



A1, A2 and D2 development study 2013

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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 2012 – 31 March 2013.

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 Annual 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.”

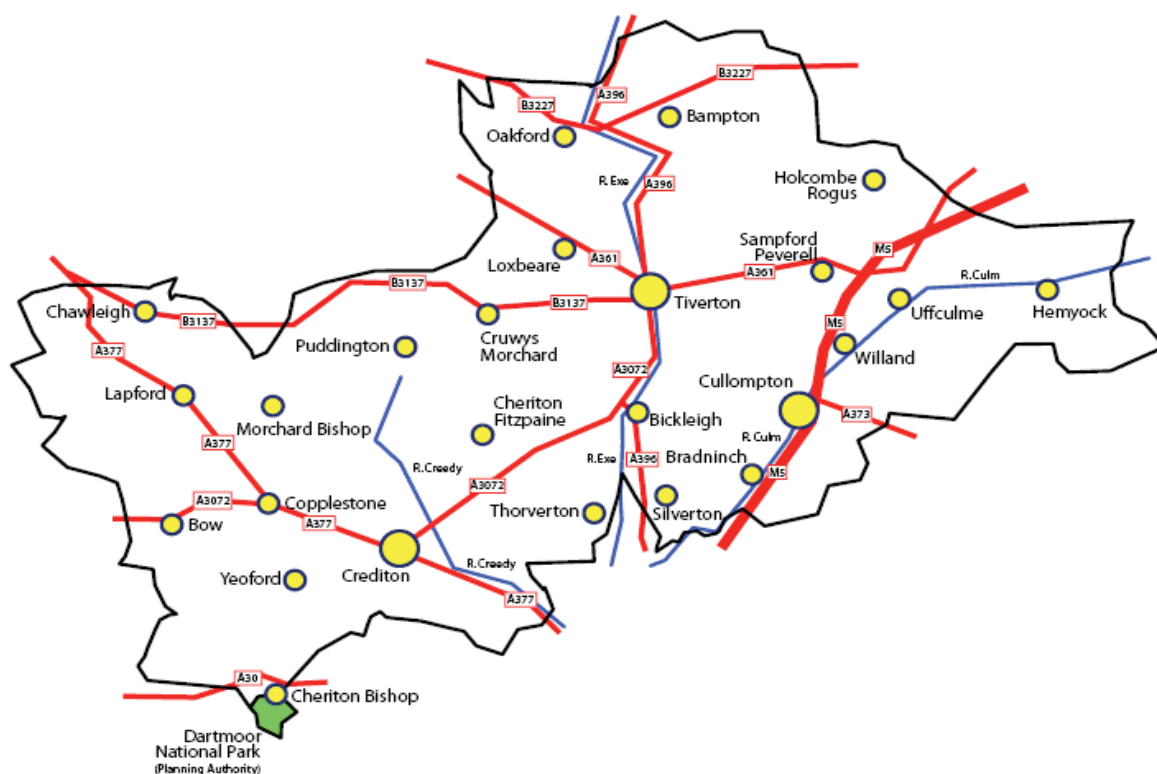
“ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.”

- 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 79,826 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 – 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 was increasing in the District at the time of the 2001 Census, with 16.6% of employed people working from home. The 2011 Census shows this has reduced to 10.6%. This may increase again 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 2012 to 31 March 2013.
- 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.

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 2012 – 31 March 2013	5.816	514
Commitments At March 31 2013	12.571	1845.88
Completions Between 1 April 2012 – 31 March 2013	1.0	469.77
Under Construction At March 31 2013	0.094	803.25

- 4.2 The approvals area total is substantially higher than last year and the floorspace total is slightly higher.
- 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 café.

	Area (ha)	Floorspace (sq.m.)
Approvals Between 1 April 2012 – 31 March 2013	0.003	29.49
Commitments At March 31 2013	0.037	774.1
Completions Between 1 April 2012 – 31 March 2013	0.00	9.5
Under Construction At March 31 2013	0.013	277.09

- 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.
- 5.3 In the past year 9.5 sq.m class A1 development was completed. This is lower than last year when 141 sq.m was completed. One site has been approved this year totalling 29.49 sq.m., which is lower than last year. Commitments are slightly lower than last year, however there are currently two sites under construction, while last year there were none.

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 2012 – 31 March 2013	-	-
Commitments At March 31 2013	0.002	32
Completions Between 1 April 2012 – 31 March 2013	-	-
Under Construction At March 31 2013	-	-

- 6.2 The figure for this use-class is generally very low. This year no new sites have been approved.

Development Plan Allocations

7.1 During the 2012-13 reporting year, the Development Plan consisted of the Core Strategy (adopted 2007), the AIDPD (adopted 2010) and the extant parts of an old-style Local Plan adopted in 2006. The Local Plan 2006 was superseded in October 2013 by the Local Plan Part 3 (LP3) but as the previous Local Plan was still in place during this report's monitoring period, allocated sites from both that plan and the AIDPD are listed. The Development Plan sets out detailed policies, including specific allocations of sites for various development types such as employment and housing.

7.2 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 2013	Comment
East Town	Crediton	CRE1	0.8 ha	600	No application yet	Mixed Use Site 1.3 ha. (0.8 ha Retail, 0.5 ha Housing).
William Street	Tiverton	AL/TIV/13	0.01 ha	247.6	Application approved September 2011. Revision approved September 2012, slightly smaller. (10/0009/AI) Commenced August 2012.	Mixed Use Site 0.9ha. (0.88 ha Housing, 0.01 ha Employment, 0.01 ha Retail).
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		No application yet.	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 2012 to 31 March 2013.

Land Lost

Site	Location	Area (ha/sq.m)	Reason
A1			
Creative Furniture	Crediton	0.10/989	Residential
15 Bridge Street	Tiverton	0.00/2	Residential
6 Belmont Road	Tiverton	0.01/75	Residential
		Total: 0.11/1066	
A2			
-	-	0.00/0.00	-
		Total: 0.00/0.00	

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	Commitments (At 31 March 2013)		Approvals (Between 1 April 2012 – 31 March 2013)		Under Construction (At 31 March 2013)		Completed (Between 1 April 2012 – 31 March 2013)		Other
	ha	Sq.m	ha	Sq.m	ha	Sq.m	ha	Sq.m	
Rural									
D2	9.071	1559.88	2.316	228	0.094	637.25	0.9	335.77	
A1	0.03	292	0.003	29.49	0.003	29.49	0.00	0.00	
A2	0.002	24	0.00	0.00	0.00	0.00	0.00	0.00	
Urban									
D2	350	286	3.50	286	0.00	166	0.1	134	5 Local Plan Allocations
A1	0.007	482.1	0.00	0.00	0.01	247.6	0.00	9.5	
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	-

Completions by site April 2012 to March 2013

Site	Use Class	Completed Area (ha)	New Floorspace sq.m. (Gross)	New Floorspace sq.m. (Net) (Use class A1 only)
Sports & Social Club, Morchard Bishop	D2	0.00	95.77	N/A
Heathcoat Community Centre, Tiverton	D2	0.1	134	N/A
Magelake Hall, Uffculme	D2	0.00	240	N/A
Diggerlakes, Willand	D2	0.9	N/A	N/A
		Total: 1.0	Total: 469.77	
41 Bampton Street, Tiverton	A1	0.00	9.5	9.5
		Total: 0.00	Total: 9.5	

Current Commitments By Type As At 31st March 2013

	Parish	Site	Use Class	Area (ha)	New Floorspace sq.m.
D2	Bampton	Part of Great Rill Farm	D2	2.3	0.00
	Bow	Bow Recreation Club	D2	4.45	0.00
	Cheriton Bishop	Scout Group HQ	D2	0.01	141
	Cheriton Fitzpaine	Parish Hall	D2	0.006	60
	Copplestone	Adj. to Primary School	D2	1.25	618
	Crediton	Sports Field Adj. Creedy Bridge	D2	0.00	116
	Crediton Hamlets	Recreation Ground, Yeoford	D2	0.331	420
	Cruwys Morchard	Parish Hall	D2	0.02	111
	Cullompton	House Button Farm	D2	3.50	20
	Kentisbeare	Village Hall	D2	0.00	49
	Sampford Peverell	The Recreation Ground	D2	0.004	45
	Sandford	Sandford AFC	D2	0.00	27
	Thelbridge	West Middlewick	D2	0.7	0.00
	Tiverton	Tiverton Rugby Club	D2	0.00	150
	Willand	Willand Rovers Football Club	D2	0.00	88.88
				Total: 12.571	Total: 845.88
A1					
	Cullompton	106 – 110 Exeter Road	A1	0.007	69.1
	Halberton	Halberton Farm Shop	A1	0.02	240
	Shobrooke	Nomansland Farm	A1	0.01	52
	Tiverton	Lowman Green	A1	0.00	413
				Total: 0.037	Total: 774.1
A2					
	Cullompton	38 High Street	A2	0.00	8
	Thorverton	Durneford Court	A2	0.002	24
				Total: 0.002	Total: 32

Under Construction By Type As At 31st March 2013

	Parish	Site	Use Class	Area (ha)	New Floorspace sq.m.
D2	Bradninch	Playing Field (Kensham Park)	D2	0.000	162
	Hemyock	Lower Mill-hayes	D2	0.094	412
	Shobrooke	Cricket Club	D2	0.00	63.25
	Tiverton	Heathcoat Cricket Club	D2	0.00	166
				Total: 0.094	Total: 803.25
A1					
	Bampton	1 Brook Street	A1	0.003	29.49
	Tiverton	William Street	A1	0.01	247.6
				Total: 0.013	Total: 277.09
A2					
	-	-	-	-	-
				Total: 0.00	Total: 0.00

Contacts

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