

Commercial Land Availability Summary 2017

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

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 2016 to 31st March 2017.

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.”

“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.”

1.7 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.

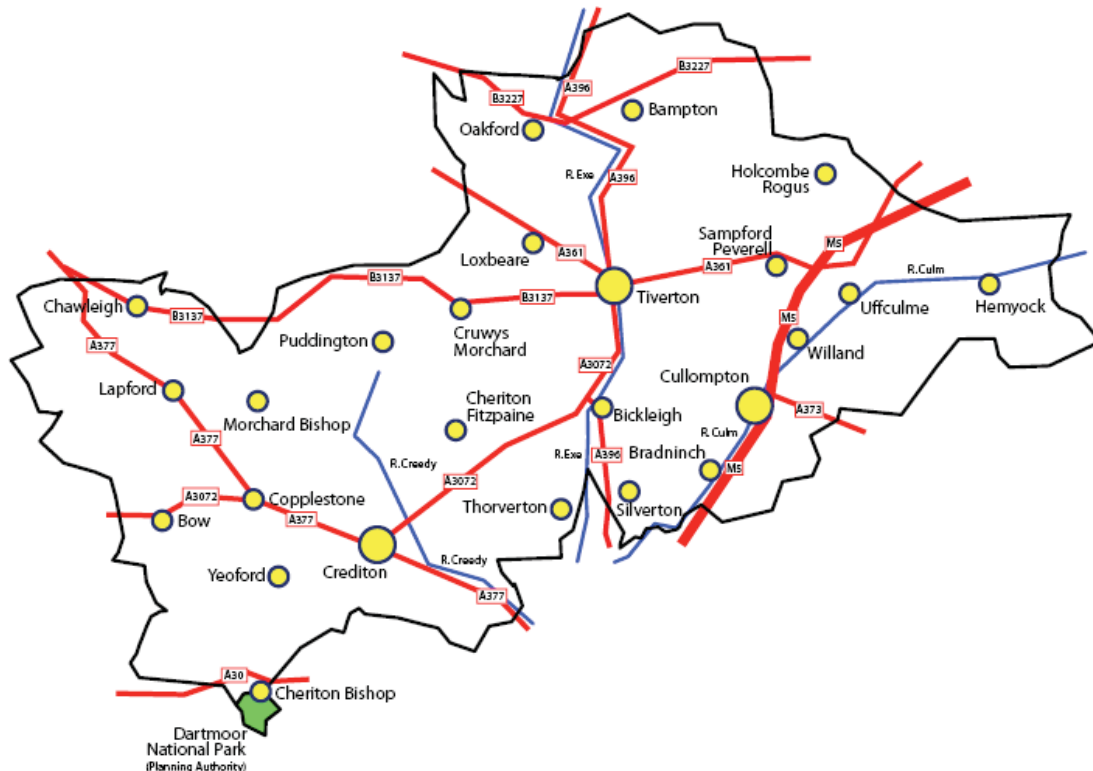
1.9 By looking at the commercial land data, a record of economic trends within Mid Devon is provided, not only of land and premises which have been developed but also the updated situation on land that is likely to be developed in the near future.

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 79,800 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 approx. 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 expanses 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 through 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 Population Survey 2014), and there is anecdotal evidence that Mid Devon is no exception.
- 3.4 Approximately 1.0% of the district's working population are claiming job seekers allowance (Official Labour Market Statistics 2017), which is slightly higher than in 2016. 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 2016 to 31st March 2017.
- 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 employment sites are included. Previously they were taken into account if the new floorspace was over 100 sq.m. From 2014/15 A3, A4, A5, C1, C2, D1 and Sui Generis uses are 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

5.1 The General Permitted Development Order (GPDO) came into effect 15 April 2015, which replaced the 1995 GPDO. One of the key changes in the 2015 GPDO was the greater flexibility in permitted development rights for change of use including between the use classes of A1, A2 and A3. The Mid Devon Commercial Land Availability from 2015/16 planning permission figures monitored for A1, A2 and A3 may have been affected by the greater flexibility in permitted development rights introduced.

A1: Shops

5.2 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 2016 – 31 March 2017	-	-
Total Planning Permissions At March 31 2017	0.25	2853.84
Commencements At March 31 2017	-	-
Completions Between 1 April 2016 – 31 March 2017	0.013	75

5.3 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.

5.4 In the past year 75 sq.m of class A1 development was completed. This is higher than last year where 23.74 sq.m was completed. No sites have been approved this year. Last year seven sites totalling 998.745 sq.m were approved. The total outstanding planning permissions are slightly lower than last year. There are currently no sites under construction.

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 2016 – 31 March 2017	-	-
Total Planning Permissions At March 31 2017	0.012	130.05
Commencements At March 31 2017	-	-
Completions Between 1 April 2016 – 31 March 2017	-	-

- 6.2 The figures for this use-class are generally low. This year no sites have been approved. Last year one site was approved. There are three sites under total commitments providing 130.05 sq.m of floorspace. There were no sites completed and there are currently no sites under construction.

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 2016 – 31 March 2017	0.08	862.7
Total Planning Permissions At March 31 2017	0.08	772.9
Commencements At March 31 2017	-	89.8
Completions Between 1 April 2016 – 31 March 2017	-	-

- 7.2 This year four new sites have been approved, one of these sites is under construction. Three sites currently have planning permission. Last year none were completed.

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 2016 – 31 March 2017	-	-
Total Planning Permissions At March 31 2017	-	-
Commencements At March 31 2017	-	-
Completions Between 1 April 2016 – 31 March 2017	-	-

8.2 As of the 31st March 2017 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 2016 – 31 March 2017	-	-
Total Planning Permissions At March 31 2017	-	-
Commencements At March 31 2017	-	-
Completions Between 1 April 2016 – 31 March 2017	-	-

9.2 As of the 31st March 2017 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 2016 – 31 March 2017	0.41	4169.6
Total Planning Permissions At March 31 2017	0.41	4169.6
Commencements At March 31 2017	-	-
Completions Between 1 April 2016 – 31 March 2017	-	40

- 10.2 As at 31 March 2017 there were two new permissions totalling 4169.6 sq.m. There are no sites under construction. Between 1 April 2016 and 31 March 2017 one site has been completed totalling 40 sq.m.

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 2016 – 31 March 2017	0.57	4376
Total Planning Permissions At March 31 2017	0.57	4376
Commencements At March 31 2017	0.46	3612.8
Completions Between 1 April 2016 – 31 March 2017	0.02	201

- 11.2 Between 1st April 2016 and the 31st March 2017, there was one new permission. There is currently one site under construction totalling 3612.8 sq. m. One C2-C2a development has been completed totalling 201 sq.m.

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 2016 – 31 March 2017	1.116	144
Total Planning Permissions At March 31 2017	1.19	748.2
Commencements At March 31 2017	0.026	258
Completions Between 1 April 2016 – 31 March 2017	0.004	40

- 12.2 Between 1st April 2016 and 31st March 2017, one site has been completed totalling 40 sq.m of floorspace. Four new permissions were granted totalling 144 sq.m. There are five sites with outstanding permission. There are currently two sites under construction totalling 258 sq.m.

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 2016 – 31 March 2017	5.82	514
Total Planning Permissions At March 31 2017	5.70	2263
Commencements At March 31 2017	0.05	799.77
Completions Between 1 April 2016 – 31 March 2017	9.956	518.54

- 13.2 The new permissions area total is higher than last year, however the floorspace total is lower than last year. The total number of permissions is slightly down on last year. Those under construction are slightly higher in area but slightly lower in floorspace. Completions are higher than last year in area but lower than last year in floorspace.
- 13.3 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 2016 – 31 March 2017	0.97	400
Total Planning Permissions At March 31 2017	0.47	400
Commencements At March 31 2017	-	-
Completions Between 1 April 2016 – 31 March 2017	0.527	285.2

- 14.2 During this monitoring period, four sui generis developments were completed amounting to 285.2 sq.m of floorspace. In addition, 400 sq.m of sui generis use has been approved, and 400 sq.m of floorspace is committed as at March 31st 2017. There are currently no sites under construction.

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 2016 and March 2017. 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.

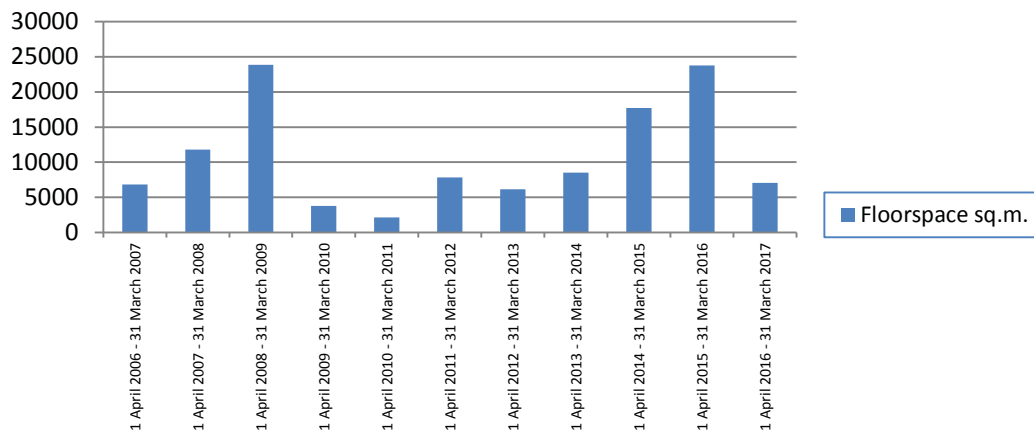
Year (1 April to 31 March)	Area (ha)	Floorspace sq.m.
1 April 2006 - 31 March 2007	7.57	6825.52
1 April 2007 - 31 March 2008	1.10	11790
1 April 2008 - 31 March 2009	7.3844	23853.70
1 April 2009 - 31 March 2010	0.47	3807.89
1 April 2010 - 31 March 2011	0.212	2144.47
1 April 2011 - 31 March 2012	0.617	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
1 April 2015 - 31 March 2016	7.8315	23731.42
1 April 2016 - 31 March 2017	0.8372	7074

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 decreased this year. Over the last five years an average of 12637.10 sq.m has been approved. This year 7074 sq.m has been approved. This is 16657.42 sq.m less than was approved last year as 23731.42 sq.m was approved in 2015/16. This was the highest approved since 2008/2009.

New Planning Permissions



Employment Land Total Planning Permissions

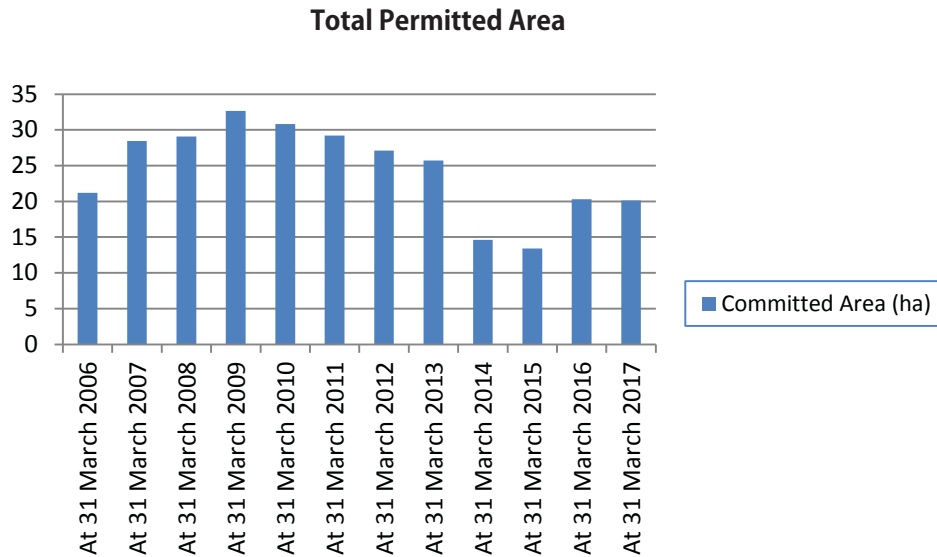
- 16.1 The table below indicates the total permitted employment land for development as at the end of each year since 2006 i.e. land with a valid permission for employment use.
- 16.2 Included within Table 12 are new approvals and previous years' commitments (planning permissions) that are extant.

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)
At 31 March 2016	20.2955	38315.42
At 31 March 2017	20.1137	39446.3

The floorspace showing in brackets in the above table includes both known floorspace figures and an assumed floorspace capacity on online 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 (16-17), similar to (15-16), the permitted area totals have increased from previous years. Last year the permitted area total was 20.29 ha, this year it is 20.1137 ha.



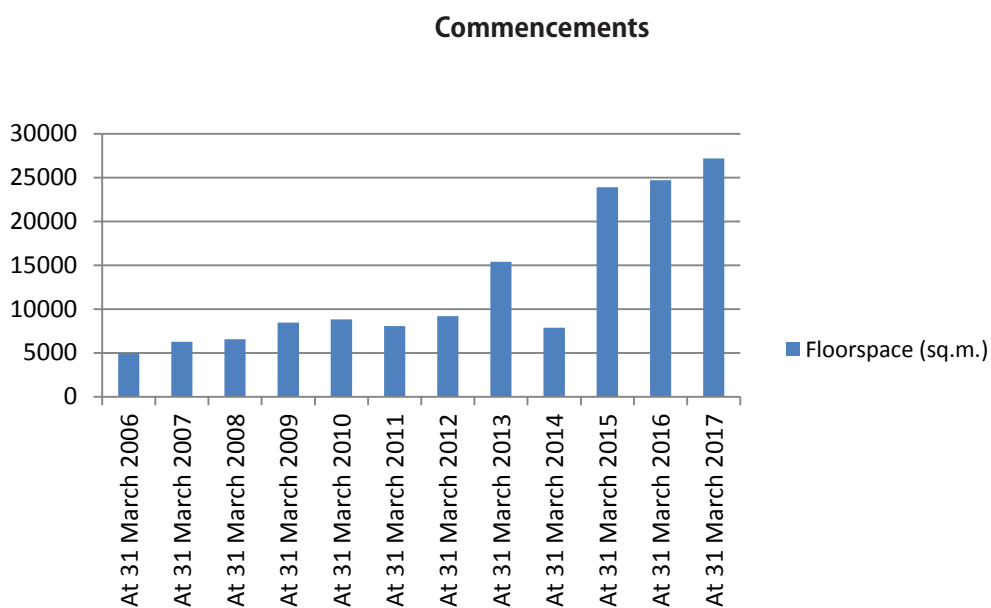
Employment Land Commencements

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	8047.00
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
At 31 March 2016	7.6969	24677.00
At 31 March 2017	8.3369	27171.80

- 17.3 Floorspace under construction has tended to increase year on year since 2006 barring a slight reduction in 2011 and 2014. In 2013, a large site in Burlescombe commenced, it was completed in 2014. This year has slightly increased with 27171.8 sq.m currently under construction.
- 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, 2015, 2016 and 2017.



Employment Land Completions

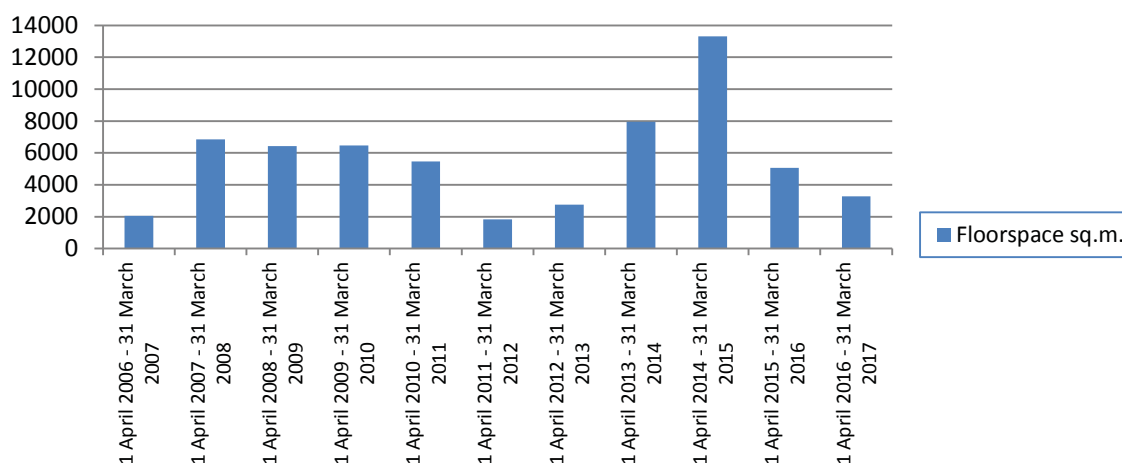
- 18.1 The table below indicates employment completions or employment growth within a given year, It includes applications that have also been approved and completed between April 2016 and March 2017.
- 18.2 The floorspace total includes extensions or new buildings within the curtilage of existing premises 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
1 April 2015 - 31 March 2016	0.366	18.03	5072.22	42.43
1 April 2016 - 31 March 2017	0.36	63.89	3271.6	53.57

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 2016-2017 3271.6 sq.m of employment floorspace was completed. This is down on last year as in 2015-2016 5072.22 sq. m was completed.

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 2017	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		An outline application for 330 dwellings, public open space, associated infrastructure and other works was granted on 18/09/15. An outline application for up to 700 dwellings, 22,000 sq.m of B1/B8 employment land, care home, primary school and neighbourhood centre was granted on 12/06/17.	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 2017	Comment
Stone Crushing Works	Bampton	Brownfield	BA1	0.11	0	Mixed Development 0.45ha (0.34 housing, 0.11ha Employment) Completed in 16/17
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 Ister 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	0.7	Allocation of 1.5 ha / 4150 sq.m for Employment Development, 1935 sq.m has been granted 03/16.

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. In the Local Plan Review 2013-2033 Proposed Submission. CU1 Mixed Use Site. Whole Site 100ha. The Masterplan adopted February 2016 reduces the Employment to 10,000sq.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. An outline application for up to 700 dwellings, 22,000 sq.m. of B1/B8 employment land, care home, primary school and neighbourhood centre was granted on 12/06/17.
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	4.4411	Allocation of 11.7 ha for Employment. Applications for 450 sq.m. B1, B2 & B8 granted 10/15. Outline permission for 12,826 sq.m. B1, B2 & B8 granted 03/16. 999 sq.m. B1, B2 & B8 granted 11/16. 586 sq.m. B1, B2 & B8 granted 12/16. 745 sq.m. B1 & B8 granted 6/16, this commenced 11/16.

Land Lost

Land Lost: Retail and Leisure and other commercial uses

20.1 The table below details the loss of land between 1st April 2016 and 31st March 2017.

Site	Location	Area (ha/sq.m.)	Reason
A1			
24 Westexe North	Tiverton	0.01/75	Residential
		Total: 0.01/75	
D1			
Action for Children, Newcombes	Crediton	0.02/181	Residential
Gidley Coach House, St John Court	Cullompton	0.02/169	Residential
		Total: 0.04/350	
Sui Generis			
Masonic Hall, The New Cut	Cullompton	0.02/260	Residential
		Total: 0.02/260	

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 2016 and 31st March 2017.

Site	Location	Area (ha)	Reason	Use Class Lost
1 Bank Place Chambers	Crediton	0.02ha	Residential	B1a
2 Bank Place Chambers	Crediton	0.02ha	Residential	B1a
Oakleys, 7 High Street	Cullompton	0.02ha	Residential	B1a
54 Bampton Street	Tiverton	0.02ha	Residential	B1a
1 Birchen Lane	Tiverton	0.02ha	Residential	B2
Longrun	Wembworthy	0.01ha	Residential	B1c
		Total: 0.11 ha		

20.4 The loss of employment land has slightly increased to 0.11 ha. In 2015-16 the loss was 0.108ha. 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 2016 – 31 March 2017)		Total Planning Permissions (At 31 March 2017)		Commencements (At 31 March 2017)		Completed (Between 1 April 2016 – 31 March 2017)		Other
	ha	Sq.m.	ha	Sq.m.	ha	Sq.m.	ha	Sq.m.	
Rural									
A1	0.00	0.00	0.10	841	0.00	0.00	0.003	25	
A2	0.00	0.00	0.002	24	0.00	0.00	0.00	0.00	
A3	0.07	792.8	0.07	703	0.00	89.8	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	0.01	128	0.01	128	0.00	0.00	0.00	40	
C2	0.00	0.00	0.00	0.00	0.46	3612.8	0.02	201	
D1	1.11	87	1.19	748.2	0.00	0.00	0.004	40	
D2	1.22	193	5.63	1224	0.05	749.77	1.236	301.64	
Sui Generis	0.72	400	0.47	400	0.00	0.00	0.277	285.2	
Urban									
A1	0.00	0.00	0.15	2012.84	0.00	0.00	0.01	50	3 Local Plan Allocations
A2	0.00	0.00	0.01	106.05	0.00	0.00	0.00	0.00	
A3	0.01	69.9	0.01	69.9	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	0.4	4041.6	0.4	4041.6	0.00	0.00	0.00	0.00	
C2	0.57	4376	0.57	4376	0.00	0.00	0.00	0.00	
D1	0.006	57	0.00	0.00	0.026	258	0.00	0.00	
D2	4.6	321	0.07	1039	0.00	50	8.72	216.9	
Sui Generis	0.25	0.00	0.00	0.00	0.00	0.00	0.25	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 2016 - 31 March 2017)		Total Planning Permissions (At 31st March 2017 sq.m below includes assumed floorspace on outline applications (3500 sqm per ha)		Commencements (At 31 March 2017)		Completed (Between 1 April 2016 – 31 March 2017)		Other
	(ha)	(sq.m)	(ha)	(sq.m)	(ha)	(sq.m)	(ha)	(sq.m)	
Rural Parishes	0.8072	6398	7.2397	22295.3	3.1469	10818	0.33	2656.6	6 Local Plan Allocations totalling 14.15 ha. The allocation at Willand has two small parts completed, a large part of the remainder has planning permission, a small part is currently under construction. Bampton (BA1) is completed. Currently one allocated site in Bampton, two in Bow and one in Kentisbeare have no planning permission.
Urban (Crediton, Cullompton & Tiverton)	0.03	676	12.874	17151	5.19	16353.8	0.03	615	6 Local Plan Allocations totalling 31.6ha. An application on the Tiverton EUE site has an outline application for 22,000 sq.m. of B1/B8 employment land granted 12/06/17.

21.3 Last year (15-16) there was more committed land in both the urban and rural areas compared to the year before. This year (16-17) is similar to last year. There are less planning permissions in both the rural and urban areas. There is more commenced employment floorspace in both areas. Completions are lower in both areas.

21.4 The urban areas (ha) have more total planning permissions than rural areas. However, the rural areas (ha) are higher for new planning permissions. Urban areas (ha) are higher for commencements. Rural areas are higher for completions. Overall completions are similar to previous years. In 14-15 completions were the highest since monitoring began in 2006.

Area Summary (All Use Classes)

22.1 The table below shows the total amount of commercial development that took place between 1st April 2016 and the 31st March 2017.

	Sq.m
New Planning Permissions (Between 1st April 2016 – 31st March 2017)	17540.3
Total Planning Permissions (At 31st March 2017)	55159.89
Commencements (At 31st March 2017)	31932.17
Completions (Between 1st April 2016 – 31st March 2017)	4431.34

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. 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. The floorspace of approvals and completions are lower than the previous reporting year. However, the commitments and commencements are higher than the previous reporting year. As a number of the retail and leisure use classes were not monitored before 2014/15, limited 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 2017 to March 2018) there has been a reduction in the number of new planning permissions in both rural and urban areas. There has been an increase in the number of commencements in rural areas. The total number of extant planning permissions in both areas is similar to last year. 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 two Masterplan Supplementary Planning Documents have been adopted in recent years for Tiverton Eastern Urban Extension and North West Cullompton Urban Extension which both include provision for employment floorspace.

Appendix

Retail and Leisure and other commercial uses

Total Planning Permissions By type as at 31st March 2017

Use Class	Site	Parish	Area (ha)	New Floorspace sq.m. (Net for A1)
A1				
	Junction 27	Burlescombe	0.04	443
	5 High Street	Crediton	0.01	36.84
	Joseph Locke Way	Crediton	0.1	1061
	Lowman Green	Tiverton	0.00	413
	Pannier Market	Tiverton	0.00	56
	Unit 3, Harris Court	Tiverton	0.04	446
	Mid Devon Business Park	Willand	0.04	232
	Willand Service Station	Willand	0.02	166
			Total: 0.25	Total: 2853.84
A2				
	Junction 27	Burlescombe	0.002	24
	115 High Street	Crediton	0.01	71.25
	38 High Street	Cullompton	0.00	34.8
			Total: 0.012	Total: 130.05
A3				
	Junction 27	Burlescombe	0.07	703
	McDonalds Motorway Services	Cullompton	0.00	26.9
	12 Chuch Street	Tiverton	0.01	43
			Total: 0.08	Total: 772.9
C1				
	Barton Farm	Hittisleigh	0.01	128
	Premier Inn	Tiverton	0.4	4041.6
			Total: 0.41	Total: 4169.6
C2				
	Alexandra Lodge	Tiverton	0.57	4376
			Total: 0.57	Total: 4376
D1				
	St Marys Church	Hemyock	0.00	16
	Court Orchard	Newton St Cyres	1.1	0.00
	29 Lower Town	Sampford Peverell	0.00	14
	Public Conveniences	Silverton	0.01	73
	The Gables	Willand	0.08	645.2
			Total: 1.19	Total: 748.2

D2				
	Handley Farm	Bampton	1.1	338
	Village Hall	Bow	0.01	75
	Adj to Primary School	Clayhanger	0.07	660
	Adj to Creedy Bridge	Copplestone	0.00	116
	Upton Farm	Cullompton	0.02	237
	Knowle Lane	Cullompton	0.02	150
	2 High Street	Cullompton	0.02	140
	Parish Hall	Newton St Cyres	0.00	33
	Newton St Cyres Tennis Club	Newton St Cyres	0.00	16
	Parish Hall	Stoodleigh	0.00	17
	Rugby Club	Tiverton	0.00	37
	St Pauls Church Rooms	Tiverton	0.01	55
	Exe Valley Leisure Centre	Tiverton	0.00	304
	Bow Recreation Club	Zeal Monachorum	4.45	85
			Total: 5.70	Total: 2263
Sui Generis				
	Keepers Lodge	Burlescombe	0.47	400
			Total: 0.47	Total: 400
		Totals:	8.682	15713.59

Commencements By Type as at 31st March 2017

Use Class	Site	Parish	Area (ha)	New Floorspace sq.m. (Net for A1)
A3				
	Hitchcocks Business Park	Halberton	0.00	89.8
			Total: 0.00	Total: 89.8
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
	Haven Centre	Tiverton	0.006	57
			Total: 0.026	Total: 258
D2				
	Kensham Park	Bradninch	0.00	162
	Rugby Club	Cullompton	0.00	50
	The Village Stores	Lapford	0.01	152.6
	Sandford AFC	Sandford	0.00	26.27
	Shute Farm	Shobrooke	0.04	408.9
			Total: 0.05	Total: 799.77
		Totals:	0.536	4760.37

Completions by site April 2016 to March 2017

Use Class	Site	Completed Area (ha)	New Floorspace sq.m. (Gross)	New Floorspace sq.m. (Net) (Use class A1 only)
A1	Berry Dairy, Thorverton	0.003	25	25
	1 Cedar Court, Tiverton	0.01	50	50
		Total: 0.013		Total: 75
C1	Loyton Lodge, Morebath	0.00	40	N/A
		Total: 0.00	Total: 40	
C2	Burridge Farm, Sandford	0.02	201	N/A
		Total: 0.02	Total: 201	
D1	Coldharbour Mill, Uffculme	0.004	40	N/A
		Total: 0.004	Total: 40	
D2	Old School, Station Road, Bampton	0.01	68.64	N/A
D2	Burlescombe & Westleigh Community Hall, Burlescombe	0.00	30	N/A
D2	Adjacent Homefield, Butterleigh	1.21	0.00	N/A
D2	Tedburn and Cheriton Bishop Scout Group HQ, Cheriton Bishop	0.01	141	N/A
D2	Land opposite The Merry Harriers, Cullompton	4.10	0.00	N/A
D2	Thorverton Memorial Hall, Thorverton	0.006	62	N/A
D2	Moorhayes Community Centre, Tiverton	0.02	216.9	N/A
D2	Calverleigh Cross to Withleigh Cross, Tiverton	4.6	0.00	N/A
		Total: 9.956	Total: 518.54	
Sui Generis	Strathculm Lodge, Bradninch	0.007	73.2	N/A
Sui Generis	Speedway Garage, Silverton	0.25	0.00	N/A
Sui Generis	Great Bradley Cottage, Tiverton	0.25	0.00	N/A
Sui Generis	Unit 3 South View Estate, Willand	0.02	212	N/A
		Total: 0.527	Total: 285.2	
	Totals:	10.52 ha	1159.74 sq.m.	

Employment

Total Planning Permissions By Town as at 31st March 2017

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			
		-	-
		Total: 0.00	Total: 0.00
Crediton			
Wellparks	B	0.8	1935
Former Railway Land	B	0.40	975
Joseph Locke Way	B	0.2	1395
Graphic PLC Down End	B	-	490
Crediton Milling Co. Ltd	B	-	180
		Total: 1.4	Total: 4975
Cullompton			
South Of Kingsmill Road	G	6.304	-
Venn Farm	G	5.17	12000
Garages, Knightswood	G	-	14
		Total: 11.474	Total: 12014
Tiverton			
Unit 12, Brooklands	B	-	162
		Total: 0.00	Total: 162
Elsewhere			
Broadoak Motors, Bradninch	B	-	25
Trumps Engineering Bradninch	B	-	181.9
Junction 27, Burlescombe	G	0.02	174
Appledore Barton Barns, Burlescombe	G	0.02	269
Clannaborough Barton, Clannaborough	G	0.10	930
Hartnoll Farm, Halberton	B	-	395
Former St Ivel Factory Site, Hemyock	B	0.27	271
Greenham Business Park, Holcombe Rogus	G	-	691

Lower North Coombe, Stockleigh Pomeroy	B	0.01	161
Menchine Farm, Thelbridge	G	0.01	100
Rosemoor Engineering, Uffculme	B	0.01	112.4
Industrial Estate, Willand	G	6.4497	14861
Westcountry Car Sales Ltd, Willand	G	0.02	276
Tag Business Centre, Willand	B	0.01	145
Units 14 & 15, South View Estate, Willand	B	0.31	3114
Stan Robinson Ltd, Willand	B	-	399
Unit 15, Blackdown Park, Willand	B	-	80
Gissage Hill, Zeal Monochorum	G	0.01	110
		Total: 7.2397	Total: 22295.3
		Total: 20.1137	Total: 39446.3

Commencements by Town as at 31st March 2017

Site	Greenfield Brownfield	Area (ha)	New Floorspace (sq.m)
Bampton			
		-	-
		Total: 0.00	Total: 0.00
Crediton			
Fordton	B	0.10	1074
Plot 3, Commonmarsh Lane	B	-	224.8
		Total: 0.10	Total: 1298.8
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
G R Pook Engineering	B	-	430
		Total: 0.01	Total: 607

Elsewhere			
Maidendown Stage, Burlescombe	B	1.56	4323
Jersey Farm, Burlescombe	G	0.12	1175
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
Rodleigh Farm, Hemyock	G	0.02	195
Waterslade, Hockworthy	G	0.01	63
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
Down Farm, Stockleigh English	G	0.0069	54
Thorverton Mill, Thorverton	B	0.53	1302
Dinneford Street, Thorverton	B	-	50
Industrial Estate, Willand	G	0.09	745
Verbeer Manor, Willand	B	0.08	875
		Total: 3.1469	Total: 10818
		Total: 8.3369	Total: 27171.8

Completions by site 1st April 2016 - 31st March 2017

Site	Use Class	Greenfield/ Brownfield	Completed Area (ha)	New Floorspace (sq.m)
Bampton				
Stone Crushing Works	B1	B	0.11	432
			Total: 0.11	Total: 432
Crediton				
Page Partners LLP	B8	G	-	230
8 Chestnut Close	B1a	B	-	12
			Total: 0.00	Total: 242
Cullompton				
			-	0.00
			Total: 0.00	Total: 0.00
Tiverton				
Howden Industrial Estate	B1c	B	-	65
44 Westexe South	B1a	B	0.03	308
			Total: 0.03	Total: 373
Elsewhere				
The Mulberry, Cheriton Bishop	B1a	B	0.04	420
White Cross Farm, Cheriton Fitzpaine	B1a	G	0.02	154
Hitchcocks Farm, Halberton	B1, B2, B8	G	0.06	600
M S Heating & Plumbing, Holcombe Rogus	B8	B	0.02	171.6
Mike Ackland Motors, Loxbeare	B2	G	0.02	200
Dunsmore, Silverton	B8	G	0.03	335
Premier Luxury Loos, Willand	B8	B	0.03	344
			Total: 0.22	Total: 2224.6
			Total 0.36	Total 3271.6

Contacts

If you have any questions about this survey please contact:

Janet Crook
Forward Planning & Conservation
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

Tel: 01884 234360

Email: jcrook@middevon.gov.uk

