Employment Land Survey 2014

Mid Devon
DISTRICT COUNCIL

Contents

Introduction

1.1 The Employment Land Survey (ELS) monitors changes in employment land within Mid Devon.

1.2 The ELS focuses on Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). The National Planning Policy Framework (NPPF) defines economic development as including development "within the B Use Classes, public and community uses and main town centre uses (but excluding housing development)." The Retail and Leisure Study monitors non-B uses in Mid Devon.

1.3 This ELS covers the period 1 April 2013 to 31 March 2014.

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 Allocations and Infrastructure Development Plan Document (AIDPD) sets out indicators and targets for this purpose.

Why Employment Land?

1.5 The 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."

1.6 The ELS gives information about land allocations for employment purposes, sites with planning permission, sites under construction and vacant land available for development.

1.7 By looking at the ELS, 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.

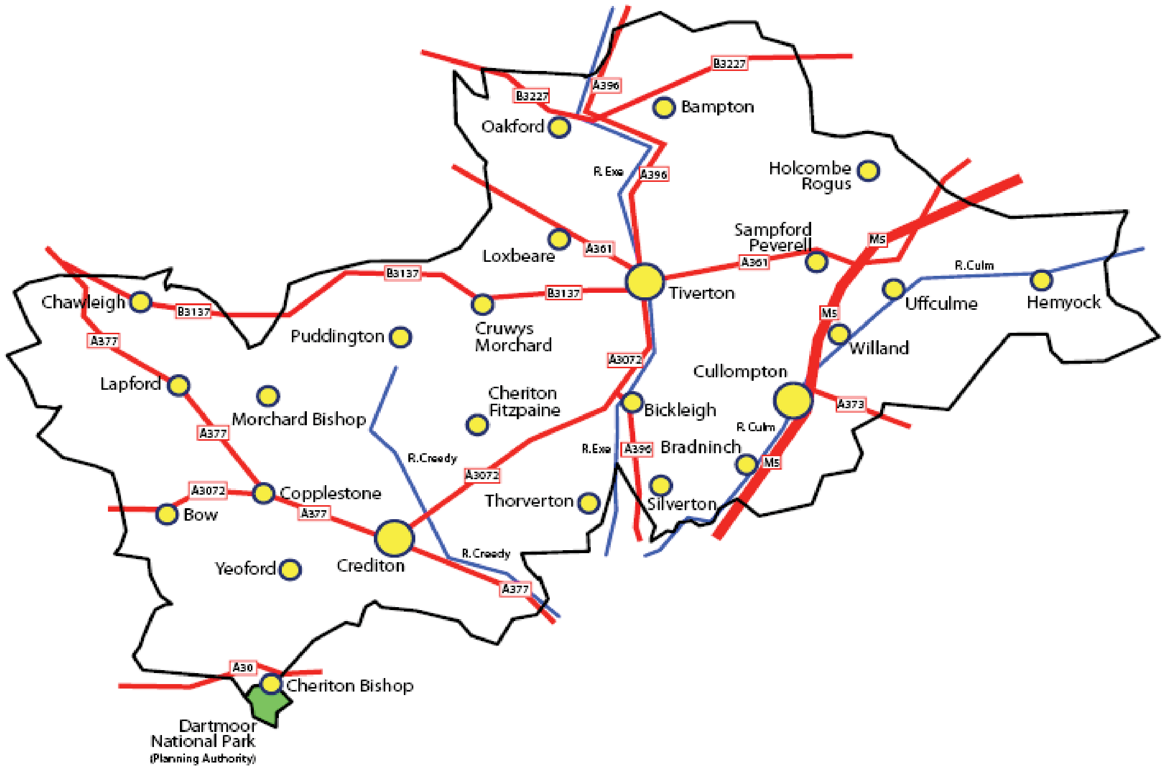
1.8 In terms of policy there are a number of ways the local authority can use the monitoring information contained within the ELS. It allows the authority to identify changing priorities for development in regard to the policies and proposals set out within the Development Plan. Trends can be looked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

1.9 The ELS forms part of the evidence base for the Local Development Framework (LDF) and the Annual Monitoring Report (AMR).

Local Economy

Overview

2.1 Mid Devon is an inland area covering 913 square kilometres in the South West of England. It is one of the most sparsely populated authorities within England and Wales, with a population of approximately 78,670 and where the majority of residents live in settlements below 3,000 population.



2.2 The main concentration of people is found in the eastern part of the District. Tiverton (population approx 22,000) is roughly central to the district, located about 11km (7 miles) from Junction 27 of the M5 and the Tiverton Parkway mainline railway station at Sampford Peverell. The M5 passes through Cullompton (population approx 8,900) on its eastern side, with Junction 28 providing direct access to the town and the A373 running east towards Honiton. Crediton (population approx. 7,800) is the largest settlement in the west of the District, about 13kms (8 miles) from Exeter. *(Source of population figures: Devon County Council – (2013) PPSA Estimates rounded).*

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, 17% of Mid Devon's working population found employment in Exeter according to the 2011 Census.

3.2 Working at home has increased gradually over time, with 18% of employed Mid Devon residents recorded as working from home in the 2011 census. This may further increase with the expansion of broadband and increased travel costs.

3.3 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 and with the M5 route through Mid Devon, land transport is a major sector. National trends generally show a continued decline in these sectors, which could be a potential threat to employment in Mid Devon, though the Mid Devon Employment Land Review (2013) forecasts growth in the land transport, wholesale trade and motor vehicles trade sectors.

3.4 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).

3.5 Approximately 1% of the district's working population are claiming job seekers allowance (Official Labour Market Statistics 2014).

3.6 In view of national and local forecasts of employment growth and comparatively low levels of economic development in Mid Devon in recent years, the importance of an adequate supply of employment sites in addressing local economic need is clear.

Method

3.1 The period of monitoring for any particular year is between 1 April and 31 March. This ELS covers the period 1 April 2013 to 31 March 2014.

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

3.3 From 2008/09 all sites are included. Previously, sites were only taken into account if the new floorspace was over 100 sq.m.

3.4 For completions, the survey differentiates between individual Class B1, B2 and B8 applications. Change of use applications between the use classes have not been included.

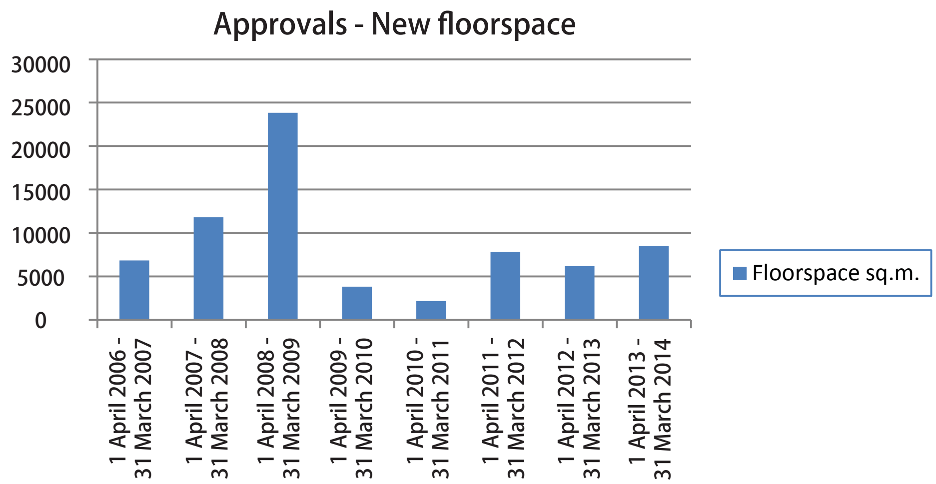
3.5 Development sites that involve the reuse of residential gardens are not considered 'brownfield'.

Employment Land Approvals

4.1 Table 1 below provides a yearly comparison of employment land approvals over the past year. It includes applications that have also been started and completed between April 2013 and March 2014. 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.

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

Table 1 – Employment Land Approvals



4.2 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.

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

4.4 The amount of employment floorspace being approved has fluctuated over the years. Over the last five years an average of 5,696.14 sq.m has been approved, but approvals in 2009/10 and 2010/11 were unusually low. This year 8516.36 sq.m. has been approved. This has slightly increased as last year 6173.75 sq.m was approved.

Employment Land Commitments

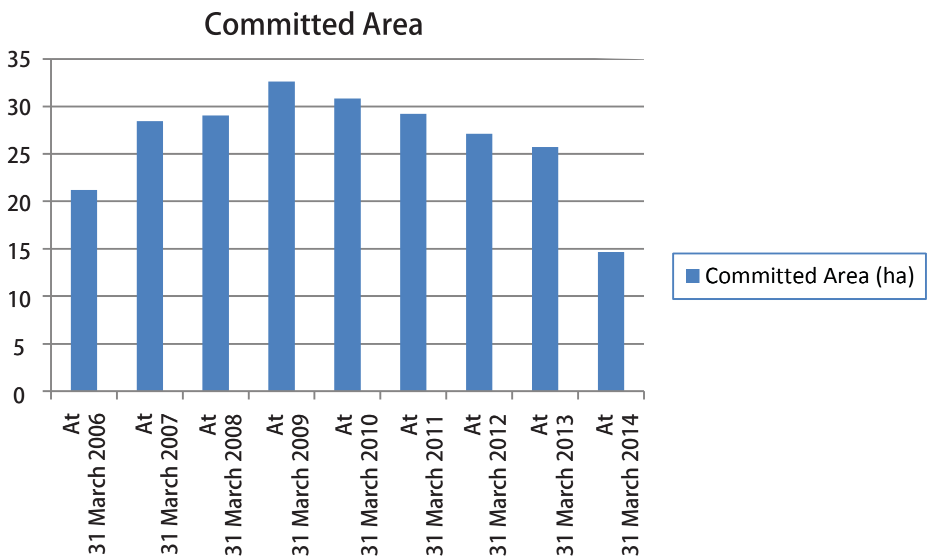
5.1 Table 2 indicates the total committed employment land for development for each year since 2006 i.e. land with a valid permission for employment use.

5.2 Included within Table 2 are new approvals and previous years' commitments (planning permissions) that are extant.

Timeframe	Committed Area (ha)	Floorspace (m2)
At 31 March 2006	21.195	
At 31 March 2007	28.453	(86091.94 sq.m)
At 31 March 2008	29.062	(86998.82 sq.m)
At 31 March 2009	32.6388	(111382.15 sq.m)
At 31 March 2010	30.8418	(105140.06 sq.m)
At 31 March 2011	29.2188	(96204.53 sq.m)
At 31 March 2012	27.1208	(95882.93 sq.m)
At 31 March 2013	25.7108	(90421.20 sq.m)
At 31 March 2014	**14.629**	**(31966.57 sq.m)**

Table 2 – Employment Land Commitments

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



5.3 Excluded from Table 2 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.

5.4 Since 2006 in committed employment land there has been an increase due to planning permissions for a 10.45 ha industrial estate at Willand and two permissions for 5.06 ha and 6.30 ha developments in Cullompton. However, since 2009 commitments have been reducing and a number of planning permissions have lapsed, so committed employment land is substantially lower this year than last.

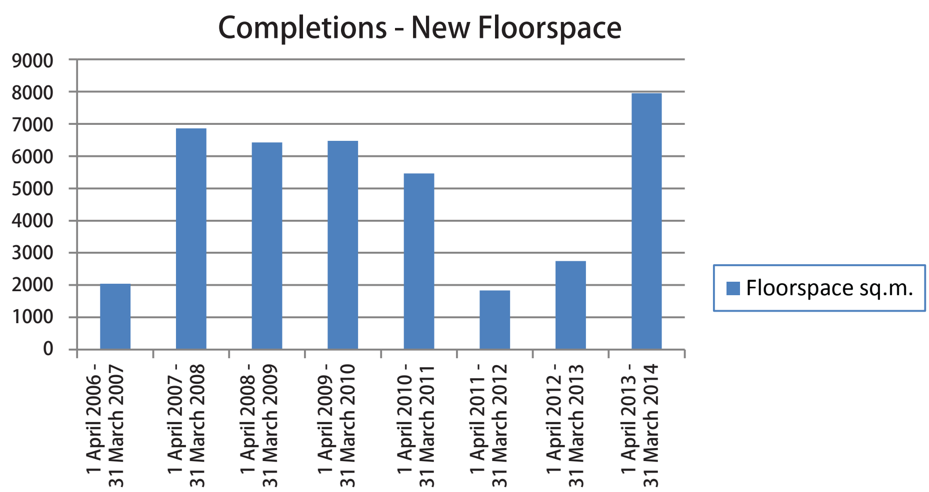
Employment Land Completions

6.1 Table 3 indicates employment completions or employment growth within a given year. It includes applications that have also been approved and started between April 2013 and March 2014.

6.2 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)
Between 1 April 2006 – 31 March 2007	2.557	3.5	2044	42.6
Between 1 April 2007 – 31 March 2008	1.82	4.5	6854	54.5
Between 1 April 2008 – 31 March 2009	1.8172	20.36	6425.07	39.51
Between 1 April 2009 – 31 March 2010	0.345	76.8	6468	80.7
Between 1 April 2010 – 31 March 2011	0.9345	43.9	5458.65	57.03
Between 1 April 2011 – 31 March 2012	0.21	33.3	1839.6	79.9
Between 1 April 2012 – 31 March 2013	0.752	70.21	2751.31	69.4
Between 1 April 2013 – 31 March 2014	**0.995**	**65.23**	**7943.62**	**91.26**

Table 3 – Employment Completions



6.3 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.

6.4 This year (2013 to 2014) there were a total of 18 permissions that were completed, which is an increase from the year before (2012 to 2013), where 13 were completed.

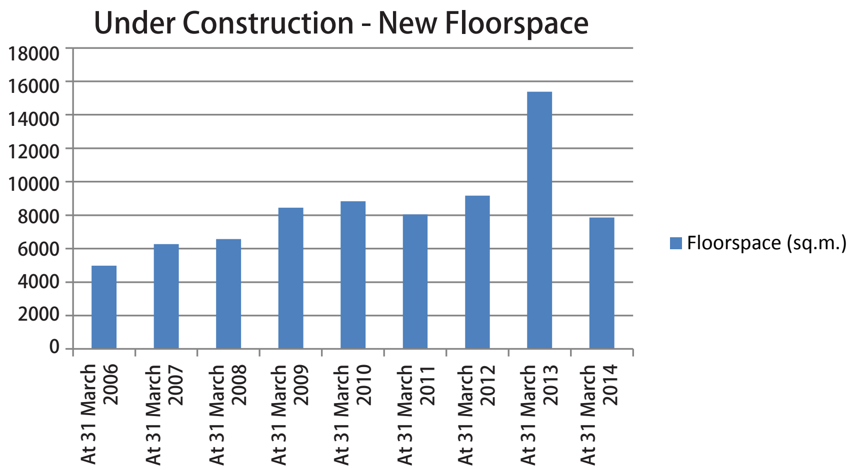
Employment Land Under Construction

7.1 Looking at Employment land under construction (Table 4) can indicate how employment development is progressing and how it will develop over the coming year.

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

Table 4 – Under Construction



7.3 Floorspace under construction has tended to increase year-on-year since 2006, with a slight reduction in 2011. Last year both the construction area and the floorspace substantially increased due to a large site in Burlescombe commencing. This site was completed within this monitoring year.

7.4 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 a slowdown but last year's increase showed possible signs of recovery in the employment market. However, this has not continued this year.

Allocated Employment Land

8.1 The Council's Development Plan (which provides the legal basis for planning decisions) sets out detailed employment policies, including specific employment proposals that are subject to individual policies.

8.2 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.

8.3 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.

8.4 Table 5 indicates the current position of employment land allocated in the Local Plan.

Table 5 – Local Plan Allocations

Site	Location	Type	Policy	Total Area (ha)	Allocation remaining without permission at March 14	Comment
Stone Crushing Works	Bampton	Brownfield	BA1	0.11	0	*Mixed Development 0.45 ha (0.34 housing, 0.11 ha Employment) Permission granted 10/13*
Bourchier Close	Bampton	Greenfield	AL/BA/2	1.1	1.1	*Mixed Use Allocation Site (Housing & Employment). Whole Site 2.4 ha, 1.3 ha Housing, 1.1 ha / 4000 sq.m Employment.*
South Of Iter Cross	Bow	Greenfield	AL/BO/2	0.5	0.5	*Allocation of 0.5 ha / 17000 sq.m for Employment Development.*
South West of Junction Road	Bow	Greenfield	AL/BO/3	0.6	0.6	*Allocation of 0.6 ha / 2100 sq.m for Employment Development.*
South East of Village Hall	Kentisbeare	Greenfield	AL/KE/1	0.14	0.14	*Mixed Use Allocation Site (Housing & Employment) whole site 0.8 ha, 0.66 ha Housing, 0.14 ha / 500 sq.m Employment.*
Wellparks	Crediton	Brownfield	AL/CRE/7	1.5	1.5	*Allocation of 1.5 ha / 4150 sq.m for Employment Development.*
North West Cullompton	Cullompton	Greenfield	AL/CU/1	11.4	11.4	*Mixed Use Allocation Site (Housing & Employment) Whole Site 74.8ha, 63.4 ha Housing, 11.4ha/40000sq.m Employment.*
Week Farm	Cullompton	Greenfield	AL/CU/13	10.5	10.5	*Allocation of 10.5ha/15000 sq.m for Employment Development.*
Eastern Urban Extension	Tiverton	Greenfield	AL/TIV/1	27.1	27.1	*Mixed Use Site (Housing/Employment/Retail & Leisure). Whole Site 153 ha. Employment 27.1 ha / 112,500 sq.m which reflects median of range of employment for site (95,000 – 130,000).*
Blundells School	Tiverton	Brownfield	AL/TIV/9	2.00	2.00	*Mixed Use Allocation Site (Housing & Employment) Whole Site 14 ha, 12 ha Housing, 2 ha Employment @ 35% plot ratio (7000 sq.m).*
William Street	Tiverton	Brownfield	AL/TIV/13	0.2	0.2	*Mixed Use Allocation Site 0.9 ha (0.2 ha Employment)*
Willand Industrial Estate	Willand	Greenfield	WI1	11.7	10.9808	*Allocation of 11.7 ha for Employment*

Employment Land Lost

9.1 Table 6 details the loss of employment land between 1 April 2013 to 31 March 2014.

Site	Location	Area (ha)	Reason	Use Class Lost
55-56 High Street	Crediton	0.002ha	A1 Retail	B1a
114 St Andrews Estate	Cullompton	0.01ha	Residential	B1a
First Floor, 25a St Peter Street	Tiverton	0.01ha	Residential	B1a
Second Floor, 25a St Peter Street	Tiverton	0.008ha	Residential	B1a
		Total: 0.03ha		

Table 6 – Employment Land Lost

9.2 The loss of employment land has decreased from 0.111ha for 12-13 to 0.03ha for 13-14. Any loss of employment land can be attributed to a number of factors for example lack of demand in the future for that employment use, site constraints and increased demand for other uses e.g. residential, retail. Losses of employment land continue to be small, indicating strong demand and a protective policy approach in recent years.

Area Summary

10.1 Table 7 shows the 'urban'/'rural' picture within Mid Devon with regards employment land development.

Area	Commitment (At 31 March 2014) sq.m. below includes assumed floorspace on outline applications (3500 sqm per ha)		Approvals (Between 1 April 2013 – 31 March 2014)		Under Construction (At 31 March 2014)		Completed (Between 1 April 2013– 31 March 2014)		Other
	(ha)	(sq.m.)	(ha)	(sq..m.)	(ha)	(sq.m.)	(ha)	(sq.m.)	
Rural Parishes	2.726	12420.57	0.482	4765.22	1.9599	6025.45	0.618	2709.17	6 Local Plan Allocations totalling 14.15 ha. The allocation at Willand has two small parts completed, and the remainder with no planning permission. Bampton (BA1) is mostly completed, the rest remains with planning permission. Currently one allocated site in Bampton, two in Bow and one in Kentisbeare have no planning permission.
Urban (Crediton, Cullompton & Tiverton)	11.903	19546	0.32	3751.14	0.13	1828	0.377	5234.45	6 Local Plan Allocations totalling 52.7 ha. None have planning permission.

Table 7 – Area Summary

10.2 Last year (12-13) there was slightly less committed land in both the urban and rural areas compared to the year before. This year (13-14) there is substantially less in both areas. There are fewer approvals in the rural areas, more in the urban areas. There is less employment floorspace under construction in both areas. Completions are higher in both areas.

10.3 The urban areas (ha) have more committed development land than rural areas. However the rural areas (ha) are higher for new approvals, sites under construction and for completions, which might indicate a greater demand for small rural sites.

Conclusion

11.1 The percentage of approvals, sites under construction and completions on brownfield sites is fairly erratic. However, Mid Devon is a rural district and therefore it should be recognised that there is only a limited supply of brownfield land available at any one time. Also there is often pressure for non-employment uses, for example residential or retail when such sites become available for redevelopment.

11.2 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.

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

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

11.5 Looking forward into the next year (April 2014 to March 2015) there has been an increase in the number of approvals in urban areas, but a reduction in rural areas. There have been decreases in sites under construction in both areas. There have been decreases in commitments in both areas. There is more allocated employment land since the adoption of the AIDPD in 2010, but take-up of allocated land has been slow. There appears to be a greater demand for smaller windfall sites, which is consistent with the findings of the Employment Land Review (2013).

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

Completions by site 1 April 2013 to 31 March 2014

Site	Use Class	Greenfield/ Brownfield	Completed Area (ha)	New Floorspace (sq.m.)
Bampton				
			-	-
			Total: 0.00	**Total: 0.00**
Crediton				
Commonmarsh Lane	B1/B2	B	0.02	240
Fix Auto	B1c	B	-	260.2
			Total: 0.02	**Total: 500.2**
Cullompton				
Higher Kings Mill Ltd	B8	B	0.33	3398
Higher Kings Mill Ltd	B8	B	0.02	200
			Total: 0.35	**Total: 3598**
Tiverton				
Tiverton Fabrications	B2	B	-	412
Oxfam, 10 Fore Street	B1a	B	0.007	79.25
Brooklands, Unit 7	B1/B2	B	-	45
Aston Manor	B8	B	-	600
			Total: 0.007	**Total: 1136.25**
Elsewhere				
XYC Machine Tools, Burlescombe	B1c	B	0.17	1653
White Cross Farm, Cheriton Fitzpaine	B8	B	0.02	169
Middleton Mill Stripping, Clayhidon	B1	G	0.006	60
South Eastway Farm, Cruwys Morchard	B8	G	0.01	83
Hitchcocks Farm, Halberton	B1c	G	0.02	237
Culmbridge Farm, Hemyock	B1a	G	0.30	204
Royal Oak House, Loxbeare	B8	B	0.01	50
Meadowside Garage, Sandford	B1c	B	0.062	88.17
Lower North Coombe, Stockleigh Pomeroy	B2	B	0.01	55
Gisage Hill, Zeal Monachorum	B1	G	0.01	110
			Total: 0.618	**Total: 2709.17**
			Total: 0.995	**Total: 7943.62**

Current commitments by town as at 31 March 2014

Site	Greenfield/ Brownfield	Area (ha)	New Floorspace (sq.m.) Floorspace shown in brackets is assumed floorspace on outline applications of 3500 sq.m. per ha.
Bampton			
Stone Crushing Works	B	0.11	355
		Total: 0.11	**Total: 355**
Crediton			
1 Parliament Street	B	0.01	100
Former Railway Land	B	0.02	135
		Total: 0.03	**Total: 235**
Cullompton			
Week Farm	G	5.06	14178
Old Station Yard	B	0.22	1018
South of Kingsmill Road	G	6.304	0
J & A Gibbins, Kings Mill Road	B	-	635
Church Hall, Langford	B	0.009	84
Dalgety Arable Ltd	B	-	154
Gregory Distribution Ltd	B	-	360
Gregory Distribution Ltd	B	0.28	**2817**
		Total: 11.873	**Total: 19246**
Tiverton			
Howden Industrial Estate	B	-	65
		Total: 0.00	**Total: 65**

Elsewhere			
Maidendown Stage, Burlescombe	B	1.14	3129
Maidendown Stage, Burlescombe	B	-	299.4
Jersey Farm, Burlescombe	G	0.12	1175
Crosses Farm, Burlescombe	B	0.006	6
Junction 27, Burlescombe	G	0.02	210
Station Yard, Chawleigh	B	-	50.75
Horselake Farm, Cheriton Bishop	G	0.01	90
White Cross Farm, Cheriton Fitzpaine	B	0.03	266.92
Hitchcocks Farm, Halberton	G	0.58	1296
Unit 1, Hitchcocks Farm, Halberton	G	0.05	550
Hitchcocks Farm, Halberton	G	0.15	1515
Protectaseal Ltd, Halberton	B	-	148.2
Ostomed Ltd, Halberton	B	0.06	600
Former St Ivel, Hemyock	B	0.27	260
Unit 6, Station Road, Hemyock	B	-	145
Simmons Burrow Farm, Hemyock	G	0.03	300
Rodleigh Farm, Hemyock	G	0.02	195
Warren Farm, Kentisbeare	G	0.03	300
Culm Leigh, Kentisbeare	B	0.02	169.3
2 Sisters Food Group Ltd, Willand	B	-	485
Verbeer Manor, Willand	B	0.08	875
		Total: 2,616	**Total: 12065.57**
		Total: 14.629	**Total: 31966.57**

Under construction by town as at 31 March 2014

Site	Greenfield/ Brownfield	Area (ha)	New Floorspace (sq.m.)
Bampton			
		-	-
		Total: 0.00	**Total: 0.00**
Crediton			
Fordton	B	0.10	1074
Page Partners LLP	G	0.00	230
Unit 2, Fordton Trading Estate	B	0.00	197
		Total: 0.10	**Total: 1501**
Cullompton			
Pumping Station	B	0.02	150
		Total: 0.02	**Total: 150**
Tiverton			
Norwood Farm	B	0.01	150
O & B Vehicle Solutions	B	-	27
		Total: 0.01	**Total: 177**
Elsewhere			
Unique Furniture & Joinery, Bow	B	-	57.7
Maidendown Stage, Burlescombe	B	0.42	1194
Mounson Farm, Cheriton Bishop	B	0.21	694.75
Gollick Park, Clayhidon	G	0.11	128
Higher Elston, Copplestone	G	0.02	197
Sellake Barn, Halberton	G	0.01	105
Rowridge Farm, Halberton	G	0.005	74
Shuttleton Farm, Hemyock	G	0.01	144
Upper Whitemoor, Hemyock	G	0.01	81
Greenham Ind. 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
Exmoor Stoves, Morebath	B	0.03	336
Down Farm, Stockleigh English	G	0.0069	54
Thorverton Mill, Thorverton	B	0.53	1302
Former Gas Works, Uffculme	B	0.008	80
		Total: 1.9599	**Total: 6025.45**
		Total: 2.0899	**Total: 7853.45**

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