - 17/0532/MOUT and 18/1770/MRES	0	0	0	0	0	0	185,400	0	0	0	0	0
Clyst St Mary, Skypark Business Park	26A SW Ambulance NHS Foundation Trust Dakota Way	Ambulance special operations centre, parking area, service yard, landscaping, attenuation pond and associated infrastructure. Relevant planning applications - 13/0602/MFUL	0	10,000	0	0	0	0	0	0	0	0	0	2,109
Clyst St Mary, Skypark Business Park	26B DPD UK Spitfire Avenue	Erection of parcel distribution facility (Class B8) with associated offices/welfare space, parking, service yard, access, landscaping and associated infrastructure. Relevant planning applications - 14/0197/MFUL	0	0	22,700	0	0	0	0	0	0	0	0	5,633
Clyst St Mary, Skypark Business Park	26Ci Skypark Clyst Honiton	Development of office block, public realm, landscaping and associated infrastructure. Permission 15/1215/MRES provides for two blocks. This is the first of the two and it was completed on 3-Jan-2018. Net and gross site is measured at 4,500 m ² . Floorspace is estimated at 2,100 m ² (assumed B1). Relevant planning applications - 15/1215/MRES	0	0	0	0	4,500	0	0	0	2,100	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Clyst St Mary, Skypark Business Park	26Cii Skypark Clyst Honiton	Office block, public realm, landscaping and associated infrastructure. Permission 15/1215/MRES provides for two blocks. This is the second of the two and at 1 April 2018 a start had not been made, other than some ground clearance. Net and gross site is measured at 3,400 m ² . Relevant planning applications - 15/1215/MRES	0	0	0	0	0	0	3,400	0	0	0	0	0
Clyst St Mary, Skypark Business Park	26D Skypark Clyst Honiton	Office block, landscaping, car parking and associated access and infrastructure (Reserved Matters application in pursuance of outline planning permission 06/3300/MOUT). Net site area measured is approximately 7,000 m ² . At 1 April 2018 the site was under construction, though it was completed later in 2018. Relevant planning applications - 16/1462/MRES	0	0	0	0	0	7,000	0	0	0	0	0	0
Clyst St Mary, Skypark Business Park	26E Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	4,360	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Clyst St Mary, Skypark Business Park	26F Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	102,000	0	0	0	0	0
Clyst St Mary, Skypark Business Park	26G Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	51,000	0	0	0	0	0
Clyst St Mary, Skypark Business Park	26H Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	21,500	0	0	0	0	0
Clyst St Mary, Skypark Business Park	26I Vacant available land area at Skypark Business Park	Vacant available residual land area at Skypark Business Park - outline permission valid until 2025. Relevant planning applications - 06/3300/MOUT	0	0	0	0	0	0	18,500	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27A Eagle House 1 Babbage Way Science Park	Development of office block for research and development (class B1a and b). Relevant planning applications - 12/1420/MRES	3,747	0	0	0	0	0	0	0	1,449	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Exeter Science Park, Exeter Science Park	27B Science Park Centre 6 Babbage Way	Development of office block for research and development (class B1a and b). Relevant planning applications - 12/1427/MRES	0	0	6,500	0	0	0	0	0	2,125	0	0	0
Exeter Science Park, Exeter Science Park	27C Land for Phase 2 of Science Park Centre	Taken up by Science Park centre permissions 27B and 27G. Net site area developed entered as zero. Relevant planning applications - 12/1427/MRES	0	0	0	0	0	0	0	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27D Plot south of Science Park Centre	Outline permission for Science Park - available plot for development. Relevant planning applications - 09/1107/MOUT and 14/0048/V106	0	0	0	0	0	0	3,500	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27E Plot East of Eagle House	Outline permission for Science Park - available plot for development. Relevant planning applications - 09/1107/MOUT and 14/0048/V107	0	0	0	0	0	0	4,500	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27F Science Park Centre 6 Babbage Way - Grow on Building 1 north of Eagle House	Grow On building 1 - Research and Development (Class B1b) building with associated landscaping, access and parking. Under construction at 1 April 2018. Relevant planning applications - 16/0746/MRES	0	0	0	0	0	3,000	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Exeter Science Park, Exeter Science Park	27G Science Park Centre 6 Babbage Way - phase 1 cluster of 2 'Grow On' buildings west of Science Park Centre	Part of phase 1 cluster within science park for 2 'Grow-On' buildings in line with Eagle House, and associated parking. Under construction at 1 April 2018. Relevant planning applications - 16/0747/MRES	0	0	0	0	0	6,270	0	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27H Redhayes Southern and Eastern Car Park	Construction of car park (136 spaces) to serve Redhayes and Ridgetop Clusters and associated works. Original Plot H (0.73 ha) taken up and extra land. Recorded as zero employment development land as the use is for car parking. Relevant planning applications - 15/0758/MFUL	0	0	0	0	0	0	0	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27I Met Office Site Ridgetop Cluster Exeter Science Park	Met Office High Performance Computer Centre at the Science Park, including associated infrastructure, landscaping, access, fenced compound and ground re-grading works. Relevant planning applications - 14/2063/MRES	0	0	0	0	21,400	0	0	0	6,000	0	0	0
Exeter Science Park, Exeter Science Park	27J Plot east of Met Office site	Approval of Tithebarn cluster and car park (27N) 15/1461 takes up part of this site. Part still available for employment uses, measured as drawn on site plan. Relevant planning applications - 09/1107/MOUT	0	0	0	0	0	0	20,300	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Exeter Science Park, Exeter Science Park	27K Plot at/ adjoining Sunnymead	Available/vacant plot. Relevant planning applications - 09/1107/MOUT	0	0	0	0	0	0	26,300	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27L Plot north of Sunnymead	Approval of Tithebarn cluster and car park (27N) 15/1461 takes up part of this site. Site preparation works apparent April 2017. Part still available measured as drawn on site plan. Relevant planning applications - 09/1107/MOUT	0	0	0	0	0	0	27,150	0	0	0	0	0
Exeter Science Park, Exeter Science Park	27M Tithebarn Cluster Car Park and Road	Construction of carpark and access road including infrastructure. A zero site area is recorded as the site is for car parking. Relevant planning applications - 15/1461/MFUL	0	0	0	0	0	0	0	0	0	0	0	0
Exmouth, Site at Victoria Way	34A Victoria Way	Demolition of garage and construction of 5 business/light industrial (B1 use) units. Net site area recorded as zero as no net site area increase. Relevant planning applications - 12/1136/FUL	0	0	0	0	0	0	0	0	250	0	0	-250
Exmouth, Site at Victoria Way	34B Victoria Way	Construction of replacement B1 commercial units (revised scheme). Net site area recorded as zero as no net site area increase. Relevant planning applications - 09/0204/FUL	0	0	0	0	0	0	0	0	162	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	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 m2 floorspace, additional 121 m2, total 187 m2. Site measured as approximately 100 m2. Relevant planning applications - 16/0324/FUL	0	0	0	0	100	0	0	0	121	0	0	0
Seaton, Colyford Road, Seaton	36A Colyford Road Seaton EX12 2DQ	This site had a now expired permission, 14/0046/FUL, for demolition of existing buildings and construction of 14 industrial units/workshops (demolition and clearance work has taken place) and at summer 2018 the site was being marketed by East Devon District Council for industrial units. Relevant planning applications - 14/0046/FUL	0	0	0	0	0	0	0	2,400	0	0	0	0
Exmouth, Land South of Redgate	040A Land South of former Redgate House	This site is allocated in the Local Plan for employment uses. On 5 July 2017 an application was submitted (17/1539/MFUL) for - Erection of a three and four storey building housing an extra care scheme (Class C2). In 2018 an appeal against refusal was logged but at report writing no decision had been made. Relevant planning applications -	0	0	0	0	0	0	0	6,300	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis	
Sidmouth, Sidford Employment Site	041A Sidford Employment Site	Allocation in the Local Plan. In May 2018 the southern half of the site was subject to a planning application (18/1094/MOUT) for employment uses, application dismissed in October 2018. Relevant planning applications -	0	0	0	0	0	0	0	59,300	0	0	0	0	
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, at 2018, was under construction as a garden centre, a use that is discounted from this employment site assessment work. Relevant planning applications -	0	0	0	0	0	0	0	150,000	0	0	0	0	
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43A Unit 4 Carling Technologies Fair Oak Close Exeter Airport Clyst Honiton Exeter EX5 2UL	Construction of detached pallet store and connecting canopy to units 1 and 2. Relevant planning applications - 14/0551/FUL	0	0	499	0	0	0	0	0	0	0	0	356	0
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43B Goodrich Up Ltd Fair Oak Close Clyst Honiton Exeter Devon EX5 2UP	Extension to production facilities. Relevant planning applications - 06/0843/FUL	5,000	0	0	0	0	0	0	0	0	440	0	0	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	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	0	0	192	0	0	0	0	0	192	0	0	0
Exeter Airport Business Park, Exeter Airport Business Park Phase 2	44A Exeter Airport Business Park Phase 2	Local Plan allocation. Relevant planning applications -	0	0	0	0	0	0	0	53,300	0	0	0	0
Exmouth, Liverton Phase 3	45A Land East of Liverton Phase 1	Local Plan allocation. Relevant planning applications -	0	0	0	0	0	0	0	27,300	0	0	0	0
Woodbury, Woodbury Business Park	46A	Construction of industrial building comprising 5 storage and distribution units (B8 Usage). Relevant planning applications - 11/1266/FUL	294	0	0	0	0	0	0	0	0	0	355	0
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 m2 floorspace on a site area estimated at 450 m2. Uses assumed to be split between B1 and B2. Relevant planning applications - 17/2091/FUL	0	0	0	0	0	450	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Clyst St Mary, Mcbains Business Units	50A Environment Agency Clyst Honiton Exeter EX5 2LL	Construction of steel framed storage unit. Relevant planning applications - 14/2775/FUL	0	0	250	0	0	0	0	0	0	0	175	0
Clyst St Mary, Mcbains Business Units	50B Mcbains Business Units Road Past Exeter Airport	Proposed Industrial unit, roadways, parking and infrastructure. Building of 620 m2 floorspace being demolished and replaced with a building of 1,000 m2 floorspace - net increase of 380 m2 B8 uses. As site redevelopment is proposed the site area is recorded as a net addition of zero (gross area = 6,000 m2). Relevant planning applications - 16/1578/MFUL	0	0	0	0	0	0	0	0	0	0	0	0
Clyst St Mary, Winslade Park	51 Winslade Park	Local Plan strategy 26B provides for mixed use development of a former employment site (now understood to be fully vacant). Policy provision includes requirement for 0.7 hectares of employment land - this amount is substantially below the amount of employment land that existed when the offices at this site were fully operations. Available land is identified as zero (implementation of the plan policy will result in a net loss of employment land). Relevant planning applications -	0	0	0	0	0	0	0	7,000	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Cranbrook, Cranbrook	W144 (A B and C) Specific sites/plots not identified	Permissions for residential and mixes uses have been granted and part implemented but no employment uses built so far. Strategy 12 - provides for 18.4 hectares of employment land at Cranbrook within the overall development. Specific site or plots are not identified. Relevant planning applications -	0	0	0	0	0	0	0	184,000	0	0	0	0
Exmouth, Goodmores Farm	W147 Goodmores Farm	At summer 2018 an outline planning application (14/0330/MOUT) for residential development was submitted for up to 350 dwellings and other uses, including employment. Relevant planning applications - 14/0330/MOUT	0	0	0	0	0	0	0	30,000	0	0	0	0
Pinhoe, Old Park Farm	W210 and W113 Old Park Farm	The reserved matters application includes some provision for employment uses which, estimated from site plans, measure a gross area of 7,200 m ² , net area of 5,000 m ² and floor space of 2,000 m ² . Relevant planning applications - 10/0641/MOUT and 12/0130/MRES	0	0	0	0	0	0	5,000	0	0	0	0	0
Tithebarn Green, Tithebarn Green/ Mosshayne	55A Land south of Science Park Road - Local Plan Ref W213	Planning permission on this site exists for a mixed use development including employment uses. Actual floor space/site area based on land assessments rather than planning application. Relevant planning applications - 12/1291/MOUT	0	0	0	0	0	0	10,300	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Tithebarn Green, Tithebarn Green/ Mosshayne	55B Land north of Science Park Road - Local Plan Ref W213	Planning permission on this site exists for a mixed use development including employment uses. Actual floor space/site area based on land assessments rather than planning application. Relevant planning applications - 12/1291/MOUT	0	0	0	0	0	0	35,600	0	0	0	0	0
Seaton, North of Town - Harepath Road	118B North of Town - Harepath Road	There are no current planning permissions on this land (at Summer 2018). Relevant planning applications -	0	0	0	0	0	0	0	24,800	0	0	0	0
Axminster, Land north and east of town	E105 Land north and east of town	There were no extant planning permissions at Summer 2018 for this land. Relevant planning applications -	0	0	0	0	0	0	0	65,000	0	0	0	0
Axminster, Hunthay Farm	58A Hunthay Farm EX13 5RJ	Construction of offices for B1 and parking. Relevant planning applications - 15/1912/FUL and 17/2177/VAR	0	0	0	0	0	0	2,800	0	0	0	0	0
Axminster, Hunthay Farm	58B Hunthay Farm EX13 5RJ	Approval for land for siting additional 27 containers B1 and B8, 0.18 ha, 380 m2. Not rated at March 2016. Relevant planning applications - 15/1910/FUL	0	0	0	0	0	0	1,800	0	0	0	0	0
Clyst St Mary, Axehayes Farm	59A Axehayes Farm Clyst St Mary	Construction of 7 business units (use class B1) and associated access roads and parking. Relevant planning applications - 14/0409/FUL and 15/1978/VAR	0	0	1,300	0	0	0	0	0	368	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Clyst St Mary, Axehayes Farm	59B Axehayes Farm Clyst St Mary	Approval for 6 business units in a courtyard format with associated access road and parking. B1 office use, total of 822 m2. site area 2739 m2. Relevant planning applications - 17/0151/FUL	0	0	0	0	0	0	2,739	0	0	0	0	0
Sidmouth, Dotton Farm	60A Dotton Business Units Dotton Farm	Construction of industrial building (use class B2). 150 m2 B2, application states site area 108 m2, but is measured at approximately 480 m2 from plans. Relevant planning applications - 16/0539/FUL	0	0	0	480	0	0	0	0	0	0	150	0
Broadhembury Colliton Barton	61A Land at Colliton Barton	Change of use from agricultural building to mixed use of B1 and B8 uses. Relevant planning applications - 15/2546/FUL	0	0	400	0	0	0	0	0	0	113	0	283
Broadhembury Colliton Barton	61B Forest Produce Ltd Warehouse Colliton Barton	Change of use of former agricultural building to use class B8 (storage and distribution of food) and construction of extension to provide ancillary offices. Relevant planning applications - 16/1767/FUL	0	0	0	0	458	0	0	0	458	0	0	0
Dunkeswell, Dunkeswell Airfield	62A Air Westward Dunkeswell Airfield	Erection of pitched roof extension to aircraft storage shed for use as machinery storage shed (revision to 17/1886/FUL adding a pitched roof). Development will provide 212 m2 of net additional sui-generis classified floorspace. Relevant planning applications - 18/0195/FUL and 17/1886/FUL	0	0	0	0	0	212	0	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis	
Dunkeswell, Dunkeswell Airfield	62B Mansell Raceway Dunkeswell Aerodrome	Erection of building containing workshop/storage, reception, visitor facilities and race control replacing existing porta cabins and associated outbuildings. Development involves a net increase in floorspace of 142 m ² (classified as Sui Generis). Relevant planning applications - 16/2946/FUL	0	0	0	0	0	142	0	0	0	0	0	0	
Dunkeswell, Dunkeswell Airfield	62C Dunkeswell Airfield Dunkeswell	Proposed aircraft storage shed. Estimated at 522 m ² and recorded as proposed B8 storage use. Relevant planning applications - 17/0451/FUL	0	0	0	0	0	0	522	0	0	0	0	0	
Awliscombe, Cottarson farm	Small Site Cottarson farm Awliscombe EX14 3NR	Change of use of former farm buildings to monumental masons' workshop and store (use class B1/B8). No record of building used as a workshop or non domestic rating. Relevant planning applications - 15/2741/FUL	0	0	0	0	0	0	180	0	0	0	0	0	
Awliscombe, Kains Park	Small Site Kains Park Storage Kains Park Farm Awliscombe Honiton EX14 3NN	Expansion of existing storage and distribution site including revisions to planning permission 07/1903/COU to allow storage of caravans, boats, trailers, machinery and vehicles. Only storage containers (that formed part of the permission) - site area of approximately 800 m ² and floorspace of 300 m ² - are recorded as employment use. Relevant planning applications - 16/2551/FUL	0	0	0	0	800	0	0	0	0	0	0	300	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	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	0	0	0	0	0	0	400	0	0	0	0	0	
Aylesbeare, Sidmouth Road	Small Site Higher Barn Sidmouth Road	Construction of building for storage, packaging and distribution of Willow products. To provide 77 m2 of B8 floorspace on a net/gross site area estimated at 400 m2. Relevant planning applications - 16/0163/FUL	0	0	0	0	0	0	400	0	0	0	0	0	
Branscombe, Bulstone Springs Farm	Small Site Bulstone Springs Farm Branscombe Seaton EX12 3BL	Change of use of part agricultural building to poultry processing and dispatch facility (B2). Already B1, part change to B2, no change in floor area. Development assumed to have not yet occurred. Relevant planning applications - 16/0649/COU	0	0	0	0	0	0	0	0	0	0	0	0	
Broadclyst, Wards Cross	Small Site Wards Cross Broadclyst	Change of use from agricultural to B use completed 2014-15 Relevant planning applications - 14/1511/COU and 14/1588/COU	0	3,260	0	0	0	0	0	0	0	662	662	662	-497
Broadhembury, Bottom Barn	Small Site Bottom barn Broadhembury Honiton EX14 3LN	Demolition of agricultural buildings and construction of a building to provide workshop, storage and office space, along with associated landscaping and provision of parking and turning space. Relevant planning applications - 15/0745/FUL	0	0	1,100	0	0	0	0	0	58	0	0	0	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Colyford, Whitwell Farm	Small Site Whitwell Farm Whitwell Lane Colyton EX24 6HS	Retrospective application for the importation, processing and storage of waste electrical cables and carpets, within existing agricultural barn. Development taken to be in 2017/18. Floorspace B2 320 m2 and site area 560 m2. Relevant planning applications - 17/1602/CM	0	0	0	0	560	0	0	0	0	320	0	0
Cranbrook, 7 Long Orchard	Small Site 7 Long Orchard Cranbrook Exeter Devon EX5 7BA	Temporary change of use of existing dwelling (Use Class C3) to start-up business facility (Use Class B1) for a period of 3 years. Site area 218 m2 , 128 m2 of B1 use. Not rated for business use at summer 2018. Relevant planning applications - 16/1701/FUL	0	0	0	0	0	0	200	0	0	0	0	0
Dunkeswell, Land Adj. Turbury Farm Dunkeswell Honiton EX14 4QN	Small Site Land Adj Turbury Farm Dunkeswell	Outline application for the replacement of dilapidated buildings with a live-work unit. Proposal includes 75 m2 workshop for use by electrical engineer on a site area estimated at 220 m2. Relevant planning applications - 17/0734/OUT	0	0	0	0	0	0	220	0	0	0	0	0
Exmouth, 18A Rolle Street	Small Site 18A Rolle Street Exmouth EX8 1NJ	Change of use of first floor flat to B1 office. Relevant planning applications - 13/1800/COU	82	0	0	0	0	0	0	0	117	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Exmouth, Claremont Grove	Small Site 9 Claremont Grove Exmouth EX8 2JW	Change of use of dwelling to B1 (A) Office. Not rated for business at April 2018. Relevant planning applications - 14/1699/COU	0	0	0	0	0	0	300	0	0	0	0	0
Exmouth, 129 Exeter Road Exmouth	Small Site Garages To Rear Of 129 & 131 Exeter Road	Change of use from Residential to B8 (storage). Relevant planning applications - 16/2733/COU	0	0	0	90	0	0	0	0	0	0	90	0
Farringdon, Mantracourt Electronics Ltd	Small Site Mantracourt Electronics Ltd The Drive Farringdon Exeter EX5 2JB	Construction of extension to industrial unit and car parking area. To provide an additional 152 m2 of B1 industrial space. Extension is to the north of the existing northerly building. Relevant planning applications - 17/0652/FUL	0	0	0	0	152	0	0	0	152	0	0	0
Feniton, Westleigh Willows Farm	Small Site Unit D1 Westleigh Willows Farm Feniton EX14 3BN	Extension to vehicle repair workshop. Extension built post 2016 , assumed to be in 2017/18. Relevant planning applications - 15/2160/FUL	0	0	0	0	100	0	0	0	100	0	0	0
Feniton, Westleigh Willows Farm	Small Site Westleigh Willows Farm Feniton EX14 3BN	Proposed industrial unit (B1, B2 and B8 Use Classes). Relevant planning applications - 10/2054/FUL	271	0	0	0	0	0	0	0	216	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018				
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis	
Hawkchurch, Land West Of Gate Cottage	Small Site Land West Of Gate Cottage (Chadacres) Hawchurch	Lawful development certificate for change of use of part of barn to B1c use of 150 m ² ; rated for B use from 25-Nov-2015 (but completion taken as 2016/17). Relevant planning applications - 14/2045/CPL	0	0	0	150	0	0	0	0	0	150	0	0	0
Honiton, 40A High Street	Small Site 40A High Street Honiton EX14 1PJ	Change of use of first floor commercial unit from D1 dental surgery to mixed use A2/B1 (financial and professional services/office). Proposal involves a net gain of 226 m ² of A2/B1 use and loss of 226 m ² of D1. The dental use is assumed to have ceased in 2017 and completion of development is assumed to have occurred in 2017/18. Relevant planning applications - 17/2152/FUL	0	0	0	0	226	0	0	0	0	226	0	0	0
Honiton, Blamphayne Sawmill, Gittisham	Small Site Blamphayne Sawmill Gittisham EX13 3AN	Construction of workshops, stores and office/shop with associated landscaping and parking. Relevant planning applications - 15/1172/MFUL	0	0	0	0	0	12,100	0	0	0	0	0	0	0
Honiton, Blamphayne Sawmill, Gittisham	Small Site Blamphayne Sawmill Gittisham EX13 3AN	Extension to workshop. Relevant planning applications - 15/2370/FUL	0	0	0	180	0	0	0	0	0	0	180	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Honiton , Honiton Garage Turks Head Lane Honiton EX14 1BQ	Small Site Honiton Garage Turks Head Lane Honiton EX14 1BQ	Demolition of existing buildings and erection of workshop, shop with fast food outlet. Relevant planning applications - 13/2698/MFUL and 17/2579/FUL	0	0	689	0	0	0	0	0	689	0	0	0
Honiton , Chapel Street	Small Site Robson House Chapel Street Honiton EX14 1EU	Change of use from larger house in multiple occupation (sui generis) to B1 business use. Relevant planning applications - 16/0225/COU	0	0	150	0	0	0	0	0	150	0	0	0
Huxham, Huxham Barton	Small Site Huxham Barton Huxham Exeter EX5 4EJ	Change of use of redundant agricultural buildings to business units (Use classes B1a, B1b, B1c and B8) including demolition of steel frame lean to barns and formation of parking & storage areas. Site area of 2,100 m2 with floorspace estimated at 650 m2 evenly split across B1, B2 and B8 uses. Relevant planning applications - 17/2243/FUL	0	0	0	0	0	0	2,100	0	0	0	0	0
Kilminster, Land At Kilminster Quarry	Small Site Land At Kilminster Quarry Whitford Road Kilminster 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 m2 of B2 uses on a net site area of 340 m2. Relevant planning applications - 17/1657/COU	0	0	340	0	0	0	0	0	0	130	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Kilminster, Summerleaze Farm	Small Site Summerleaze Farm Gammons Hill Kilminster Axminster EX13 7RA	This second part of a larger site has a recorded additional site area of 750 m2 with proposed 450 m2 of B8 use logged against this site record, though it does actually straddle the two site areas. Relevant planning applications - 16/1730/FUL	0	0	0	0	0	0	750	0	0	0	0	0
Kilminster, Summerleaze Farm	Small Site Summerleaze Farm Gammons Hill Kilminster 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 M2, prior to the application being received (developed in 2015-16.) Relevant planning applications - 16/1730/FUL	0	0	1,270	0	0	0	0	0	0	0	0	0
Lypstone, Nutwell Road	Small Site St Davids Dispensary Nutwell Road Lypstone Exmouth EX8 5AN	Construction of new industrial unit. (Amendments to approval 15/1888/FUL to construct additional bay and car parking). Additional 710 m2: B1(a) 350 m2, B1(c), B2, B8: 360 m2. Relevant planning applications - 16/0629/FUL revision of 15/1888/FUL	0	0	0	0	3,000	0	0	0	1,060	0	360	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Monkton, Aplins Farm	Small Site Land South Of Aplins Farm Monkton Honiton EX14 9QN	Erection of ice cream parlour including cafe, retail, office and making area, together with a new access off the existing layby. Whilst the development is predominantly for restaurant and retail floorspace of 280 m2 there is 33 m2 of office floorspace and 26 m2 of other space. Relevant planning applications - 16/3058/FUL	0	0	0	0	0	59	0	0	0	0	0	0
Musbury, Axminster Road	Small Site The Old Reading Room Axminster Road Musbury EX13 8AZ	Change of use of building from (A2) office to artists studio (B1). Relevant planning applications - 15/2645/COU	0	0	62	0	0	0	0	0	62	0	0	0
Ottery St Mary, Otter Nurseries	Small Site Otter Nurseries Gosford Road Ottery St Mary EX11 1LZ	New lean to warehouse extension to existing warehouse building of 250 m2 net new B8 floorspace on a net site area of 250 m2. Relevant planning applications - 17/2723/FUL and 17/0069/FUL	0	0	0	0	0	0	250	0	0	0	0	0
Ottery St Mary, Otter Nurseries	Small Site Otter Nurseries Gosford Road Ottery St Mary EX11 1LZ	Construction of 2 storage buildings. Net development site area is measured at 12,800 m2, with B8 floorspace of 3,667 m2. Relevant planning applications - 16/0980/MFUL	0	0	0	0	0	0	12,800	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Ottery St Mary, Rainbow Plants Holcombe Lane	Small Site Rainbow Plants Holcombe Lane Ottery St Mary EX11 1PG	Erection of new office, rest room and storage building. Providing 139 m2 of net new B2 floorspace - this is taken to be the net and gross site area as well. Relevant planning applications - 18/0115/FUL	0	0	0	0	0	0	139	0	0	0	0	0
Ottery St Mary, Cadhay	Small Site The Old Dairy Cadhay Ottery St Mary EX11 1QT	Variation of condition 2 of planning permission 07/1782/COU to allow class B1(a) (office) alongside the existing use for a workshop. Development completion recorded as 3 July 2017 (business rates start data) and floorspace and site area estimated at 100 m2. Relevant planning applications - 17/0443/VAR	0	0	0	0	100	0	0	0	100	0	0	0
Payhembury, Manor Farm	Small Site Devon Business And Education Centre Manor Farm Payhembury Honiton Ex14 3HL	Demolition of existing barn and construction of office building (B1 use class). B1(a) 170 m2. Net and gross site area 800 m2. Business rates established at 2 Jan 2018. Relevant planning applications - 15/2774/FUL	0	0	0	0	800	0	0	0	170	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Rockbeare, Rockbeare Hill Quarry	Small Site Rockbeare Hill Quarry Rockbeare	Replacement of existing manufacturing building with new factory building for precast concrete manufacturing (Use Class B2-General Industry). This is part of a large minerals (Aggregate Industries). Replacement of existing building for B2 use, precast concrete manufacturing giving an additional B2 use of 1610 m2. Application site area is 3.65 ha but area for extension only is recorded. At 1 April 2018 development appears to have not started. Relevant planning applications - 16/1464/MFUL	0	0	0	0	0	0	1,610	0	0	0	0	0
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 m2 of additional B2 floorspace and 56 m2 of B8. Development is assumed to have taken place with a site area of 1,400 m2. Relevant planning applications - 17/0706/COU	0	0	0	0	1,400	0	0	0	0	56	0	0
Uplyme, White Gate Garage	Small Site White Gate Garage (Bluebell Holt) Lyme Road Uplyme	Construction of a proposed MOT bay and workshops. Development would involve replacement of existing building with a floorspace of 125 m2 with a new building of 188 m2 - i.e. a net increase of 63 m2 floorspace of B2 uses. Relevant planning applications - 17/0593/FUL	0	0	0	0	0	0	63	0	0	0	0	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
West Hill, Brickyard Lane	Small Site Land off Brickyard Lane	Development of workshops recorded as providing 5,582 m2 of B8 uses. Relevant planning applications - 16/1024/MFUL 16/2292/VAR, variation and revision of 15/0643	0	0	0	0	17,400	0	0	0	0	0	5,582	0
Whimble, Brickyard Farm Whimble	Small Site 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 m2, net site area 1,100 m2 and floorspace 400 m2 of assumed B2 uses. Relevant planning applications - 17/1136/FUL and 17/0343/FUL	0	0	0	0	0	1,100	0	0	0	0	0	0
Whimble, Moor View Industrial Estate	Small Site 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 m2 with no buildings and therefore no floorspace recorded. Relevant planning applications - 17/0283/COU	0	0	2,300	0	0	0	0	0	0	0	0	0
Whimble, Unit E Country House Estate	Small Site 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	0	0	0	0	0	0	0	88	0	-88	0

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Additional Area Developed in M ²					Net Additional Area at 31 Mar 2018 in M ²			Net Floorspace Built in M ² - 2013 to 2018			
			2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Under Construction	With extant Permission	Allocated or available	B1	B2	B8	Sui Generis
Wilmington, Sutton Barton	Small Site Sutton Barton Wilmington Honiton EX14 9SH	Construction of building for the processing of dairy products. 246 m2 floorspace of B1 use. Construction assumed to be in 2017-18. Relevant planning applications - 17/0740/FUL	0	0	0	0	246	0	0	0	246	0	0	0
Yarcombe, Stopgate Farm	Small Site Stopgate Farm Yarcombe Honiton EX14 9NB	Change of use of the southern end 2 bays of the agricultural workshop to steel fabrication workshop (retrospective). Change to B2 use of 120 m2. Relevant planning applications - 16/2544/FUL	0	0	0	120	0	0	0	0	0	120	0	0
Totals in Square Metres			41,913	20,699	68,569	40,452	308,075	40,733	565,733	678,764	26,610	16,607	99,985	4,141
Totals in Hectares			4.19	2.07	6.86	4.05	30.81	4.07	56.57	67.88				

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

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost in M ² - 2013 to 2018
Woodbury, Woodbury Business Park	46B	15/2056/COU - Change of use from industrial unit (use class B2/B8) to D2 (Assembly and Leisure)	
Honiton, Heathpark Industrial Estate	11C	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	-	Following the Council's move to Blackdown House, the former EDDC HQ will be re-developed into an extra care retirement home by PegasusLife	
Axminster, Former Sawmills, Woodmead Road	33A	16/2881/COU – Change of use from industrial storage building (B2/B8 use) to (A3) – Safar Restaurant	
Axminster, Millwey Rise	15Aii	16/2470/FUL – Construction of Tick Tocks Day Nursery / Soft Play Centre and associated access and landscaping works	
Ottery St Mary, Toadpit Lane West	Small Site	Prior approval for a change of use from storage and distribution (Class B8) to a use falling within Class C3 (dwelling houses)	

Appendix 4 – Non-Domestic Rated Properties

Ref	Name	TOTAL	In Use	Empty	WORKSHOP (not Vehicle Repair)	WARE HOUSE	RETAIL	STORAGE (including Land)	FACTORY	OFFICE	SHOW ROOM	VEHICLE REPAIR	OTHER
1	Alexandria Road Industrial Estate	40	38	2	15	1	1	15	1	1	1	3	2
2	Axminster Carpets, Woodmead Road	5	5	0	2	0	0	0	1	0	0	2	0
3	Ottery Moor Lane / Bramble Hill Industrial Estate	13	4	9	2	7	2	0	0	1	1	0	0
4	Odhams Wharf	12	10	2	4	1	0	1	1	5	0	0	0
5	Darts Business Park	33	31	2	7	2	0	17	0	0	5	0	2
6	Dunkeswell Industrial Estate	170	152	18	39	60	0	48	9	9	0	0	5
7	East Devon Business Park	18	14	4	6	1	0	4	0	3	0	2	2
8	Finnimore Industrial Estate	36	31	5	4	7	2	6	4	6	0	4	3
9	NOT IN USE												
10	Harbour Road, Industrial Estate	27	23	4	1	1	8	5	0	2	1	1	8
11	Heathpark Industrial Estate	133	126	7	35	52	6	12	6	6	1	4	11
12	Greendale Business Park, Woodbury	73	71	2	2	18	0	36	1	4	0	2	10
13	Harepath Industrial Estate	12	12	0	8	2	0	0	0	0	1	1	0
14	Hill Barton Business Park	50	44	6	3	26	0	9	0	2	0	0	10
15	Millwey Rise Industrial Estate	63	60	3	29	4	0	5	0	6	0	1	18
16	Liverton Business Park (Phase I)	26	25	1	8	5	6	0	0	0	0	0	7
17	Liverton Business Park (Phase II)	8	8	0	0	6	1	0	0	0	0	0	1
18	Dinan Way	8	8	0	0	0	2	0	1	1	1	2	1
19	Manstone Lane	10	9	1	6	1	0	2	1	0	0	0	0
20	Mill Park Industrial Estate & Hogsbrook Farm	55	53	2	14	23	0	11	0	2	0	4	1

Ref	Name	TOTAL	In Use	Empty	WORKSHOP (not Vehicle Repair)	WARE HOUSE	RETAIL	STORAGE (including Land)	FACTORY	OFFICE	SHOW ROOM	VEHICLE REPAIR	OTHER
21	Coal Yard, Castle Gate	3	3	0	0	0	0	0	0	0	0	3	0
22	Aylesbeare Common	4	4	0	0	3	0	0	0	1	0	0	0
23	Pound Lane Industrial Estate	50	48	2	7	4	3	21	2	3	2	2	6
24	Colyton Business Park (Wheelers Yard)	14	14	0	8	0	0	5	0	0	0	0	1
25	Intermodal Interchange	1	1	0	0	1	0	0	0	0	0	0	0
26	Skypark	5	5	0	0	1	0	0	0	0	0	0	4
27	Science Park	43	41	2	0	0	0	0	0	39	0	0	4
28	Dinan Way Trading Estate	25	24	1	7	6	0	5	0	1	3	2	1
29	Salterton Workshops	11	10	1	8	0	0	2	0	0	0	0	1
30	The Old Sawmills	14	14	0	4	7	0	0	0	0	0	0	3
31	Colletts Mill	2	2	0	0	0	0	2	0	0	0	0	0
32	Talewater Works, Talewater	4	4	0	3	0	0	0	0	0	0	1	0
33	Former Sawmills, Woodmead Road	11	10	1	3	0	1	1	0	0	1	3	2
34	Victoria Way	30	25	5	17	0	0	1	1	6	0	4	1
35	Pankhurst Industrial Estate	19	14	5	4	1	0	1	1	9	0	2	1
36	Colyford Road	1	0	1	0	0	0	0	0	0	0	1	0
37	Oilmill Industrial Estate	4	4	0	0	3	0	0	0	0	0	1	0
38	NOT IN USE												
39	Waldrons Farm	7	6	1	2	2	0	1	0	0	0	2	0
40	South of Redgate	0											
41	Sidford Employment Site	0											
42	West of Hayne Lane Employment Site	0											
43	Exeter Airport Business Park (Phase I)	82	73	9	10	33	0	1	4	20	0	0	14

Ref	Name	TOTAL	In Use	Empty	WORKSHOP (not Vehicle Repair)	WARE HOUSE	RETAIL	STORAGE (including Land)	FACTORY	OFFICE	SHOW ROOM	VEHICLE REPAIR	OTHER
44	Exeter Airport Business Park (Phase II)	0											
45	Liverton Business Park (Phase III)	0											
46	Woodbury Business Park	24	21	3	2	1	0	12	0	8	0	0	1
47	Addlepool Business Centre	5	5	0	0	0	0	0	0	5	0	0	0
48	Lodge Trading Estate	4	4	0	0	2	0	1	0	0	0	0	1
49	Hungry Fox Estate	13	13	0	2	0	0	9	0	2	0	0	0
50	McBains	20	18	2	0	13	0	3	0	3	0	0	1
51	Winslade Park	2	1	1	0	0	0	0	0	2	0	0	0
52	Cranbrook *												
53	Goodmores Farm *												
54	Old Park Farm & Pinn Court Farm *												
55	Tithebarn / Mosshayne	0											
56	North of Town on Harepath Road, Seaton *												
57	Land North and East of Town, Axminster *												
58	Hunthay Farm	20	20	0	3	3	0	12	0	1	0	0	1
59	Axehayes Farm	7	7	0	0	0	0	0	0	7	0	0	0
60	Dotton Farm	10	10	0	3	1	0	5	0	1	0	0	0
61	Colliton Barton	5	5	0	2	2	0	0	0	0	0	0	1
62	NEW Dunkeswell Airfield	17	14	3	1	0	0	6	0	1	0	0	9

* specific site / plots not yet been identified
