Commercial Land Availability Summary 2015

Mid Devon
DISTRICT COUNCIL

Contents

Introduction

1.1 The Commercial Land Availability Summary (CLA) monitors changes in retail, leisure and employment land within Mid Devon.

1.2 For the purposes of this report, commercial land includes the following use classes:

- **A1** (Retail)
- **A2** (Financial and Professional Services)
- **A3** (Restaurants and Cafes)
- **A4** (Drinking establishments)
- **A5** (Hot food takeaways)
- **C1** (Hotels)
- **C2-C2a** (Residential institutions)
- **D1** (Non-residential institutions)
- **D2** (Assembly and leisure)
- **Sui Generis** (commercial uses not falling into any other categories)
- **B1** (Business)
- **B2** (General Industrial)
- **B8** (Storage and Distribution)

The National Planning Policy Framework (NPPF) defines economic development as including development 'within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).'

1.3 This CLA Summary covers the period 1st April 2014 to 31st March 2015.

Why Monitor?

1.4 The Council is required to produce monitoring reports to review the progress of its local plans and supplementary planning documents, and the extent to which the policies in the documents are being achieved. The Core Strategy and Allocations and Infrastructure Development Plan Document (AIDPD) sets out indicators and targets for this purpose. This study forms part of the evidence base for the Authority's Monitoring Report (AMR), which collates data from various sources on development within the district.

1.5 Previously, Mid Devon District Council published two separate monitoring reports each year; the Employment Land Survey and the A1, A2 and D2 Development Study. The CLA incorporates both of these reports as well as other use classes that were not previously monitored. This approach supports that proposed within the emerging Local Plan Review in considering the broader contribution of many types of development in generating employment and economic growth.

Why Commercial Land?

1.6 The National Planning Policy Framework (NPPF) requires that local planning authorities:

> "Plan proactively to meet the development needs of business and support an economy fit for the 21st century."
>
> "Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period."

1.7 "Ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area."The AMR assesses the implementation of the Local Development Scheme (LDS) and the extent to which policies within the development documents are being successfully implemented. The local authority can use this monitoring information to identify changing priorities for development in regard to these policies. In time trends can be examined to determine whether policies are effective.

1.8 The CLA gives information about land allocations, sites with planning permission, sites under construction, sites completed and any land lost during the survey year in the various use class orders.

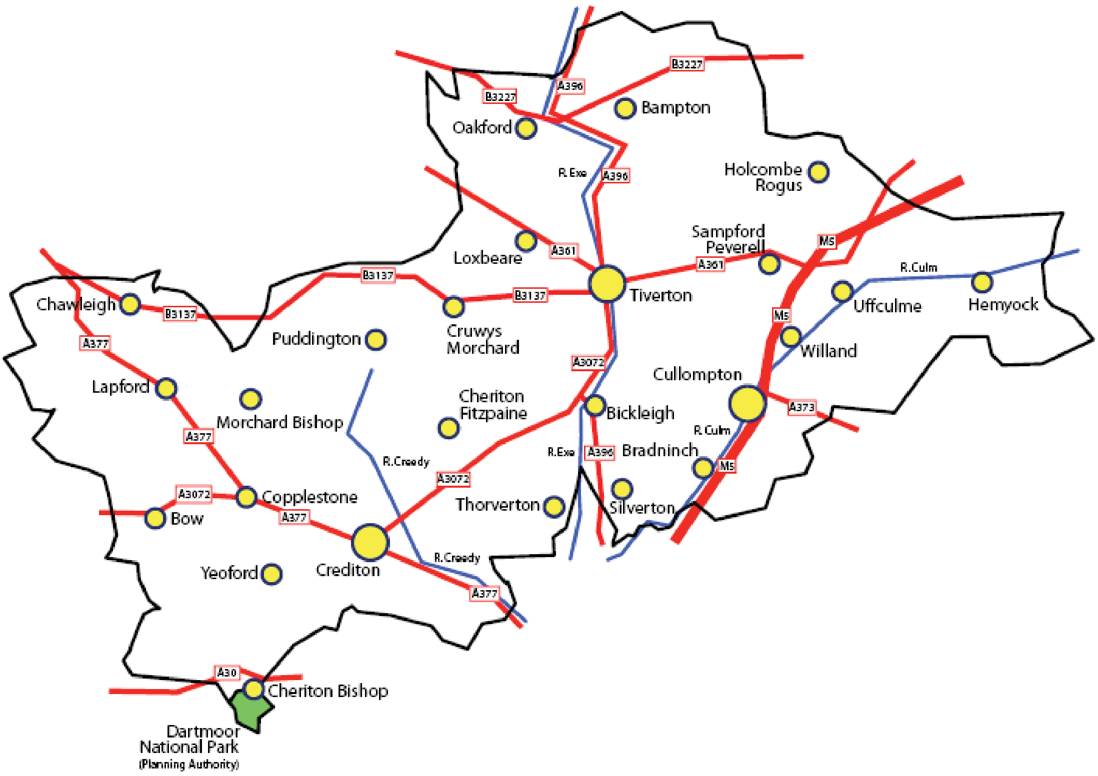
1.9 By looking at the commercial land data, a record of economic trends within Mid Devon is provided, not only of land and premises which have been developed but also the updated situation on land that is likely to be developed in the near future.

1.10 In terms of policy there are a number of ways the local authority can use the monitoring information contained within the CLA. It allows the authority to identify changing priorities for development in regard to the policies and proposals set out within the Development Plan. Trends can be looked at against existing policies and targets to determine whether revisions to adopted policy documents might be needed.

1.11 The CLA forms part of the evidence base for the Local Plan and the Authority's Monitoring Report (AMR).

Mid Devon Summary

2.1 Mid Devon is an inland area covering 913 square kilometres in the South West of England. It is a sparsely populated area, with an estimated population of approximately 79,200 where the majority of residents live in settlements of less than 3,000 people.



2.2 The main concentration of people is found in the eastern part of the District. Tiverton (population 22,200) is roughly central to the district, located about 11km (7miles) from Junction 27 of the M5 and the Tiverton Parkway mainline railway station at Sampford Peverell. The M5 passes through Cullompton (population approx. 9,200) on its eastern side, with Junction 28 providing direct access to the town and the A373 running east towards Honiton. Crediton (population approx. 7,900) is the largest settlement in the west of the District, about 13km (8 miles) from Exeter. (Source of population figures: Devon County Council – (2014) PPSA Estimates rounded).

2.3 The hilly, agricultural landscape is the area's defining physical and environmental characteristic. Most of the rivers in the district drain southwards in steep sided valleys with large expenses of floodplain. The rural nature of the district has led to a high dependency on the car, which in turn has an impact on air quality and climate change.

Employment Structure

3.1 The large and economically successful urban areas of Exeter and Taunton are just beyond the southern and eastern boundaries of the District respectively and exert an influence over the Mid Devon economy. For example, 24% of Mid Devon's working population found employment in Exeter according to the 2011 census.

3.2 Manufacturing is particularly important in Mid Devon accounting for 23.9% of jobs compared to 13.4% in the sub-region (source: Exeter City Council: Economic Trends Report, February 2014). In Mid Devon there continues to be a large number of employees in agriculture and forestry, though national trends generally show a continued decline in these sectors, which could be a potential threat to employment in Mid Devon. With the M5 route though Mid Devon, land transport is a major sector; the Mid Devon Employment Land Review (2013) forecasts growth in this sector as well as wholesale trade and motor vehicles trade.

3.3 Small and very small businesses are important to the local economy. 80.5% of Mid Devon businesses employ 1-4 people (Source: ONS). Rural parts of the district show higher proportions still. 15% of the economically active population is self-employed (2011 Census) and historically the proportion has been comparatively higher in the rural areas (2001 Census). Rates of people working from home has also grown in recent years. Whilst nationally the rate has been growing for over 15 years, it is across the South West where the highest percentage of workers use their home for work. Rates have increased by 1.5% since 2008 (ONS Annual Population Survey 2014), and there is anecdotal evidence that Mid Devon is no exception.

3.4 Approximately 0.8% of the district's working population are claiming job seekers allowance (Official Labour Market Statistics 2015), which is lower than in 2014. To meet the needs of a growing population, and to ensure that out of work levels remain low, it is important to ensure an adequate supply of commercial sites to meet local economic needs.

Method

4.1 The period of monitoring for any particular year is between 1st April and 31st March. This CLS covers the period 1st April 2014 to 31st March 2015.

4.2 Information has been gathered on new planning permissions, total planning permissions, sites under construction, completions and land lost. This was achieved through a combination of desk-based assessment of planning history and site inspections. Staff in Development Management, Economic Development and Building Control also assisted in the process.

4.3 New Planning Permissions: this provides an overview of applications – both full and outline that have been approved over the given year (though note some may have started construction or been completed within the year).

4.4 Total Planning Permissions: this indicates the total permissions (in hectares and square metres floorspace) for development at the end of the monitoring year i.e. includes extant permissions from previous years. It will also include land with a valid permission but which has not yet started construction. Excluded are local plan allocations without a current permission.

4.5 Commencements: the figures presented show the total amount of development which is under construction as at the end of the monitoring year. This can indicate how development is progressing and how it will develop over the coming year. The floorspace total includes extensions or new buildings within the curtilage of existing premises and industrial estates.

4.6 Completions: this indicates completions within a given year. The floorspace total includes extensions or new buildings within the curtilage of existing premises and industrial estates.

4.7 Land lost: this indicates land that has been lost from a particular use and has gone to another use e.g. residential.

4.8 From 2008/09 all sites are included. Previously, employment sites were only taken into account if the new floorspace was over 100 sq.m. From 2014/15 A3, A4, A5, C1, C2 and D1 uses were also monitored.

4.9 Changes of use applications between the use classes have not been included.

4.10 Development sites that involve the reuse of residential gardens are not considered 'brownfield'.

4.11 All figures for retail, leisure and other commercial uses floorspace are gross square metres with the exception of the A1 use class which is net square metres, and which refers to the area of the store used for sales.

Retail and Leisure and other commercial uses

A1: Shops

5.1 This use-class includes sales of goods (other than hot food), Post office, travel and ticket agencies, sale of cold food for consumption off premises, hairdressers, display of goods for sale, domestic hire shops and internet cafes.

A1	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	0.11	1097.84
Total Planning Permissions At March 31 2015	0.18	2260.84
Commencements At March 31 2015	-	-
Completions Between 1 April 2014 – 31 March 2015	0.017	120.26

5.2 For use class A1 there will not always be an area figure, in part due to the fact that very often development is on mixed or already developed sites. All figures within the report are net floorspace where known.

5.3 In the past year 120.26 sq.m of class A1 development was completed. This is lower than last year where 715.61 sq.m was completed. Three sites have been approved this year totalling 1097.84 sq.m, which is higher than last year. Commitments are higher than last year. There are currently no sites under construction, whereas last year there was one.

A2: Financial and Professional Services

6.1 This use-class includes financial service (banks), professional services (excluding health and medical services), other services (including use as a betting shop) appropriate in a shopping area.

A2	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	0.01	98.05
Total Planning Permissions At March 31 2015	0.013	136.05
Commencements At March 31 2015	-	-
Completions Between 1 April 2014 – 31 March 2015	-	-

6.2 The figures for this use-class are generally low. This year two new sites have been approved totalling 98.05 sq.m of floorspace and there are three sites under total commitments providing 136.05 sq.m of floorspace. There were no completions or A2 uses under construction as at 31st March 2015.

A3: Restaurants and Cafes

7.1 This use-class includes restaurants, snack bars and cafes for the sale of food and drink for consumption on the premises.

A3	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	0.01	88
Total Planning Permissions At March 31 2015	-	-
Commencements At March 31 2015	-	-
Completions Between 1 April 2014 – 31 March 2015	0.01	88

7.2 This year one new site has been approved and completed totalling 88 sq.m of floorspace. There were no sites under total commitments or under construction as at March 31st 2015.

A4 Drinking Establishments

8.1 This use class includes public houses, wine bars or other drinking establishments (not including night clubs).

A4	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	-	-
Total Planning Permissions At March 31 2015	-	-
Commencements At March 31 2015	-	-
Completions Between 1 April 2014 – 31 March 2015	-	-

8.2 As of the 31st March 2015 there were no new permissions, commencements or completions.

A5: Hot Food Takeaways

9.1 This use class includes the sale of hot food for consumption off the premises.

A5	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	-	-
Total Planning Permissions At March 31 2015	-	-
Commencements At March 31 2015	-	-
Completions Between 1 April 2014 – 31 March 2015	-	-

9.2 As of the 31st March 2015 there were no new permissions, commencements or completions.

C1: Hotels

10.1 This use-class includes hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

C1	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	-	-
Total Planning Permissions At March 31 2015	-	-
Commencements At March 31 2015	-	-
Completions Between 1 April 2014 – 31 March 2015	-	-

10.2 As of the 31st March 2015 there were no new permissions, commencements or completions.

C2-C2a: Residential Institutions

11.1 This use-class includes residential care homes, hospitals, nursing homes, boarding schools, residential colleges, training centres and secure residential institutions.

C2-C2a	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	0.48	3813.8
Total Planning Permissions At March 31 2015	0.46	3612.8
Commencements At March 31 2015	0.02	201
Completions Between 1 April 2014 – 31 March 2015	-	-

11.2 Between 1st April 2014 and the 31st March 2015, no C2-C2a development has been completed. Two sites have been approved this year totalling 3813.8 sq.m of floorspace. There is currently one site under construction and two permitted as at 31st March 2015.

D1: Non-residential institutions

12.1 This use-class includes clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court, non-residential education and training centres.

D1	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	0.13	1209.2
Total Planning Permissions At March 31 2015	0.10	862.2
Commencements At March 31 2015	0.01	150
Completions Between 1 April 2014 – 31 March 2015	0.02	197

12.2 Between 1st April 2014 and 31st March 2015, one site has been completed totalling 197 sq.m of floorspace. Total permissions amount to approximately 862.2 sq.m of floorspace. There is currently one site under construction totalling 150 sq.m of floorspace as at March 31st 2015.

D2: Assembly and leisure

13.1 This use-class includes cinemas, music and concert halls, bingo, dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreation (except for motor sports, or where firearms are used).

D2	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	1.31	1837.8
Total Planning Permissions At March 31 2015	11.57	2852.67
Commencements At March 31 2015	0.042	719
Completions Between 1 April 2014 – 31 March 2015	0.024	156

13.2 The new permissions area total and the floorspace totals are higher than last year as are the total number of permissions and under construction D2 uses. However, completions are down significantly from the previous monitoring period with only 156sq.m of floorspace compared to 1127.97sq.m last year.

13.3 Very often for this use-class there is no floorspace total or a low total, and this can be attributed to the nature of the developments e.g. fishing lake, tennis court. Where there is a floorspace total this has been where a pavilion or an extension to a leisure complex has been built.

13.4 As with any other use-class the amount of development can very much depend on the availability of suitable land for development, the form of tenure of the land and the 'need' for a particular development.

Sui Generis

14.1 This use-class includes certain uses that do not fall within any other use class and are therefore considered 'sui generis'. Such uses include betting offices/shops, pay day loan shops, theatres, houses in multiple occupations, hostels providing no significant element of care, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Sui Generis	Area (ha)	Floorspace (sq.m.)
New Planning Permissions Between 1 April 2014 – 31 March 2015	0.417	3393.6
Total Planning Permissions At March 31 2015	0.027	293.6
Commencements At March 31 2015	--	--
Completions Between 1 April 2014 – 31 March 2015	0.39	3100

14.2 During this monitoring period, two sui generis developments were completed amounting to 3100 sq.m of floorspace. In addition, 3393.6 sq.m of sui generis use has been approved, and 293.6 sq.m of floorspace is committed as at March 31st 2015.

B1, B2 & B8 Employment Land

Employment Land New Planning Permissions

15.1 The table below provides a yearly comparison of employment land approvals over the past year. It includes sites that have also been permitted and completed between April 2014 and March 2015. The figures include only sites which provide additional employment land or floor area. They do not, for example, include approval of reserved matters on a site which already has outline consent unless it resulted in a change to floor area.

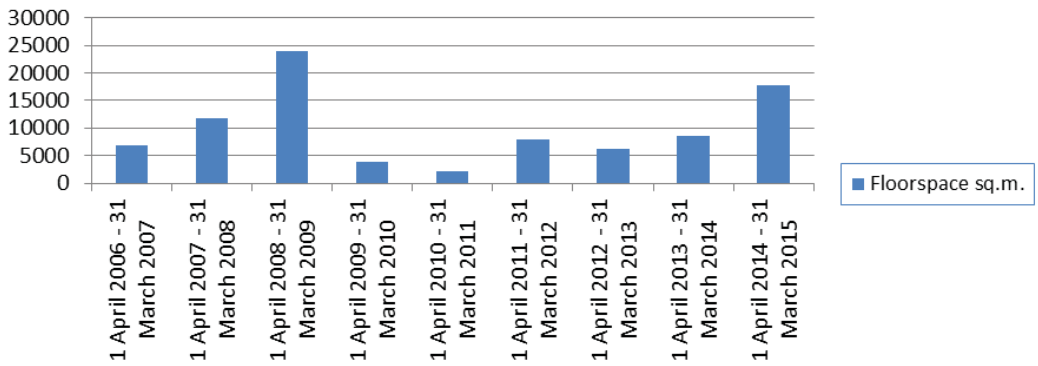
Year (1 April to 31 March)	Area (ha)	Floorspace sq.m.
1 April 2006 - 31 March 2007	7.57	6825.52
1 April 2007 - 31 March 2008	1.10	11790
1 April 2008 - 31 March 2009	7.3844	23853.70
1 April 2009 - 31 March 2010	0.47	3807.89
1 April 2010 - 31 March 2011	0.212	2144.47
1 April 2011 - 31 March 2012	0.617	7838.25
1 April 2012 - 31 March 2013	1.317	6173.75
1 April 2013 - 31 March 2014	0.802	8516.36
1 April 2014 - 31 March 2015	5.58	17690

15.2 The floorspace total includes extensions or new buildings within the curtilage of existing premises and industrial estates; however these are not included within the area total. Such sites are only included if their floorspace is known.

15.3 The area total includes outline planning permissions and where necessary an assumed floorspace is used based on 35% site coverage.

15.4 Approvals of employment floorspace have risen significantly this year, despite fluctuating in previous years . Over the last five years an average of 8472.56 sq.m has been approved, but approvals in 2009/10 and 2010/11 were unusually low. This year 17,690 sq.m has been approved. This is over double the amount approved last year as 8516.36 sq.m was approved in 2013/14.

New Planning Permissions



Employment Land Total Planning Permissions

16.1 The table below indicates the total permitted employment land for development as at the end of each year since 2006 i.e. land with a valid permission for employment use.

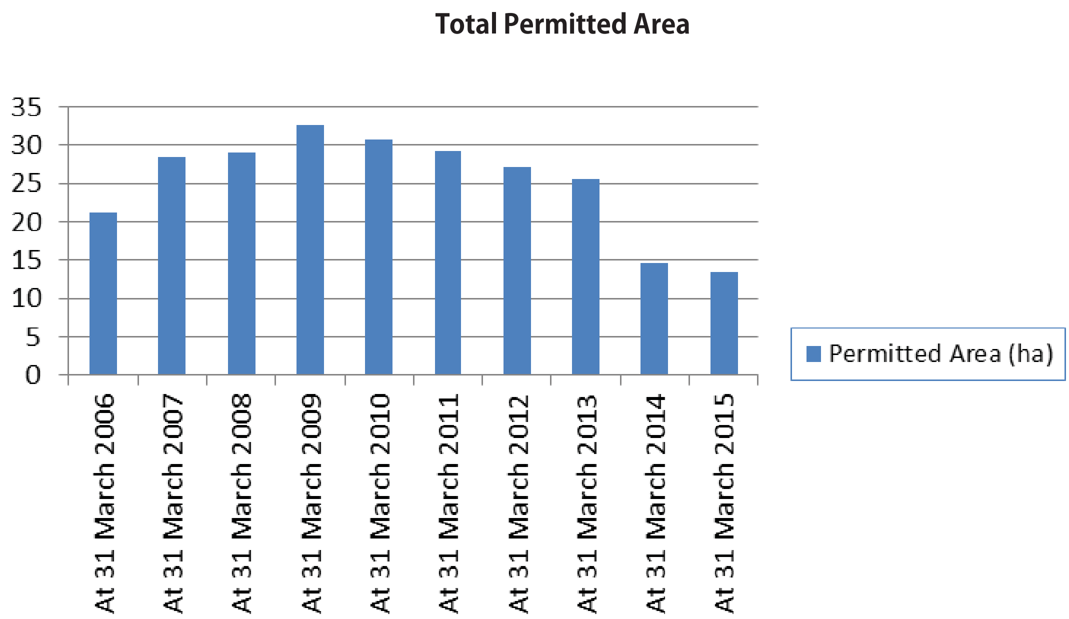
16.2 Included within Table 12 are new approvals and previous years' commitments (planning permissions) that are extant.

Timeframe	Permitted Area (ha)	Floorspace (m2)
At 31 March 2006	21.195	
At 31 March 2007	28.453	86091.94
At 31 March 2008	29.062	86995.82
At 31 March 2009	32.6388	111382.15
At 31 March 2010	30.8418	105140.06
At 31 March 2011	29.2188	96204.53
At 31 March 2012	27.1208	95882.93
At 31 March 2013	25.7108	90421.20
At 31 March 2014	14.629	31966.57
At 31 March 2015	13.42	21924.92

The floorspace showing in brackets in the above table includes both known floorspace figures and an assumed floorspace capacity on ouline applications of 3500sq.m per hectare

16.3 Excluded are local plan allocations without a current permission. Extensions or new buildings within the curtilage of existing premises and industrial estates are given a site area of 0ha.

16.4 Since 2009, permitted employment land has been decreasing and a number of planning permissions have lapsed. However, this year (14-15) the permitted area totals are the lowest since monitoring began in 2006. This is due to a number of large sites which were included in the permitted area totals last year but have since been completed.



Employment Land Commencements

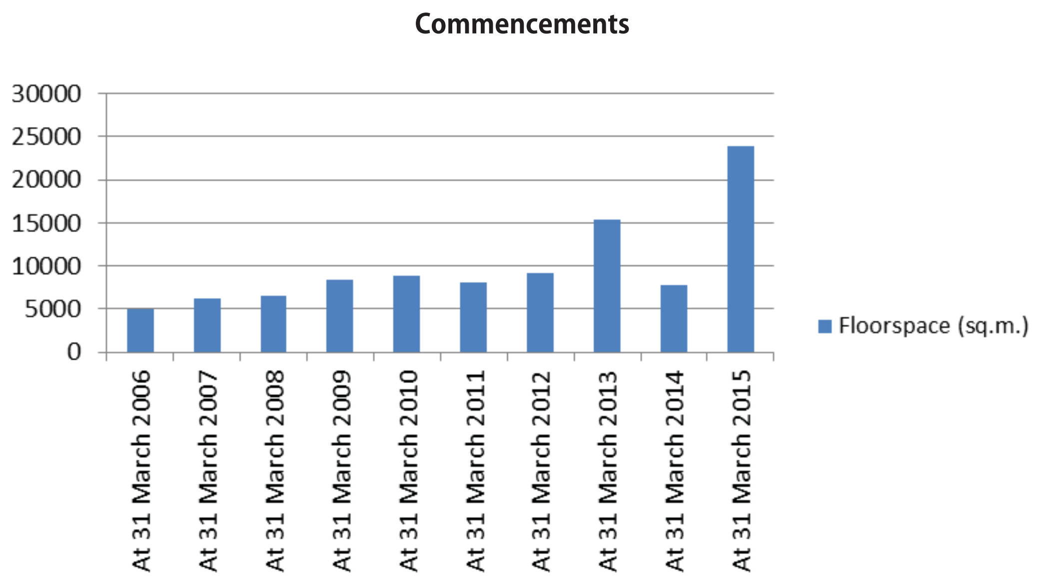
17.1 Looking at employment land under construction in the table below can indicate how employment development is progressing and how it will develop over the coming year.

17.2 The floorspace total includes extensions or new buildings within the curtilage of existing premises and industrial estates. However, these are not included within the area total.

Timeframe	Commencements (ha)	Floorspace (sq.m.)
At 31 March 2006	4.312	4986.17
At 31 March 2007	2.844	6267.17
At 31 March 2008	1.615	6569.29
At 31 March 2009	1.4234	8453.67
At 31 March 2010	2.1814	8832.65
At 31 March 2011	2.2569	8047
At 31 March 2012	2.8389	9172.15
At 31 March 2013	3.9219	15383.92
At 31 March 2014	2.0899	7853.45
At 31 March 2015	7.3169	23892.05

17.3 Floorspace under construction has tended to increase year on year since 2006 barring a slight reduction in 2011. In 2013, a large site in Burlescombe commenced, it was completed in 2014. This year has substantially increased as the permission on a large site in Cullompton was implemented following approval of reserved matters and discharge of pre-commencement conditions.

17.4 The amount of floorspace under construction is influenced by the availability of land coming onto the market and the time taken for this 'availability' to translate into construction and ultimately completion. Poor economic conditions since 2009 resulted in flatlining of additional floorspace under construction. Subsequent indications are that the market is considerably improving following significant increases in 2013 and 2015.



Employment Land Completions

18.1 The table below indicates employment completions or employment growth within a given year, It includes applications that have also been approved and completed between April 2014 and March 2015.

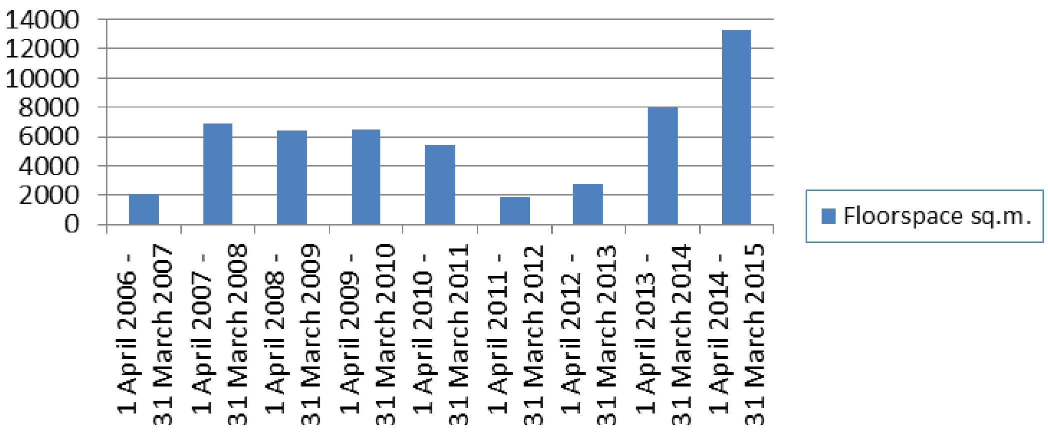
18.2 The floorspace total includes extensions or new buildings within the curtilage of existing premises and industrial estates, but these are not included within the area total.

Year (1 April to 31 March)	Completed Area (ha)	% Brownfield (completed area (ha))	Floorspace sq.m	% Brownfield (completed floorspace)
1 April 2006 - 31 March 2007	2.557	3.5	2044	42.6
1 April 2007 - 31 March 2008	1.82	4.5	6854	54.5
1 April 2008 - 31 March 2009	1.8172	20.36	6425.07	39.51
1 April 2009 - 31 March 2010	0.345	76.8	6468	80.7
1 April 2010 - 31 March 2011	0.9345	43.9	5458.65	57.03
1 April 2011 - 31 March 2012	0.21	33.3	1839.6	79.9
1 April 2012 - 31 March 2013	0.752	70.21	2751.31	69.4
1 April 2013 - 31 March 2014	0.995	65.23	7943.62	91.26
1 April 2014 - 31 March 2015	1.543	25.15	13311.09	45.80

18.3 Building rates can be attributed to a number of factors, for example the overall health of the local economy, availability of employment land for development and form of tenure of the land.

18.4 This year 2014-2015 over 13,000 sq.m of employment floorspace was completed. The majority of this can be attributed to a number of large completions including Hitchcocks Farm, Gregory Distribution Ltd in Cullompton and Hepco Slide Systems in Tiverton. As a result, this isthe highest completions figure in any single given year since monitoring began in 2006

Completions - New Floorspace



Development Plan Allocations

19.1 The Council's Development Plan (which provides the legal basis for planning decisions) sets out policies on retail, leisure and employment land.

Retail and Leisure Allocations

19.2 The Allocations and Infrastructure Development Plan Document (AIDPD) allocates a range of sites which include provision for retail and/or leisure. The table below indicates the current position of allocated land for retail and leisure.

Site	Location	Policy	Total Area (ha)	New Retail Space (sq.m.)	At 31st March 2015	Comment
Phoenix Lane	Tiverton	AL/TIV/19	0.3 ha		No application yet, though masterplanning underway	Allocation of approx. 2400sq.m of Retail, Office and/or Leisure.
Bampton Street	Tiverton	AL/TIV/20	0.07 ha		No application yet.	Allocation to provide small retail units to accommodate 900 sq.m of floorspace.
Eastern Urban Extension	Tiverton	AL/TIV/4	1.0 ha		Application for 700 dwellings, employment, care home, primary school and neighbourhood centre currently has a resolution to grant planning permission subject to S106 agreement.	Within AL/TIV/1 153 ha Mixed Use Site, Housing, Employment, Retail & Leisure. This site is 2.0 ha, 1.0 ha Retail, 1.0 ha for Community Building.

Employment Land Allocations

19.4 The adopted Core Strategy states that an additional 290,000 sq.m of employment land is required by 2026 at 14,700 sq.m per annum or above 4.2 ha per annum.

19.5 The Allocations and Infrastructure DPD (AIDPD) allocations shown below were based on the above guideline, as well as taking into account past developments and existing commitments. Following an Employment Land Review in 2013, the quantity of employment land on the Tiverton Eastern Urban Extension and the North West Cullompton Urban Extension has been reduced as preparation of the masterplans has progressed.

19.6 The table below indicates the current position of employment land allocated in the Local Plan.

Site	Location	Type	Policy	Total Area (ha)	Allocation Remaining without permission at March 2015	Comment
Stone Crushing Works	Bampton	Brownfield	BA1	0.11	0	Mixed Development 0.45ha (0.34 housing, 0.11ha Employment) Last permission granted 02/15
Bourchier Close	Bampton	Greenfield	AL/BA/2	1.1	1.1	Mixed Use Allocation Site (Housing & Employment) Whole site 2.4ha, 1.3ha housing, 1.1ha/4000 sq.m Employment
South of Iter Cross	Bow	Greenfield	AL/BO/2	0.5	0.5	Allocation of 0.5 ha / 17000 sq.m for Employment Development
South West of Junction Road	Bow	Greenfield	AL/BO/3	0.6	0.6	Allocation of 0.6 ha / 2100 sq.m for Employment Development
South East of Village Hall	Kentisbeare	Greenfield	AL/KE/1	0.14	0.14	Mixed Use Allocation Site (Housing & Employment) whole site 0.8 ha, 0.66 ha Housing, 0.14 / 500 sq.m Employment
Wellparks	Crediton	Brownfield	AL/CRE/7	1.5	1.5	Allocation of 1.5 ha / 4150 sq.m for Employment Development, 1935 sq.m has been permitted subject to Section 106

North West Cullompton	Cullompton	Greenfield	AL/CU/1	11.4	11.4	Mixed Use Allocation Site (Housing & Employment) Whole site 74.8 ha, 63.4 ha Housing, 11.4 ha/40000sq.m Employment. Draft Masterplan proposes a reduction to 1.8ha /10,000 sq.m.
Week Farm	Cullompton	Greenfield	AL/CU/13	10.5	10.5	Allocation of 10.5a/15000sq.m for Employment Development.
Eastern Urban Extension	Tiverton	Greenfield	AL/TIV/1	6	6	Mixed Use Site (Housing/ Employment/Retail & Leisure. Employment 6ha/ 30000sq.m within Masterplan.
Blundells School	Tiverton	Brownfield	AL/TIV/9	2.00	2.00	Mixed Use Allocation Site (Housing & Employment). Whole site 14ha, 12ha Housing, 2ha Employment @ 35% plot ratio (7000 sq.m)
William Street	Tiverton	Brownfield	AL/TIV/13	0.2	0.2	Mixed Use Allocation Site 0.9 ha (0.2 ha Employment)
Willand Industrial Estate	Willand	Greenfield	WI1	11.7	10.9808	Allocation of 11.7 ha for Employment Application for 12,826 sqm B1, B2 and B8 pending consideration

Land Lost

Land Lost: Retail and Leisure and other commercial uses

20.1 The table below details the loss of land between 1st April 2014 and 31st March 2015.

Site	Location	Area (ha/sq.m.)	Reason
A1			
The Old Tannery	Cullompton	0.06/600	D2 (Non Residential)
Cottage Garde Nursery	Halberton	0.008/80	D1 (Non Residential Institution)
Lapford Butchers	Lapford	0.002/25	Residential
Post Office	Morchard Bishop	0.004/43	Residential
98 & 100 Westexe South	Tiverton	0.02/150	Residential
2 St Peter Street	Tiverton	0.002/28.4	Residential
12 The Square	Uffculme	0.004/39.8	Residential
		Total: 0.10/966.2	
A3			
45 Gold Street	Tiverton	0.01/140	Residential
		Total: 0.01/140	
A4			
The Mulberry	Cheriton Bishop	0.04/420	Employment
		Total: 0.04/420	
D1			
Woolsgrove Court	Morchard Bishop	0.01/150	Residential
Memorial Rooms	Tiverton	0.02/211.7	Residential
The Oak Room	Tiverton	0.04/365	D2 (Non Residential)
		Total: 0.07/726.7	

20.2 The loss of land can be attributed to a number of factors for example lack of demand in the future for that use, site constraints and increased demand for other uses e.g. residential.

Land Lost: Employment Land

20.3 The table below details the loss of employment land between 1st April 2014 and 31st March 2015.

Site	Location	Area (ha)	Reason	Use Class Lost
10 High Street	Cullompton	0.01ha	Residential	B1a
10 Market Street	Crediton	0.01ha	Residential	B1a
Dobles Garage	Hemyock	0.01ha	Residential	B2
		Total: 0.03ha		

20.4 The loss of employment land has remained at 0.3ha, the same as 2013-14. Any loss of employment land can be attributed to a number of factors for example lack of demand in the future for that employment use, site constraints and increased demand for other uses e.g. residential, retail. Losses of employment land continue to be small, indicating strong demand and a protective policy approach in recent years. However, recent changes to permitted development rights allows change of use from office to residential and is likely to result in future losses of B1 uses going forwards.

Area Summary

Retail and Leisure and Other Commercial Uses Area Summary

21.1 The table below shows the 'urban'/'rural' picture within Mid Devon with regards to retail and leisure and other non-B class commercial development. The urban areas include Tiverton, Crediton, and Cullompton.

Area	New Planning Permissions (Between 1 April 2014 – 31 March 2015)		Total Planning Permissions (At 31 March 2015)		Commencements (At 31 March 2015)		Completed (Between 1 April 2014 – 31 March 2015)		Other
	ha	Sq.m.	ha	Sq.m.	ha	Sq.m.	ha	Sq.m.	
Rural									
A1	0.00	0.00	0.06	550	0.00	0.00	0.01	51.16	
A2	0.00	0.00	0.003	30	0.00	0.00	0.00	0.00	
A3	0.01	88	0.00	0.00	0.00	0.00	0.01	88	
A4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
A5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
C1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
C2	0.48	3813.8	0.46	3612.8	0.02	201	0.00	0.00	
D1	0.09	811.2	0.08	661.2	0.01	150	0.00	0.00	
D2	1.17	458.5	7.93	1228.27	0.022	452.1	0.024	156	
Sui Generis	0.417	3385.2	0.027	285.2	0.00	0.00	0.39	3100	
Urban									
A1	0.11	1097.84	0.12	1710.84	0.00	0.00	0.007	69.1	3 Local Plan Allocations
A2	0.01	98.05	0.01	106.05	0.00	0.00	0.00	0.00	
A3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
A4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
A5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
C1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
C2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
D1	0.04	398	0.02	201	0.00	0.00	0.02	197	
D2	0.14	1379.3	3.64	1624.4	0.02	266.9	0.00	0.00	
Sui Generis	0.00	8.4	0.00	8.4	0.00	0.00	0.00	0.00	

Employment Land Area Summary

21.2 The table below shows the 'urban'/'rural' picture within Mid Devon with regards to employment land development.

Area	New Planning Permissions (Between 1 April 2014 - 31 March 2015)		Total Planning Permissions (At 31st March 2015 dq.m below includes assumed floorspace on outline applications (3500 sqm per ha)		Commencements (At 31 March 2015)		Completed (Between 1 April 2014 – 31 March 2015)		Other
	(ha)	(sq.m)	(ha)	(sq.m)	(ha)	(sq.m)	(ha)	(sq.m)	
Rural Parishes	0.21	2282	1.726	5863.92	2.1269	7627.05	1.253	8972.65	6 Local Plan Allocations totalling 14.15 ha. The allocation at Willand has two small parts completed and a large part of the remainder has an application pending consideration. Bampton (BA1) is mostly completed, the rest remains with planning permission. Currently one allocated site in Bampton, two in Bow and one in Kentisbeare have planning permission.
Urban (Crediton, Cullompton & Tiverton)	5.37	15408	11.694	16061	5.19	16265	0.29	4338.44	6 Local Plan Allocations totalling 52.7ha. An application on the Tiverton EUE site has resolution to grant permission subject to a S106.

21.3 Last year (13-14) there was less committed land in both the urban and rural areas compared to the year before. This year (14-15) there is slightly less in both areas. There are fewer new planning permissions in the rural areas, however substantially more in the urban areas. There is more commenced employment floorspace in both areas. Completions are higher in rural areas and slightly lower in urban areas.

21.4 The urban areas (ha) have more total planning permissions than rural areas. However, the urban areas (ha) are higher for new planning permissions and for commencements. Rural areas are higher for completions. Overall completions are substantially higher than previous years.

Area Summary (All Use Classes)

22.1 The table below shows the total amount of commercial development that took place between 1st April 2014 and the 31st March 2015.

	Sq.m
New Planning Permissions (Between 1 April 2014 – 31st March 2015)	29228.29
Total Planning Permissions (At 31st March 2015)	31943.08
Commencements (At 31st March 2015)	24962.05
Completions (Between April 2014 – 31st March 2015)	16972.35

Conclusion

23.1 Mid Devon is a rural district and therefore it should be recognised that there is only a limited supply of land available at any one time, and a limited demand for retail development compared to larger regional centres such as Exeter and Taunton. Also there is often pressure for non-employment uses such as housing when such sites become available for development. In addition, there is only a limited supply of brownfield land available at any one time, there tends to be a lot more greenfield development in Mid Devon such as conversions of agricultural buildings to employment use, as there is diversification away from traditional farming.

Retail, leisure and other commercial uses

23.2 Much of the development within Mid Devon is in the form of extensions onto existing buildings or new buildings within the curtilage of an existing building, so the total site area figure can look artificially low. However, the floorspace of approvals, commitments and completions have all risen since the previous reporting year. As a number of the retail and leisure use classes were not monitored before this year (14/15), no historic data is available to analyse changes over time. In future years the Council will be able to identify trends and changing priorities for development to determine whether revisions to adopted policy documents might be needed.

Employment

23.3 A lot of employment land within Mid Devon is in the form of extensions to existing buildings or new buildings within the curtilage of existing buildings. The overall site area cannot be calculated in these cases, so the area (ha) figure in the tables can look fairly low.

23.4 The increases in floorspace along with the smaller area totals are a good indication that employment land is being developed on already existing sites.

23.5 Looking forward into the next year (April 2015 to March 2016) there has been an increase in the number of new planning permissions in urban areas, but a reduction in rural areas. There have been increases in the number of commencements in both areas. There have been decreases in the total number of extant planning permissions in both areas as a number of large sites have been completed. There is more allocated employment land since the adoption of the AIDPD in 2010, with applications pending consideration/subject to s106. There remains a strong demand for smaller windfall sites, which is consistent with the findings of the Employment Land Review (2013).

23.6 Slower development of new employment floorspace is due in part to competition from nearby larger employment centres such as Exeter and Taunton. However, the Masterplan SPD for the Tiverton Eastern Urban Extension has been adopted including provision for 30,000 sq.m of employment floorspace, and Masterplanning is now underway for the Northwest Cullompton urban Extension. The Employment Land Review (2013) recommends a rationalisation of employment allocations to reflect market demand and deliverability. This will be taken into account in the Local Plan Review.

Appendix

Retail and Leisure and other commercial uses

Total Planning Permissions By type as at 31st March 2015

Use Class	Site	Parish	Area (ha)	New Floorspace sq.m. (Net for A1)
A1				
	Junction 27	Burlescombe	0.06	550
	The Old Joinery	Crediton	0.01	200
	5 High Street	Crediton	0.01	36.84
	Joseph Locke Way	Crediton	0.1	1061
	Lowman Green	Tiverton	0.00	413
			Total: 0.18	**Total: 2260.84**
A2				
	Junction 27	Burlescombe	0.003	30
	115 High Street	Crediton	0.01	71.25
	38 High Street	Cullompton	0.00	34.8
			Total: 0.013	**Total: 136.05**
C2				
	Former Parkway House Hotel	Sampford Peverell	0.46	3612.8
			Total: 0.46	**Total: 3612.8**
D1				
	Mole Valley Farmers	Cullompton	0.02	201
	St Marys Church	Hemyock	0.00	16
	The Gables	Willand	0.08	645.2
			Total: 0.10	**Total: 862.2**
D2				
	Great Rill Farm	Bampton	2.3	0.00
	Recreation Club	Bow	4.45	0.00
	Community Hall	Burlescombe	0.00	30
	Scout Group	Cheriton Bishop	0.01	141
	Handley Farm	Clayhanger	1.1	338
	Adj to Primary School	Copplestone	0.07	660
	Adj to Creedy Bridge	Crediton	0.00	116
	House Button Farm	Cullompton	3.50	20
	Upton Farm	Cullompton	0.02	176
	The Old Tannery	Cullompton	0.06	600
	Parish Hall	Newton St Cyres	0.00	33

	Sandford AFC	Sandford	0.00	26.27
	Rugby Club	Tiverton	0.00	150
	St Pauls Church Rooms	Tiverton	0.01	55
	1 Oaklands Court	Tiverton	0.01	142.4
	2c St Peter Street	Tiverton	0.04	365
			Total: 11.57	**Total: 2852.67**
Sui Generis				
	Strathculm Lodge	Bradninch	0.007	73.2
	Westcars	Tiverton	0.00	8.4
	South View Estate	Willand	0.02	212
			Total: 0.027	**Total: 293.6**
		Totals:	**12.35**	**10018.16**

Commencements By Type as at 31st March 2015

Use Class	Site	Parish	Area (ha)	New Floorspace sq.m. (Net for A1)
C2				
	Burridge Farm	Sandford	0.02	201
			Total: 0.02	**Total: 201**
D1				
	Cottage Garden Nursery	Halberton	0.01	150
			Total: 0.01	**Total: 150**
D2				
	Kensham Park	Bradninch	0.00	162
	Parish Hall	Cheriton Fitzpaine	0.006	60
	Rugby Club	Cullompton	0.00	50
	Village Hall	Kentisbeare	0.00	15.5
	The Village Stores	Lapford	0.01	152.6
	Memorial Hall	Thorverton	0.006	62
	Moorhayes Community Centre	Tiverton	0.02	216.9
			Total: 0.042	**Total: 719**
		Totals:	**0.072**	**1070**

Completions by site April 2014 to March 2015

Use Class	Site	Completed Area (ha)	New Floorspace sq.m. (Gross)	New Floorspace sq.m. (Net) (Use class A1 only)
A1	18 High Street, Bradninch	0.01	51.16	51.16
A1	106 – 110 Exeter Road, Cullompton	0.007	69.1	69.1
		Total: 0.017		**Total: 120.26**
A3	J. G. Quicke & Partners, Newton St Cyres	0.01	88	N/A
		Total: 0.01	**Total: 88**	
D1	Old Cider Barn, Tiverton	0.02	197	N/A
		Total: 0.02	**Total: 197**	
D2	Parish Hall, Cruwys Morchard	0.02	111	N/A
D2	The Recreation Ground, Sampford Peverell	0.004	45	N/A
		Total: 0.024	**Total: 156**	
Sui Generis	Jewells Farm, Hemyock	0.31	3100	N/A
Sui Generis	Westcountry Car Sales, Willand	0.08	0.00	N/A
		Total: 0.39	**Total: 3100**	
	Totals:	**0.461 ha**	**3661.26 sq.m.**	

Employment

Total Planning Permissions By Town as at 31st March 2015

Site	Greenfield Brownfield	Area (ha)	New Floorspace (sq.m.) Floorspace shown in brackets is assumed floorspace on outline applications of 3500 sq.m. per ha
Bampton			
Stone Crushing Works	B	0.11	432
		Total: 0.11	**Total: 432**
Crediton			
Former Railway Land	B	0.02	135
Joseph Locke Way	B	0.2	1395
		Total: 0.22	**Total: 1530**
Cullompton			
South Of Kingsmill Road	G	6.304	-
J & A Gibbins, Kings Mill Road	B	-	635
Dalgety Arable Ltd	B	-	154
Gregory Distribution	B	-	624
United Roofing Products Ltd	B	-	688
Venn Farm	G	5.17	12000
		Total: 11.474	**Total: 14101**
Tiverton			
G R Pook Engineering Ltd	B	-	430
		Total: 0.00	**Total: 430**
Elsewhere			
Broadoak Motors , Bradninch	B	-	25
Maidendown Stage, Burlescombe	B	1.14	3129
Crosses Farm, Burlescombe	B	0.006	6
Junction 27, Burlescombe	B	0.02	210
Horselake Farm, Cheriton Bishop	G	0.01	90

The Mulberry, Cheriton Bishop	B	0.04	420	
White Cross Farm, Cheriton Fitzpaine	B	0.03	266.92	
White Cross Farm, Cheriton Fitzpaine	G	0.02	154	
Former St Ivel Factory Site, Uffculme	B	0.27	260	
Rodleigh Farm, Hemyock	G	0.02	195	
Warren Farm, Kentisbeare	G	0.03	300	
Menchine Farm, Thelbridge	G	0.01	100	
Westcountry Car Sales Ltd Willand	G	0.02	5431.92	
		Total: 1.616	**Total: 5431.92**	
		Total: 13.42	**Total: 21924.92**	

Commencements by Town as at 31st March 2015

Site	Greenfield Brownfield	Area (ha)	New Floorspace (sq.m)
Bampton			
		-	-
		Total: 0.00	**Total: 0.00**
Crediton			
Fordton	B	0.10	1074
Page Partners Ltd	G	-	230
Dave Pollard Transport	B	-	271
		Total: 0.10	**Total: 1575**
Cullompton			
Week Farm	G	5.06	14298
Pumping Station	B	0.02	150
		Total: 5.08	**Total: 14448**
Tiverton			
Norwood Farm	B	0.01	150
O & B Vehicle Solutions	B	-	27
Howden Industrial Estate	B	-	65
		Total: 0.01	**Total: 242**

Elsewhere			
Maidendown Stage, Burlescombe	B	0.42	1194
Jersey Farm, Burlescombe	G	0.12	1175
Higher Elms, Burlescombe	B	0.01	127
Mounson Farm, Cheriton Bishop	B	0.21	694.75
Gollick Park, Clayhidon	G	0.11	128
Sellake Barn, Halberton	G	0.01	105
Shuttleton Farm, Hemyock	G	0.01	144
Upper Whitemoor, Hemyock	G	0.01	81
Greenham Industrial Estate, Holcombe Rogus	B	0.47	973
Kytton Barton, Holcombe Rogus	G	0.01	100
Long Drag, Kentisbeare	G	0.08	150
East of Higher Pirzwell, Kentisbeare	B	0.03	355
Culm Leigh, Kentisbeare	B	0.02	169.3
Down Farm, Stockleigh English	G	0.0069	54
Thorverton Mill, Thorverton	B	0.53	1302
Verbeer Manor, Willand	B	0.08	875
		Total: 2.1269	**Total: 7627.05**

Completions by site 1st April 2014 - 31st March 2015

Site	Use Class	Greenfield/ Brownfield	Completed Area (ha)	New Floorspace (sq.m)
Bampton				
			-	-
			Total: 0.00	**Total: 0.00**
Crediton				
1 Parliament Street	B1a	B	0.01	100
Fordton Trading Estate	B1a	B	-	197
			Total: 0.01	**Total: 297**

Cullompton				
Gregory Distribution	B8	B	-	360
Gregory Distribution	B8	B	0.28	2817
			Total: 0.28	**Total: 3177**
Tiverton				
Devon County Council	B1a	B	-	141.94
Hepco Slide Systems Ltd.	B1, B2 & B8	B	-	722.5
			Total: 0.00	**Total: 864.44**
Elsewhere				
Unique Furniture & Joinery, Bow	B1c	B	-	57.7
Station Yard, Eggeford, Chawleigh	B2	B	-	50.75
Rowridge Farm, Halberton	B1a	G	0.005	74
Hitchcocks Farm, Halberton	B1/B8	G	0.58	1296
Hitchcocks Farm, Halberton	B8	G	0.05	550
Hitchcocks Farm, Halberton	B2/B8	G	0.15	1515
Hitchcocks Farm, Halberton	B1, B2 & B8	G	0.1	1050
Hitchcocks Farm, Halberton	B1, B2 & B8	G	0.22	2250
Protectaseal Ltd. Halberton	B1, B2	B	-	148.2
Ostomed Ltd. Halberton	B8	B	0.06	600
Simon Burrow Farm, Hemyock	B8	G	0.03	300
Exmoor Stoves, Morebath	B1a/c	B	0.03	336
Dunsmoor, Silverton	B2	G	0.02	180
Former Gas Works, Uffculme	B8	B	0.008	80
2 Sisters Food Group Ltd. Willand	B2/B8	B	-	485
			Total: 1.253	Total: 8972.65
			Total: 1.543	Total: 13311.09
			Total 7.3169	**Total 23892.05**

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