

Commercial Land Availability Summary 2018

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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 2017 to 31st March 2018.

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 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.
- 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 80,600 where the majority of residents live in settlements of less than 3,000 people.

Source:
Devon County Council 2017 Mid Year Population Estimates



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 2018), which is the same as in 2017. 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 2017 to 31st March 2018.
- 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 planning permission figures monitored for A1, A2 and A3 uses in the Mid Devon Commercial Land Availability from 2015/16, may have been affected by the introduction of greater flexibility in permitted development rights.

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 2017 – 31 March 2018	1.04	2143
Total Planning Permissions At March 31 2018	1.11	2774
Commencements At March 31 2018	0.14	2018
Completions Between 1 April 2017 – 31 March 2018	0.03	168

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 168 sq.m of class A1 development was completed. This is higher than last year where 75 sq.m was completed. There has been 2143 sq.m of A1 floorspace approved this year. In 16/17 no sites were approved. The total outstanding planning permissions are slightly lower than 16/17. There is currently 2018 sq.m of A1 floorspace 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 2017 – 31 March 2018	0.11	1135
Total Planning Permissions At March 31 2018	0.12	1159
Commencements At March 31 2018	-	-
Completions Between 1 April 2017 – 31 March 2018	-	-

- 6.2 The figures for this use-class are generally low; in 16/17 no sites were approved. However this years' approved figures have been boosted by the granting of permission for 1135 sq.m of A2 office space at Tiverton Eastern Urban Extension. This site and an additional previous permission bring total commitments to 1159 sq.m of floorspace. There were no sites completed in 17/18 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 2017 – 31 March 2018	-	-
Total Planning Permissions At March 31 2018	0.07	703
Commencements At March 31 2018	-	-
Completions Between 1 April 2017 – 31 March 2018	0.01	160

- 7.2 There were no new A3 use approvals in 17/18. One site currently has planning permission, however none are currently under construction. There were no completions in 16/17, however this year saw completions on three sites, totalling 160 sq.m.

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 2017 – 31 March 2018	-	-
Total Planning Permissions At March 31 2018	-	-
Commencements At March 31 2018	-	-
Completions Between 1 April 2017 – 31 March 2018	-	-

- 8.2 As of the 31st March 2018 there were no permissions or sites under construction for A4 use. There were no completions in the 17/18 monitoring year.

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 2017 – 31 March 2018	-	-
Total Planning Permissions At March 31 2018	-	-
Commencements At March 31 2018	-	-
Completions Between 1 April 2017 – 31 March 2018	-	-

- 9.2 As of the 31st March 2018 there were no permissions or sites under construction for A5 use. There were no completions in the 17/18 monitoring year.

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 2017 – 31 March 2018	0.00	520
Total Planning Permissions At March 31 2018	0.41	4690
Commencements At March 31 2018	-	-
Completions Between 1 April 2017 – 31 March 2018	-	-

- 10.2 As at 31 March 2018 there were three current permissions totalling 4690 sq.m, of which one (520 sq.m) was a new approval. There are no sites under construction and there were no completions for C1 use in the 17/18 monitoring year.

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 2017 – 31 March 2018	0.92	5738
Total Planning Permissions At March 31 2018	1.49	10114
Commencements At March 31 2018	0.46	3613
Completions Between 1 April 2017 – 31 March 2018	-	-

- 11.2 Between 1st April 2017 and the 31st March 2018 there were several new approvals, bringing total current permissions to 5738 sq.m of floorspace. There is currently one site under construction totalling 3613 sq. m. No C2-C2a development has been completed in the 17/18 monitoring year.

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 2017 – 31 March 2018	0.06	729
Total Planning Permissions At March 31 2018	0.05	692
Commencements At March 31 2018	1.14	1281
Completions Between 1 April 2017 – 31 March 2018	0.01	67

- 12.2 Between 1st April 2017 and 31st March 2018, two sites have been completed totalling 67 sq.m of floorspace. Four new permissions were granted totalling 729 sq.m. There are four sites with outstanding permission. There are currently four sites under construction totalling 1281 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 2017 – 31 March 2018	1.07	1293
Total Planning Permissions At March 31 2018	1.12	1758
Commencements At March 31 2018	4.57	1394
Completions Between 1 April 2017 – 31 March 2018	0.02	642

- 13.2 The new permissions area total is lower than 16/17, however the floorspace total is higher. The total permissions figures are slightly down on 16/17 in terms of floorspace and area. There is 1394 sq.m of floorspace under construction in 17/18, higher than in previous years. Completions are higher than 16/17 in terms of floorspace (642 sq.m) but lower in terms of area (0.02 ha).
- 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 2017 – 31 March 2018	0.08	828
Total Planning Permissions At March 31 2018	0.51	820
Commencements At March 31 2018	0.01	103
Completions Between 1 April 2017 – 31 March 2018	0.03	305

- 14.2 During this monitoring period, one sui generis development was completed amounting to 305 sq.m of floorspace. In addition, 828 sq.m of sui generis use has been approved, and 820 sq.m of floorspace is committed as at March 31st 2018. There is currently 103 sq.m of floorspace 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 2017 and March 2018. 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.

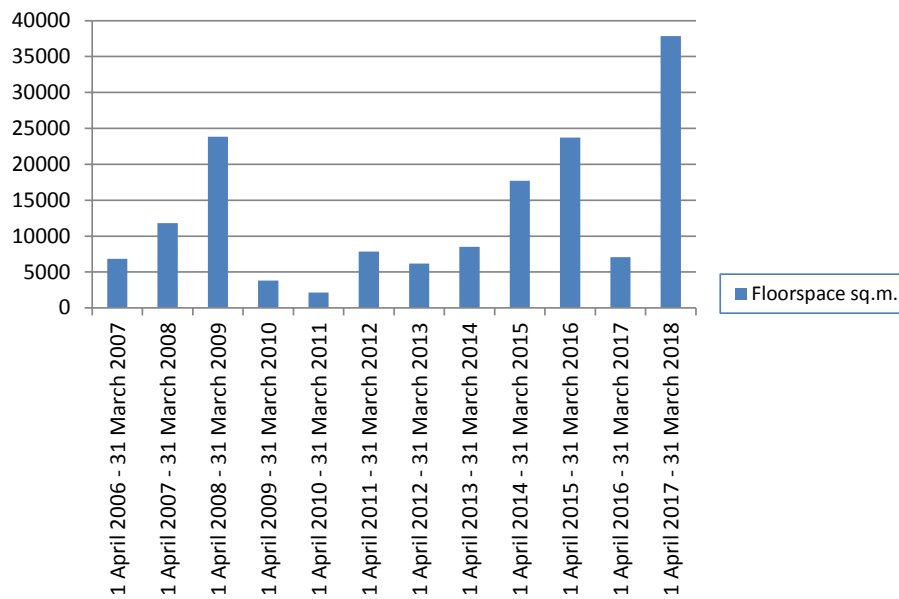
Year (1 April to 31 March)	Area (ha)	Floorspace sq.m.
1 April 2006 - 31 March 2007	7.57	6825.52
1 April 2007 - 31 March 2008	1.10	11790
1 April 2008 - 31 March 2009	7.3844	23853.70
1 April 2009 - 31 March 2010	0.47	3807.89
1 April 2010 - 31 March 2011	0.212	2144.47
1 April 2011 - 31 March 2012	0.617	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
1 April 2017 - 31 March 2018	6.952	37850.98

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 increased substantially this year. This is due to 22,000 m² being approved on the Eastern Urban Extension in Tiverton. Over the last five years an average of 18972.55 sq.m has been approved. This year 37850.98 sq.m has been approved. This is 30776.98 sq.m more than was approved last year as 7074 sq.m was approved in 2016/17. This is the highest amount approved within a survey period.

New Planning Permissions



Employment Land Total Planning Permissions

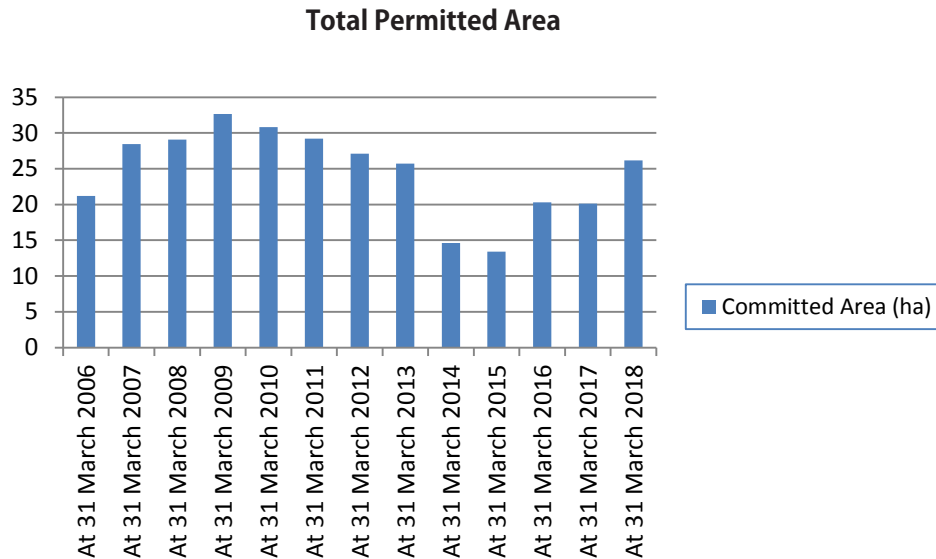
- 16.1 The table below indicates the total permitted employment land for development as at the end of each year since 2006 i.e. land with a valid permission for employment use.
- 16.2 Included within Table 12 are new approvals and previous years' commitments (planning permissions) that are extant.

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
At 31 March 2018	26.1652	67117.84

The floorspace showing in brackets in the above table includes both known floorspace figures and an assumed floorspace capacity on outline 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 (17-18), the permitted area totals have increased from previous years. Last year the permitted area total was 20.1137 ha, this year it is 26.1652 ha.

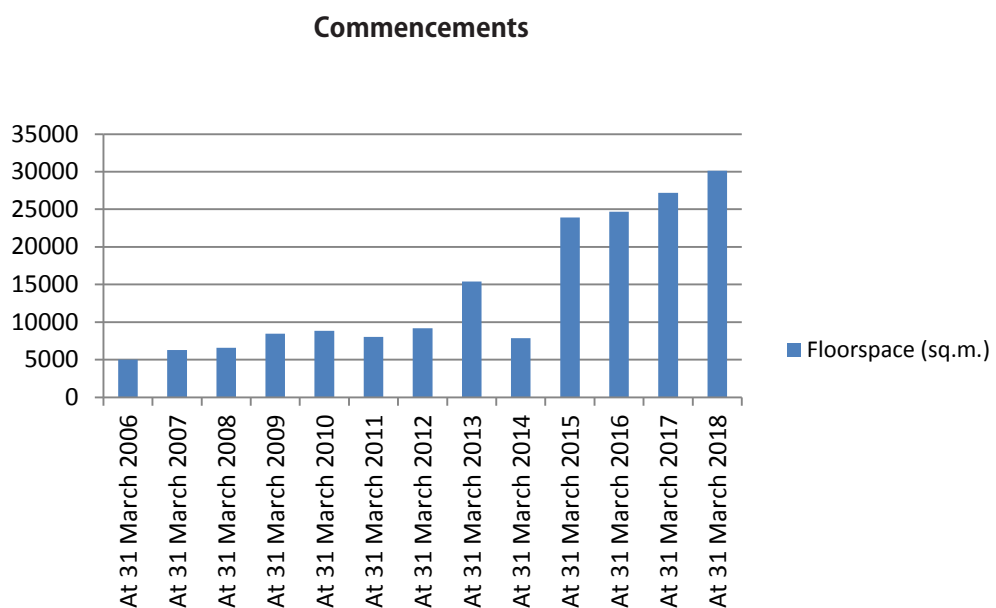


Employment Land Commencements

- 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
At 31 March 2018	8.6469	30125.64

- 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 30125.64 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, 2017 and 2018.



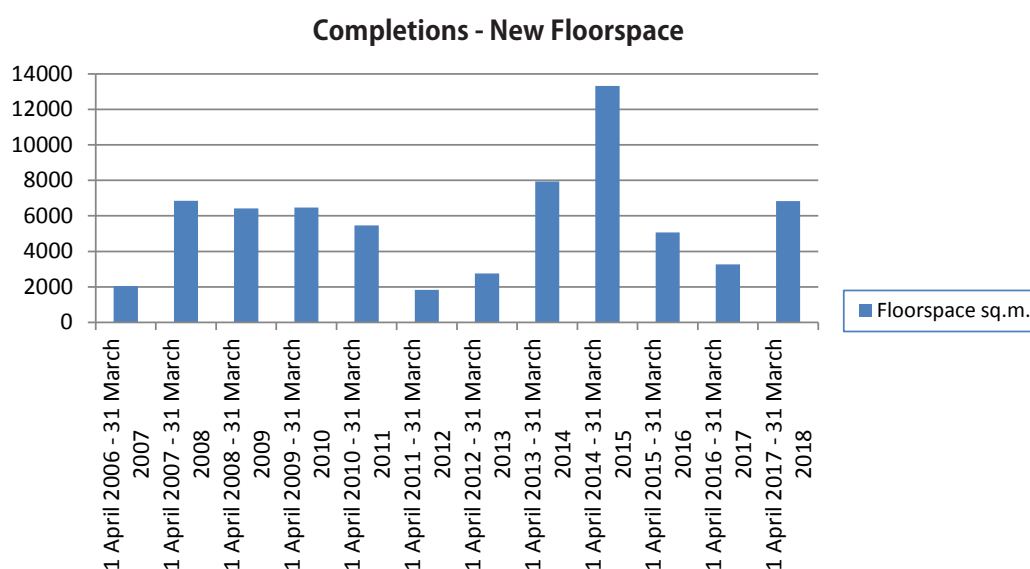
Employment Land Completions

- 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 2017 and March 2018.
- 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
1 April 2017 - 31 March 2018	0.5605	-	6835.6	26.87

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 2017-2018 6835.6 sq.m of employment floorspace was completed. This is significantly up on last year as in 2016-2017 3271.6 sq. m was completed.



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 2018	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 2018	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/40000 sq.m Employment. In the Local Plan Review 2013-2033 (Proposed Submission) 2017, CU1 Mixed Use allocation site, Whole site 100ha, 10,000 sq.m Employment. This reflects the Masterplan adopted February 2016 which reduced the Employment to 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. 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. 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. Applications for 450 sq.m B1/B2 & B8 and 745 sq.m B1 & B8 were completed in 17/18

Land Lost

Land Lost: Retail and Leisure and other commercial uses

20.1 The table below details the loss of land between 1st April 2017 and 31st March 2018.

Site	Location	Area (ha/sq.m.)	Reason
A2			
23 Newport Street	Tiverton	0.01 / 90	Residential (HMO)
49A-49B St Peter Street	Tiverton	0.02 / 182	Residential
		Total: 0.01 / 90	
A4			
Hare & Hounds, 138 Chapel Street	Tiverton	0.05 / 486	Residential
		Total: 0.05 / 486	
D1			
32 East Street	Crediton	0.01/47	Residential
Old Bartows, Bartows Causeway	Tiverton	0.02/203	Residential
		Total: 0.03/250	
Sui Generis			
Brook House, High Street	Hemyock	0.01/116	Residential
		Total: 0.01/116	

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 such as residential.

Land Lost: Employment Land

20.3 The table below details the loss of employment land between 1st April 2017 and 31st March 2018.

Site	Location	Area (ha)	Reason	Use Class Lost
Brindiwell Farm	Cheriton Fitzpaine	0.04ha	Residential	B1
Rixey Lane	Morcharad Bishop	0.006ha	Residential	B2
10 Fore Street	Tiverton	0.004ha	Residential	B1a
DJ Cork, Kitwell Street	Uffculme	0.01ha	Residential	B2
		Total: 0.06 ha		

20.4 The loss of employment land has decreased to 0.06 ha. In 2016-17 the loss was 0.11 ha. 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 2017 – 31 March 2018)		Total Planning Permissions (At 31 March 2018)		Commencements (At 31 March 2018)		Completed (Between 1 April 2017 – 31 March 2018)		Other
	ha	Sq.m.	ha	Sq.m.	ha	Sq.m.	ha	Sq.m.	
Rural									
A1	0.04	1003	0.07	719	0.04	957	0.03	168	
A2	0.00	0.00	0.01	24	0.00	0.00	0.00	0.00	
A3	0.00	0.00	0.07	703	0.00	0.00	0.00	90	
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	0.01	128	0.00	0.00	0.00	0.00	
C2	0.01	64	0.01	64	0.46	3613	0.00	0.00	
D1	0.00	0.00	0.00	16	1.11	1023	0.00	14	
D2	0.07	788	0.07	821	4.57	1307	0.00	188	
Sui Generis	0.08	828	0.51	820	0.01	103	0.03	305	
Urban									
A1	1.00	1140	1.04	2055	0.10	1061	0.00	0.00	3 Local Plan Allocations
A2	0.11	1135	0.11	1135	0.00	0.00	0.00	0.00	
A3	0.00	0.00	0.00	0.00	0.00	0.00	0.01	70	
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	520	0.40	4562	0.00	0.00	0.00	0.00	
C2	0.91	5674	1.48	10050	0.00	0.00	0.00	0.00	
D1	0.06	729	0.05	676	0.03	258	0.01	53	
D2	1.00	505	1.05	937	0.00	87	0.02	454	
Sui Generis	0.00	0.00	0.00	0.00	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 2017 - 31 March 2018)		Total Planning Permissions (At 31st March 2018 sq.m below includes assumed floorspace on outline applications (3500 sqm per ha)		Commencements (At 31 March 2018)		Completed (Between 1 April 2017 – 31 March 2018)		Other
	(ha)	(sq.m)	(ha)	(sq.m)	(ha)	(sq.m)	(ha)	(sq.m)	
Rural Parishes	0.722	11404.14	7.2612	26083	3.2569	12094.64	0.5605	5949.8	6 Local Plan Allocations totalling 14.15 ha. The allocation at Willand has small parts completed, a large part of the remainder has planning permission. 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)	6.23	26446.84	18.904	41034.84	5.39	18031	0.00	885.8	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,B2 & B8 employment land granted 12/06/17.

21.3 Last year (16-17) there was more committed land in both the urban and rural areas compared to the year before. This year (17-18) is similar to last year. There are more planning permissions in both the rural and urban areas. There is more commenced employment floorspace in both areas. Completions are higher in both areas.

21.4 The urban areas (ha) have more total planning permissions, new planning permissions and commencements than rural areas. Completions are higher in rural areas, 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 2017 and the 31st March 2018.

	Sq.m
New Planning Permissions (Between 1st April 2017 – 31st March 2018)	50,237
Total Planning Permissions (At 31st March 2018)	89,828
Commencements (At 31st March 2018)	38,535
Completions (Between 1st April 2017 – 31st March 2018)	8178

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. For the non-B use classes monitored by the CLA, the floorspace for new approvals, total permissions (commitments) sites under construction and completions is higher than the previous reporting year (16-17). 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 2018 to March 2019) there has been an increase in the number of new planning permissions in both rural and urban areas. There has been an increase in the number of commencements in both areas. The total number of extant planning permissions in both areas is higher than 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. An outline planning permission for 22,000 m² B1, B2 and B8 employment has been approved in 06/17 for Tiverton Eastern Urban Extension.

Appendix

Retail and Leisure and other commercial uses

Total Planning Permissions By type as at 31st March 2018

Use Class	Site	Parish	Area (ha)	New Floorspace sq.m. (Net for A1)
A1				
	Junction 27 retail	Burlescombe	0.04	443
	White Cross (adj. school)	Cheriton Fitzpaine	0.01	90
	EUE retail space	Tiverton	1.00	1140
	Unit 3, Harris Court	Tiverton	0.04	446
	Lowman Green	Tiverton	0.00	413
	Pannier Market	Tiverton	0.00	56
	Willand Service Centre	Willand	0.02	166
	Arkham, Bow	Zeal Monachorum	0.01	20
			Total: 1.11	Total: 2774
A2				
	Junction 27 tourist information	Burlescombe	0.01	24
	EUE office space	Tiverton	0.11	1135
			Total: 0.12	Total: 1159
A3				
	Junction 27 restaurant / cafe	Burlescombe	0.07	703
			Total: 0.07	Total: 703
C1				
	Barton Farm	Hittisleigh	0.01	128
	Multi Storey Car Park (Premier Inn)	Tiverton	0.40	4042
	Hartnoll Hotel	Tiverton	0.00	520
			Total: 0.41	Total: 4690
C2				
	Culm Valley Care Centre	Cullompton	0.01	113
	Court House	Cullompton	0.00	78
	Langford Park	Newton St Cyres	0.01	64
	Alexandra Lodge	Tiverton	0.57	4376
	Post Hill Nursing Home	Tiverton	0.60	2683
	EUE care home	Tiverton	0.30	2800
			Total: 1.49	Total: 10114
D1				
	Bramblehais Surgery	Cullompton	0.00	88
	St Marys Church	Hemyock	0.00	16
	EUE Primary School	Tiverton	0.05	500
	Two Moors Primary School	Tiverton	0.00	88
			Total: 0.05	Total: 692

D2				
	Village Hall	Coldridge	0.00	4
	Rooks Farm	Coldridge	0.01	41
	Upton Farm	Cullompton	0.02	237
	2 High Street	Cullompton	0.02	140
	Colebrook Fishery	Cullompton	0.00	61
	Waterbridge Golf Course	Down St Mary	0.00	56
	Tennis Club	Newton St Cyres	0.00	16
	Parish Hall	Stoodleigh	0.00	17
	EUE Community Centre	Tiverton	1.00	444
	St Pauls Church Rooms	Tiverton	0.01	55
	Waie Inn	Zeal Monachorum	0.07	687
			Total: 1.12	Total: 1758
Sui Generis				
	Keepers Lodge	Burlescombe	0.47	400
	Home Farm	Newton St Cyres	0.04	420
			Total: 0.51	Total: 820
		Totals:	4.88	22710

Commencements By Type as at 31st March 2018

Use Class	Site	Parish	Area (ha)	New Floorspace sq.m. (Net for A1)
A1				
	Bow Garden Centre	Bow	0.00	725
	Wellparks	Crediton	0.10	1061
	Co-op	Willand	0.04	232
			Total: 0.14	Total: 2018
C2				
	Former Parkway House Hotel	Sampford Peverell	0.46	3613
			Total: 0.46	Total: 3613
D1				
	Mole Valley Farmers	Cullompton	0.02	201
	Court Orchard (Primary School)	Newton St Cyres	1.10	950
	Public Conveniences	Silverton	0.01	73
	Age UK centre	Tiverton	0.01	57
			Total: 1.14	Total: 1281

D2				
	Adjacent to Primary School	Copplestone	0.07	660
	Rugby Club	Cullompton	0.00	50
	The Village Stores	Lapford	0.01	153
	Shute Farm	Shobrooke	0.04	409
	Rugby Club	Tiverton	0.00	37
	Bow Recreation Club	Zeal Monachorum	4.45	85
			Total: 4.57	Total: 1394
Sui Generis				
	Black Barn	Kentisbeare	0.01	103
			Total: 0.01	Total: 103
		Totals:	6.32	8409

Completions by site April 2017 to March 2018

Use Class	Site	Completed Area (ha)	New Floorspace sq.m. (Gross)	New Floorspace sq.m. (Net) (Use class A1 only)
A1	Downmead, Hemyock	0.01	n/a	20
	Exe Valley Farm Shop (Thorverton), Silverton	0.02		148
		Total: 0.03		Total: 168
A3	McDonalds J28 Services, Cullompton	0.00	27	n/a
	Hitchcocks Business Park, Halberton	0.00	90	n/a
	12 Church Street, Tiverton	0.01	43	
		Total: 0.01	Total: 160	
D1	College Surgery Partnership, Sampford Peverell	0.00	14	n/a
	Withleigh Village Hall, Tiverton	0.01	53	
		Total: 0.01	Total: 67	
D2	Kensham Park, Bradninch	0.00	162	n/a
	Scout Centre (Knowle Lane)	0.02	150	
	Sandford AFC, Sandford	0.00	26	
	Exe Valley Leisure Centre	0.00	304	
		Total: 0.02	Total: 642	
Sui Generis	Clannaborough Barton, Clannaborough	0.03	305	n/a
		Total: 0.03	Total: 305	
	Totals:	0.10	1342	

Employment

Total Planning Permissions By Town as at 31st March 2018

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			
Ashdown, Lords Meadow Lane	B	-	57.3
		Total: 0.00	Total: 57.3
Crediton			
Wellparks	G	0.8	1935
Former Railway Land	B	0.40	975
Crediton Milling Co. Ltd	B	-	180
Keith Hoskins, Lords Meadow Industrial Estate	B	-	150
Ladds, Westward Business Centre	B	-	93
		Total: 1.2	Total: 3333
Cullompton			
South Of Kingsmill Road	G	6.304	-
Venn Farm	G	5.17	12000
Garages, Knightswood	G	-	14
Kevin Pilgrim Ltd	G	0.03	337
Newlands Farm	G	0.20	2005
Double 'S' Exhausts	B	-	36.35
		Total: 11.704	Total: 14392.34
Tiverton			
Eastern Urban Extension	G	6.0	22,000
Unit 12, Brooklands	B	-	162
Units 1, 2 and 3 Millenium Way	B	-	158
Unit 6, Brooklands	B	-	27.5
Aston Manor Brewery	B	-	962
		Total: 6.00	Total: 23309.5

Elsewhere			
Trumps Engineering Bradninch	B	-	181.9
Alarmtec Ltd Bradninch	B	-	29.2
Junction 27, Burlescombe	G	0.02	174
Appledore Barton Barns, Burlescombe	G	0.02	269
C B Plant Hire, Burlescombe	G	0.02	252
Devon Underfloor Heating Ltd, Cheriton Bishop	G	0.04	444.1
Hartnoll Farm, Halberton	B	-	689
TS Haulage Ltd, Willand	G	-	900
Hitchcocks Business Park, Halberton	G	0.35	3560
Masstock Arable (UK) Ltd	B	-	110
Former St Ivel Factory Site, Hemyock	B	0.27	271
Greenham Business Park, Holcombe Rogus	G	-	691
Shobrooke Mill, Shobrooke	G	0.004	40
Dunsmore, Silverton	G	0.02	230
Rosemoor Engineering, Uffculme	B	0.01	112.4
Hatherland Mill, Washfield	B	0.01	157.1
Industrial Estate, Willand	G	6.3472	14411
Pencarrie Ltd, Units 14/15 South View Estate, Willand	B	0.14	1440
Unit 15, Blackdown Park, Willand	B	-	80
Gissage Hill, Zeal Monochorum	G	0.01	110
		Total: 7.2612	Total: 26025.7
		Total: 26.1652	Total: 67117.84

Commencements by Town as at 31st March 2018

Site	Greenfield Brownfield	Area (ha)	New Floorspace (sq.m)
Bampton			
		-	-
		Total: 0.00	Total: 0.00
Crediton			
Fordton	B	0.10	1074
Wellparks, Joseph Locke Way	B	0.2	1395
		Total: 0.30	Total: 2469
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
G R Pook Engineering	B	-	430
Mid Devon Glass Ltd	B	-	534
		Total: 0.01	Total: 1114

Elsewhere			
Broadoak Motors, Bradninch	B	-	25
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
Yard Down Lane, Silverton	G	0.01	80.64
Down Farm, Stockleigh English	G	0.0069	54
Lower North Coombe, Stockleigh Pomeroy	B	0.01	161
Thorverton Mill, Thorverton	B	0.53	1302
Verbeer Manor, Willand	B	0.08	875
Tag Business Centre, Willand	B	0.01	145
Pencarrie Ltd, Units 14/15 South View Estate Willand	B	0.17	1660
		Total: 3.2569	Total: 12094.64
		Total: 8.6469	Total: 30125.64

Completions by site 1st April 2017 - 31st March 2018

Site	Use Class	Greenfield/ Brownfield	Completed Area (ha)	New Floorspace (sq.m)
Bampton				
			-	-
			Total: 0.00	Total: 0.00
Crediton				
Plot 3 Commonmarsh Lane	B1/B2	B	-	224.8
Graphic PLC Down End	B2	B	-	490
			Total: 0.00	Total: 714.8
Cullompton				
Kevin Pilgrim Ltd	B2	G	-	144
			Total: 0.00	Total: 144
Tiverton				
O&B Vehicle Solutions	B2	B	-	27
			Total: 0.00	Total: 27
Elsewhere				
Clannaborough Barton, Clannaborough	B1/B8	G	0.10	930
Hartnoll Farm, Halberton	B1/B2	B	-	395
Hartnoll Farm, Halberton	B1	B	-	251.1
Highfield Farm, Oakford	B2	G	0.01	125
Roosters Babylon, Silverton	B1,B2 & B8	G	0.25	2524.7
Dinneford Street, Thorverton	B8	B	-	50
Industrial Estate, Willand	B1,B2 & B8	G	0.1925	1195
Stan Robinson Ltd, Willand	B8	B	-	399
Clifford Dennis, Agricultural supplies, Zeal Monachorum	B1 & B8	G	0.008	80
			Total: 0.5605	Total: 5949.8
			Total 0.5605	Total 6835.6

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