



A1, A2 and D2 development study 2014

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Introduction

- 1.1 This Development Study monitors changes in land use in the following Use Classes: A1 (Shops), A2 (Financial and Professional Services) and D2 (Assembly and Leisure). The Study monitors the period 1 April 2013 – 31 March 2014.

Why Monitor?

- 1.2 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. This study forms part of the evidence base for the Authority's Monitoring Report (AMR).

Why A1, A2 and D2?

- 1.3 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.”

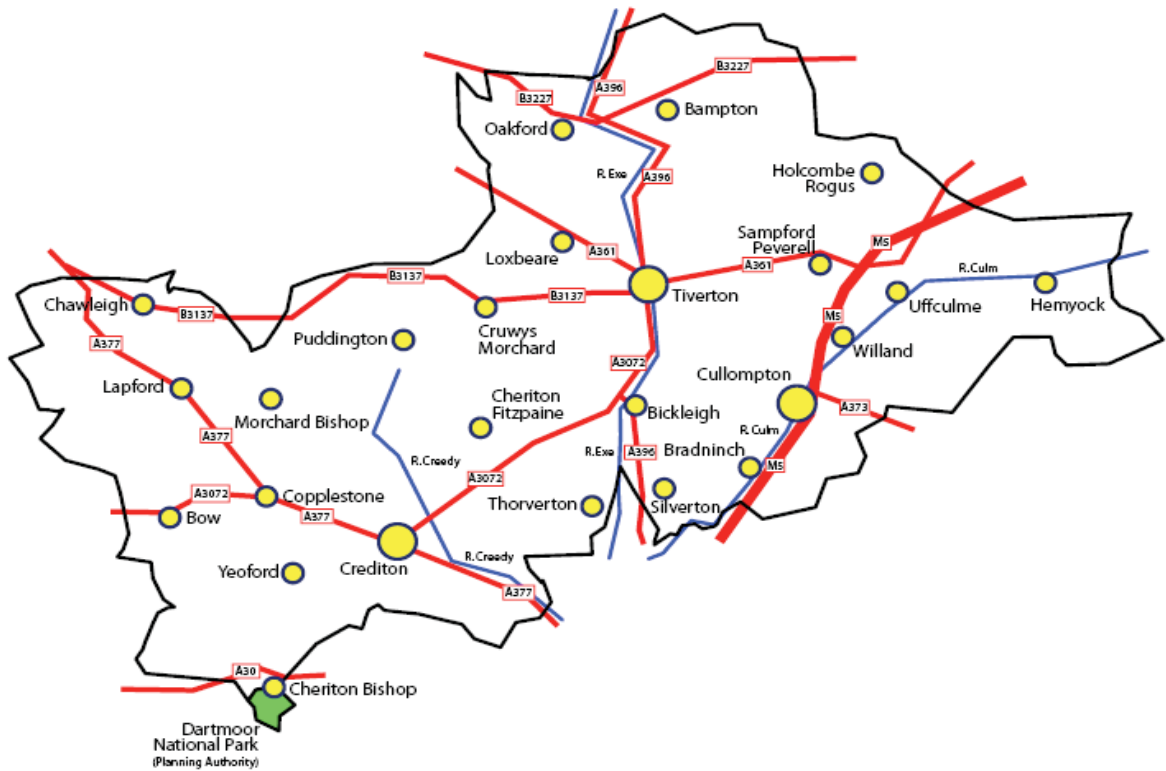
“ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.”

- 1.4 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.
- 1.5 The study 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.

- 1.6 An overall picture of the “health” of an area can be gathered. It can be seen what has been developed and also an updated situation on land that is likely to be developed in the near future. This provides an indication of whether planning policies are achieving sustainable patterns of urban and rural development, including suitable access to jobs and key services for all members of the community.

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 78,600 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 22,000) 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).
- 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

- 2.4 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. All three main towns in Mid Devon have shown a reduction in people living and working in the same town over time.
- 2.5 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.

Method

- 3.1 The period of monitoring for any particular year is between 1 April and 31 March. This survey covers the period 1 April 2013 to 31 March 2014.
- 3.2 Information was gathered on approvals, commitments, completions, sites under construction and land lost (see below). 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 Approvals: this provides an overview of applications – both full and outline that have been approved over the given year.
- 3.4 Commitments: this indicates the total committed land (in hectares) for development over the past year i.e. land with a valid permission. Included are approvals, previous years' commitments that are still valid and outline applications. Excluded are local plan allocations without a current permission.
- 3.5 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.
- 3.6 Under Construction: 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.
- 3.7 Land Lost: this indicates land that has been lost from a particular use: D2, A1 or A2 and has gone to another use e.g. residential.
- 3.8 All figures for 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.

D2: Assembly and Leisure

- 4.1 This use-class includes amusement and show places (cinema, concert hall, bingo hall), Indoor sports facilities (swimming bath, gymnasium) and outdoor sports facilities.

	Area (ha)	Floorspace (sq.m.)
Approvals Between 1 April 2013 – 31 March 2014	0.036	390.6
Total Commitments At March 31 2014	10.356	1310
Completions Between 1 April 2013 – 31 March 2014	2.305	1127.97
Under Construction At March 31 2014	0.04	530.6

- 4.2 The approvals area total and the floorspace total are lower than last year, however, completions are up on the previous year.
- 4.3 Very often for this use-class there is no floorspace total or a low total, and again 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.
- 4.4 As with any other use-classes 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.

A1: Shops

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

	Area (ha)	Floorspace (sq.m.)
Approvals Between 1 April 2013 – 31 March 2014	0.08	801.16
Total Commitments At March 31 2014	0.11	1491.66
Completions Between 1 April 2013 – 31 March 2014	0.055	715.61
Under Construction At March 31 2014	0.007	69.1

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

5.3 In the past year 715.61 sq.m class A1 development was completed. This is higher than last year when 9.5 sq.m was completed. Three sites have been approved this year totalling 801.16 sq.m., which is higher than last year. Commitments are higher than last year. There is currently one site under construction, while last year there were two.

A2: Financial and Professional Services

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

	Area (ha)	Floorspace (sq.m.)
Approvals Between 1 April 2013 – 31 March 2014	0.003	30
Total Commitments At March 31 2014	0.003	38
Completions Between 1 April 2013– 31 March 2014	-	-
Under Construction At March 31 2014	-	-

- 6.2 The figure for this use-class is generally very low. This year one new site has been approved.

Development Plan Allocations

- 7.1 The Councils' Development Plan (which provides the legal basis for planning decisions) sets out policies on retail, including specific employment proposals that are subject to individual policies.
- 7.2 The Allocations and Infrastructure Development Plan Document (AIDPD) allocates a range of sites which include provision for retail. The table below indicates the current position of allocated land for retail.

Local Plan Allocations

Site	Location	Policy	Total Area (ha)	New Retail space (sq.m.)	At 31st March 2014	Comment
Phoenix Lane	Tiverton	AL/TIV/19	0.3 ha		No application yet	Allocation of approx. 2400 sq.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 900sq.m of floorspace
Eastern Urban Extension	Tiverton	AL/TIV/4	1.0 ha		Application for 700 dwellings, employment, care home, primary school and neighbourhood centre currently pending determination	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

Land Lost: Use-class A1 & A2

8.1 The table below details the loss of land between 1 April 2013 to 31 March 2014.

Land Lost

Site	Location	Area (ha/sq.m)	Reason
A1			
14/16 Fore Street	Cullompton	0.00/88	Residential
Continental Car Specialists	Cullompton	0.01/150	Residential
The Village Stores	Lapford	0.003/35	Leisure
Lapford Post Office	Lapford	0.003/36	Residential
15 Bridge Street	Tiverton	0.01/81	Sui Generis
		Total: 0.026/390	
A2			
Pippins Pre-School	Crediton	0.01/111.48	D1 (Non Residential)
17 Gold Street	Tiverton	0.004/34	D1 (Non Residential)
		Total: 0.014/145.48	

8.2 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.

Area Summary

9.1 The table below shows the 'urban'/'rural' picture within Mid Devon with regards development within A1, A2 and D2. The urban areas include Tiverton, Crediton and Cullompton. .

Area Summary

Area	Total Commitments (At 31 March 2014)		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									
D2	6.836	848	0.016	214.6	0.04	530.6	2.305	961.97	
A1	0.10	878.66	0.07	601.16	0.00	0.00	0.043	448.21	
A2	0.003	30	0.003	30.00	0.00	0.00	0.00	0.00	
Urban									
D2	3.52	462	0.02	176	0.00	0.00	0.00	166	3 Local Plan Allocations
A1	0.01	613	0.01	200	0.007	69.1	0.012	267.4	
A2	0.00	8	0.00	0.00	0.00	0.00	0.00	0.00	

Conclusion

- 10.1 Mid Devon is a rural district and therefore it should be recognised that there is only a limited supply of land available at any one time, and a limited demand for retail development compared to larger regional centres such as Exeter and Taunton. Also there is often pressure for non-employment uses such as housing when such sites become available for development.

- 10.2 Much of the development within Mid Devon is in the form of extensions onto existing buildings or new buildings within the curtilage of an existing building, so the total site area figure can look artificially low. However, the floorspace of approvals, commitments and completions have all risen since the previous reporting year.

Appendix

D2, A1 and A2 Completions

Year (1 April to 31 March)	D2 (ha / sq.m.)	A1 (ha / sq.m.)	A2 (ha / sq.m.)
Between 1 April 2006 – 31 March 2007	0.086 / 0.00	0.00 / 28	-
Between 1 April 2007 – 31 March 2008	18.747 / 480	0.17 / 692	-
Between 1 April 2008 – 31 March 2009	3.331 / 415	3.759 / 6536.93	-
Between 1 April 2009 – 31 March 2010	12.00 / 0.00	6.00 / 5601	-
Between 1 April 2010 – 31 March 2011	0.67 / 797	0.019 / 109.8	-
Between 1 April 2011 – 31 March 2012	0.0056 / 202	0.012 / 141	-
Between 1 April 2012 – 31 March 2013	1.0 / 469.77	0.00 / 9.5	-
Between 1 April 2013 – 31 March 2014	2.305/1127.97	0.055/716.89	-

Completions by site April 2013 to March 2014

Site	Use Class	Completed Area (ha)	New Floorspace sq.m. (Gross)	New Floorspace sq.m. (Net) (Use class A1 only)
Adj Primary School, Copplesstone	D2	1.18	N/A	N/A
Yeoford & District Recreation Ground, Credon Hamlets	D2	0.331	420	N/A
Commercial Building, Lower Millhayes, Hemyock	D2	0.094	412	N/A
Shobrooke Park Cricket Club, Shobrooke	D2	0.00	63.25	N/A
West Middlewick, Thelbridge	D2	0.7	0.00	N/A
Heathcoat Cricket Club, Tiverton	D2	0.00	166	N/A
Willand Rovers Football Club, Willand	D2	0.00	66.72	N/A
		Total: 2.305	Total: 1127.97	
1 Brook Street, Bampton	A1	0.003	29.49	28.21
55-56 High Street, Credon	A1	0.002	19.8	19.8
William Street, Tiverton	A1	0.01	247.6	247.6
Culm Valley Farm Shop, Willand	A1	0.04	420	420
		Total: 0.055	Total: 715.61	

Total Commitments By Type As At 31st March 2014

	Parish	Site	Use Class	Area (ha)	New Floorspace sq.m.
D2	Bampton	Part of Great Rill Farm	D2	2.3	N/A
	Bow	Bow Recreation Club	D2	4.45	N/A
	Cheriton Bishop	Scout Group HQ	D2	0.01	141
	Copplestone	Adj. to Primary School	D2	0.07	618
	Crediton	Sports Field Adj. Creedy Bridge	D2	0.00	116
	Cullompton	House Button Farm	D2	3.50	20
	Cullompton	Upton Farm	D2	0.02	176
	Sandford	Sandford AFC	D2	0.00	27
	Thorverton	Thorverton Memorial Hall	D2	0.006	62
	Tiverton	Tiverton Rugby Club	D2	0.00	150
				Total: 10.356	Total: 1310
A1	Bradninch	18 High Street	A1	0.01	51.16
	Burlescombe	Junction 27	A1	0.06	550
	Crediton	The Old Joinery	A1	0.01	200
	Halberton	Halberton Farm Shop	A1	0.02	240
	Shobrooke	Nomansland Farm	A1	0.01	37.5
	Tiverton	Lowman Green	A1	0.00	413
				Total: 0.11	Total: 1491.66
A2					
	Burlescombe	Junction 27	A2	0.003	30
	Cullompton	Dunn & Baker Solicitors	A2	0.00	8
				Total: 0.003	Total: 38

Under Construction By Type As At 31st March 2014

	Parish	Site	Use Class	Area (ha)	New Floorspace sq.m.
D2	Bradninch	Playing Field (Kensham Park)	D2	0.00	162
	Cheriton Fitzpaine	Parish Hall	D2	0.006	60
	Cruwys Morchard	Parish Hall	D2	0.02	111
	Lapford	The Village Stores	D2	0.01	152.6
	Sampford Peverell	The Recreation Ground	D2	0.004	45
				Total: 0.04	Total: 530.6
A1					
	Cullompton	106 - 110 Exeter Road	A1	0.007	69.1
				Total: 0.007	Total: 69.1
A2					
	-	-	-	-	-
				Total: 0.00	Total: 0.00

Contacts

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