

Agenda for Strategic Planning Committee Tuesday, 6th January, 2026, 10.00 am

Members of Strategic Planning Committee

Councillors: J Bailey, K Blakey, C Brown, O Davey, P Faithfull, P Fernley, C Fitzgerald, P Hayward, M Howe (Vice-Chair), B Ingham, G Jung, D Ledger, Y Levine, T Olive (Chair) and H Parr

Venue: Council Chamber, Blackdown House, Honiton

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(or group number 01395 517546)

Friday, 19 December 2025



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This meeting is being recorded for subsequent publication on the Council's website and will be streamed live to the [East Devon District Council Youtube Channel](#).

- 1 Minutes of the previous meeting (Pages 3 - 9)
- 2 Apologies
- 3 Declarations of interest
Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)
- 4 Public speaking
Information on [public speaking](#) is available online
- 5 Matters of urgency
Information on [matters of urgency](#) is available online
- 6 Confidential/exempt item(s)
To agree any items to be dealt with after the public (including the Press) have been excluded. There are no items which officers recommend should be dealt with in this way.
- 7 Future of Neighbourhood Planning Support (Pages 10 - 17)
- 8 Employment Land Review 2024-25 (Pages 18 - 292)
- 9 Proposed response to consultation on the evolving Local Plan for Torbay (Pages 293 - 298)
- 10 Infrastructure Funding Statement (Pages 299 - 311)

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[Decision making and equalities](#)

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EAST DEVON DISTRICT COUNCIL**Minutes of the meeting of Strategic Planning Committee held at Council Chamber, Blackdown House, Honiton on 25 November 2025****Attendance list at end of document**

The meeting started at 10.05 am and ended at 2.12 pm

28 Minutes of the previous meeting

The minutes of the previous meeting held on 30 September 2025 were confirmed as a true record.

29 Declarations of interest

Minute 33 East Devon Local Plan – Second stage of Regulation 19 Consultation
In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the Constitution, Councillors B Bailey, O Davey, P Fernley, C Fitzgerald, and G Jung advised of lobbying in respect of this item.

30 Public speaking

Nigel Humphrey spoke in relation to the Regulation 19 process credibility and the Local Plan. He challenged why only statutory bodies comments from the February round of consultation had been considered, and why no responses had been provided to comments from the public. If such public comments were not taken into account, then why should the public comment again on this next round of consultation. He asked the Council to provide the evidence of comments made by the public on the consultation, and to also regularly inform the public about the consultation. He advised the committee that the Local Plan statements were ambiguous or unclarified. He asked that the wording relating to Exmo20 buffer zone should explicitly state that no development should take place, in order to protect and preserve the habitat of the area and that he had corresponded repeatedly on this issue.

John Hamill spoke about the work involved in revising the plan, and that he could see some adjustments in line with previous concerns raised, including for Exmo20 but also asked that for paragraph 9 relating to this buffer zone that the wording be amended to state that no development of any kind should take place in that zone.

Thomas Shillitoe advised the committee that the Water Cycle Study took no account of Sandy Bay Town, or normalises the dumping of sewage in the sea. He asked the committee to reject the study as he considered it was flawed. He also spoke of the plan being non-compliant, which he had repeatedly warned the committee about, and asked that the committee address many of the issues in the plan with a few “non-significant” tweaks now and therefore have greater confidence in the submission to the Planning Inspector. He reminded the committee that there was spare, above headroom, allocation of 563 houses in this draft plan which could be utilised. He also spoke on Exmo20, which he felt part of the allocation could be removed from the plan, and believes a further consultation period on the plan will be required, as in its current form it had many issues to be resolved.

Iestyn John spoke on behalf of his clients Clinton Devon Estates in relation to Exmo 18 and spoke of the potential of the development of the business park, but of the added

journey for users of the park with the access as planned. He asked for consideration to be given, as on previous occasions, to including access via Salterton Road to avoid the additional 1.4mile round trip.

Andrew Tyerman, representing Escape Exmouth, outlined a number of issues with the Water Cycle Study including gaps and mistakes. He felt that the poor performance of South West Water was not correctly reflected in the study, reminding the committee that the current network was not coping with demand. The storm overflow information views were not accurate, there was no mention of the OFWAT settlement, nor the high pollution rate, nor the increase in demand due to the build of Cranbrook. There were no national comparison trends, assumptions in the study were incorrect, and a reference to the completion of Exmouth works was not correct, as those would not be completed until 2030 at the earliest. He asked the committee to pause and consider further work on this information.

Peter Williams, representing the OVA, outlined the exceeding capacity of sewage works at both Feniton and Honiton, with waste discharge going into the River Otter, exceeding capacity by 40%; Honiton was in breach of phosphate limits in discharge too, as proved by the condition of the river. With the housing increase in Honiton and Feniton areas, there was a need for an increase in capacity of 73% just to maintain adequate levels for Honiton, and 25% for Feniton. He asked the committee to require South West Water to bring forward their plans for improvement works to rectify the current situation.

The Assistant Director – Planning Strategy and Development Services responded, covering:

- Open and transparent reporting to the Committee, and public consultation;
- All comments considered and taken into consideration and acted on where appropriate as documented in previous reporting to the committee;
- Reminding the committee on the Exmo20 site and previous decision by the committee to retain it in the plan whereby no residential development was to be included within 400m of the Pebblebed Heaths in order to prevent wildlife predation by pets, which would not arise from employment development; and the further work needed for mitigation under the Habitat Regulations but that the impact on the Pebblebed Heaths had been identified at an early stage;
- Reminding the committee on site Exmo18 and the concern on the impact on the setting of the National Landscape, the significant level differences on site and the concern of the visual impact on the entrance to the town;
- Water Cycle Study focus to look at baseline now and look forward for the impact when planned development happens, and the recommendation in the report for further work in this area.

Cllr Roy Collins spoke on statistics relating to diminishing farmland, quoting 25% of farmland would be gone by 2050. He related a recent review he made of a planning application for solar panels, and spoke about world shortages of beef, rainforests being destroyed for the production of avocados, and weather patterns impacting food production worldwide.

31 **Matters of urgency**

There were no matters of urgency to discuss.

32 **Confidential/exempt item(s)**

There were no confidential or exempt items to discuss.

33 **East Devon Local Plan - Second Stage of Regulation 19 Consultation**

The Assistant Director – Planning Strategy and Development Services presented a report that sought approval for the second stage of consultation on the East Devon Local Plan, under plan making Regulation 19. It was suggested that the consultation would run for 8 weeks starting on Friday, 28 November 2025 and ending at midday on Monday, 26 January 2026.

The Committee's attention was drawn to the redrafted Local Plan text showing tracked changes from the first consultation stage appended to the report noting that the consultation would invite comments on the revised plan and accompanying policies map.

The report also referenced new technical studies used to refine the plan and updates to the evidence base. It includes details on the Infrastructure Delivery Plan, Statements of Common Ground, consultation arrangements and examination and adoption processes.

A revised Statement of Community Involvement was also presented to Committee for approval which outlined the policy for consulting the community on planning policy documents and planning applications in East Devon. In line with the Statement of Community Involvement it was proposed to run an online workshop for Town and Parish Council's to set out the proposed second Regulation 19 Consultation to help encourage people to respond in the most productive way possible.

The Committee acknowledged that the Local Plan was based on a large amount of supporting evidence and new evidence documents including:

- Technical reports in respect of Marlcombe
- Highway and transport assessment
- Pebblebed Heaths air quality reporting
- Water cycle study
- National Landscape paper
- The revised flood risk topic paper
- The self-build topic paper
- Archaeological assessments

Questions from the committee on the documentation planned for consultation, and responses from the Assistant Director – Planning Strategy and Development Services, included:

- Confirmation that sustainable travel options were also the ambition for employment sites;
- Policy CC06 confirmed as requiring justification for demolition;
- Further discussion could be had with South West Water (SWW) on the Water Cycle Study (WCS) 50% reduction in leakages being a realistic target;
- Confirmation that conservation designation has extensive guidance, and that due to the uniqueness of each case, a scoring mechanism as used for tree preservation was not practical;
- Mitigation measures for the Pebblebed Heath would be considered through the Habitat regulations in considering how to manage vehicles travelling through that area;

- The plan contained reference to rainwater harvesting under Policy AR02 to include measures for harvesting wherever possible;
- The local authority had no control over water company connection charges to developers; this was not covered by s106 agreements;
- Parking standards were clarified for both residential and commercial development.

Site Exm20

This site had been debated at a previous meeting of the committee on 2 September 2025 and a decision made to include in the settlement boundary but with no residential development within 400m of the Pebblebed Heaths. It was suggested that employment provision should also be excluded within the 400m zone but members were advised that the current wording while not precluding employment uses does prevent uses that would be harmful to the heaths and its biodiversity.

Discussion took place on the issues with that site, and if the decision previously made by the Committee at their September meeting should be revisited. On balance, with a reminder of the application process in place to assess any harm to the Heath, the committee did not revisit their previous decision to include the site in the plan.

Site Exmo18

Clarification was sought on the rationale for not permitting access from Salterton Road to the site. The committee were reminded of the location, being the entrance to the town, and the changing topography that would lead to extensive engineering works on the changing levels that could impact on the National Landscape designation in that area. The committee discussed the option of a secondary access with suitable mitigation, in order to alleviate the potential increase in distance to access the site from the business park, with an agreement reached as set out in resolution 7 below.

Water Cycle Study

The recommendation set out in the report sought agreement for further consideration by the Committee following the consultation period, and after further discussion with South West Water (SWW) on the independent findings. It was confirmed that there was no control on water usage for existing dwellings that fell under the power of the local authority. Members were invited to email any further local evidence of concerns on capacity to the team to include in discussions with SWW.

Discussion by the committee covered the need to further discuss the findings of the study, along with local evidence of capacity levels being well below what was required – for example in Honiton. If there were no plans by SWW for investment to resolve those capacity issues, then there were grounds for delaying development. The option of using Grampian conditions to prohibit a development from being occupied until suitable water and sewage infrastructure is put in place is one way of dealing with applications in the meantime.

The Leader reminded the committee of previous engagement with SWW as set out in the study document, and the previous motion from the Council of no confidence in SWW. He commended the work of officers in trying to secure information but considered that there may be a role for the Scrutiny Committee to take SWW to account.

RESOLVED that the Strategic Planning Committee:

1. Approved the revised local plan text and Policies Map for consultation, and agreed to the second round of Regulation 19 consultation starting on, or as soon as possible after, the 28th November 2025 and on this basis for consultation to conclude on the 26th January 2026;
2. Grants delegated authority to the Assistant Director – Planning Strategy and Development in consultation with the Portfolio Holder for Place, Infrastructure and Strategic Planning, to make minor amendments to the local plan text and Policies Map to finalise formatting and to correct any factual errors and address inconsequential anomalies in order to finalise the plan ahead of the start of consultation;
3. Endorsed the draft Infrastructure Delivery Plan and approved it to form part of the overall material that supports, and is available at, the time the local plan consultation commences;
4. Noted the ongoing work on production of Statements of Common Ground and granted delegated authority to the Assistant Director – Planning Strategy and Development in consultation with the Portfolio Holder for Place, Infrastructure and Strategic Planning, to finalise these statements and send them out to signatory partners seeking their comments/feedback and agreement;
5. Agreed to adopt the updated Statement of Community Involvement and agreed to its use forthwith;
6. Agreed that a further report on the Water Cycle Study be brought to the committee following consultation, to enable discussion of its implications with the benefit of responses from consultees and further engagement with South West Water.
7. Agreed to amend the wording in the revised local plan, in relation to site Exmo 18, to read as “to avoid adverse landscape and visual impacts on the National Landscape and its setting, primary vehicular access should be taken from the Liverton Business Park. Any secondary access from Salterton Road should be carefully designed and screened to minimise any impacts on the setting of the National Landscape”.

34 **Heritage Strategy 2024 - 2042**

The Assistant Director – Planning Strategy and Development Services report sought members’ agreement for the Heritage Strategy for East Devon to go out for public consultation that would run alongside the second Regulation 19 Local Plan consultation.

The new strategy would retain the original format while offering an overview of East Devon’s historic environment, highlighting its significance and benefits. It also identifies key heritage issues and sets objectives supported by a detailed action plan.

The objectives were split into three themes:

- Theme A describes our historic environment and provides information on its designated and undesignated heritage assets and their significance;
- Theme B sets out current policies and programmes relating to development management, conservation areas and heritage assets at risk, including our statutory duties;
- Theme C looks at the value of our heritage as a part of sustainable development, and the social, economic and environmental benefits it provides for East Devon. The impact and influence of other policies are considered as well as how we work with our communities and partners

If agreed, the strategy would go out to public consultation alongside the Local Plan Regulation 19 consultation on the same timeframe.

In response to a question, the Assistant Director – Planning Strategy and Development Services confirmed that the strategy would also cover local lists of heritage value.

RESOLVED that the Strategic Planning Committee agreed the draft Heritage Strategy for public consultation to align with the second Regulation 19 Local Plan consultation.

35 **Housing Monitoring Update to Year Ending 31 March 2025**

The Assistant Director – Planning Strategy and Development Services presented the report outlining the latest monitoring figures on housing completions and the calculation of the five-year housing land supply, in accordance with the National Planning Policy Framework updated in December 2024.

Members noted that there were a total of 10,674 net dwelling completions, including 690 completed during the monitoring year. This figure falls short of the adopted Local Plan target of 950 dwellings per year.

Officers advised that the Council currently has a housing land supply of 3.50 years. As this falls short of the required five-year supply, appropriate weight must be given to this shortfall when determining planning applications, including both full and reserved matters. The Council would be able to demonstrate, through the formulation of the new Local Plan, that the required level of supply could be reached.

The committee discussed:

- The national picture impacting on housing delivery, including cost of materials, skilled trades and lack of surveyors;
- Demonstrating through local plan allocations such as Marlcombe and the Cranbrook extension that increasing the number of dwellings is happening in the District;
- There may be benefit in opening dialogue with developers to get a clearer picture on why existing sites are slow to process, and what options are open to the Council, working with partnership agencies, to help facilitate an increase in growth.

RESOLVED that the Strategic Planning Committee:

1. **Noted the residential dwellings completion data and future projections for the district, including comments on future supply risks detailed in section 5 of the Housing Monitoring Update report;**
2. **Noted the district Five Year Housing Land Supply position and impact on decision making as set out in the report;**
3. **Noted that the Housing Monitoring Update will be published on the Council's website.**

Attendance List

Councillors present:

B Bailey
K Blakey
O Davey
P Fernley
M Howe (Vice-Chair)

B Ingham
G Jung
D Ledger
Y Levine
T Olive (Chair)
H Parr
P Faithfull
C Fitzgerald

Councillors also present (for some or all the meeting)

P Arnott
R Collins

Officers in attendance:

Matthew Dickins, Planning Policy Manager
Ed Freeman, Assistant Director Planning Strategy and Development Services
Damian Hunter, Planning Solicitor
Debbie Meakin, Democratic Services Officer

Councillor apologies:

J Bailey
P Hayward

Chair

Date:

Report to: Strategic Planning Committee

Date of Meeting 6 January 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Future of Neighbourhood Planning Support

Report summary:

The Government has ended financial support for communities for neighbourhood planning. East Devon has been particularly active in neighbourhood planning, with communities relying on volunteer effort, EDDC officer support, and until recently, the national support programme, which provided them with grants of up to £10,000 per plan, plus additional funded technical work. While the pace of plan-making has slowed in recent years for various reasons, there continues to be community interest in neighbourhood plans and the Government has been clear they are not being abolished. Local Planning Authorities will continue to receive grants towards their costs in supporting plan preparation, but the removal of the support programme for communities is a significant change, creating challenges for current and future plan-making.

The Government's decision coincides with the expected depletion of the Council's own neighbourhood planning reserve during the next financial year. The 2026/27 budget is being prepared on the basis of maintaining our current support offer through a dedicated post to fulfil our statutory duty to provide advice, guidance and support to communities for neighbourhood planning. In the light of the changed circumstances, and in the context of our emerging new Local Plan and Local Government Reorganisation (LGR), Members views are also invited on how we may best and most effectively continue to support neighbourhood planning, ensuring it remains a viable option for communities and that robust plans are developed.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

1. That Committee note the changed context for neighbourhood planning in the light of the Government Spending Review with the cessation of access to grants and funded technical support for communities and recommend that the Chair write to MHCLG to formally register this Council's disappointment with the decision and to urge reconsideration and/or consultation on an alternative support arrangement;
2. That Committee note that the 2026/27 budget is being prepared on the basis of a continuation of current neighbourhood planning support offered to communities in East Devon despite this impacting on the general fund;
3. That Committee agree to receive an annual report on neighbourhood planning activity for information, noting that reports for decision need to continue to be taken to Cabinet until such time as the constitution is reviewed.

Reason for recommendation:

To ensure that EDDC continues to fulfil its statutory duty to support neighbourhood planning and to ensure it remains an option available to communities who wish to pursue their right to prepare a neighbourhood plan.

Officer: Ed Freeman – Assistant Director Strategic Planning and Development Services, Tel: 01395 517519, e-mail: ed.freeman@eastdevon.gov.uk

Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☒ Communications and Democracy
- ☒ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☒ Finance
- ☒ Place, Infrastructure and Strategic Planning
- ☒ Sustainable Homes and Communities

Equalities impact Low Impact

The Government funding cut is likely to make it more challenging for communities to exercise their right to prepare a neighbourhood plan, particularly smaller parishes / those with the least resources. The on-going support of the LPA will be vital to help ensure it remains an option for those who wish to prepare a plan. Neighbourhood planning itself is designed to be inclusive and extensive consultation is a fundamental requirement of plan preparation, and all electors are invited to vote in a local referendum before a plan can be made (adopted). Support of the LPA is critical to ensuring this takes place.

Climate change Low Impact

Risk: Low Risk; There is a risk that without maintaining at least the current level of support for neighbourhood planning offered to communities by EDDC, its role in east Devon will diminish.

Links to background information [The Localism Act](#); [Plain English Guide to the Localism Act](#); [National Planning Policy Framework \(2024\)](#); [Neighbourhood Planning Regulations](#); [Neighbourhood Planning Roadmap Guide](#); [East Devon Neighbourhood Planning webpages](#); [Government Funding Decision Announcement on Locality website](#); [Minutes of Westminster Hall debate on the role of neighbourhood plans in planning decisions \(July 2025\)](#); [Final Report to MHCLG on the Impact of Neighbourhood Planning in England \(May 2020\)](#).

Link to [Council Plan](#)

Priorities (check which apply)

- ☒ A supported and engaged community
- ☐ Carbon neutrality and ecological recovery
- ☐ Resilient economy that supports local business
- ☒ Financially secure and improving quality of services

Report in full

1. Changing Context

- 1.1 The 2025 Spending Review unexpectedly ended financial support for communities for neighbourhood planning, cancelling the re-procurement of a further 3-year national programme anticipated to be worth £18m. Local Planning Authorities continue to have a legal duty to support communities in neighbourhood planning and LPA funding from government (£20,000 per plan reaching referendum stage) is being retained.
- 1.2 The Government has stressed that it is not seeking to abolish neighbourhood planning and that it will remain an option for communities. However, they are now expected to rely on their own expertise, knowledge and resources, and that of others with neighbourhood planning experience, supported by their LPA.
- 1.3 The long-standing annual grants and technical support programme offered:
 - basic grant of up to £10,000 for every community wishing to prepare a new plan or modify and update an existing plan,
 - additional grants of up to £8,000 available for specific purposes, and
 - a wide range of fully funded technical support, (e.g. site assessments, housing needs assessments, Strategic Environmental Assessments) depending on what plans were seeking to achieve.
- 1.4 The withdrawal of this funding is therefore a significant change in circumstances and has been widely met with criticism, but a reversal of the decision is not anticipated. It applies to the preparation of both neighbourhood plans as well as neighbourhood development orders (NDO's).

2. Current Neighbourhood Plan Support Model and Take Up

- 2.1 EDDC delivers support primarily through a dedicated neighbourhood planning officer within the Planning Policy service. Take up of neighbourhood planning in the district has been strong, with 27 plans now in place (26 'first' plans and one reviewed and updated plan). [MHCLG data \(March 2024\)](#) put East Devon as 11th in the rank order of LPA's in England with the highest number of 'made' plans, and almost half of those with more plans were unitary authorities on much larger County level geography.
- 2.2 In the last few years, and in line with the picture nationally, the pipeline of new plans has slowed as most '1st generation' plans have reached adoption, and our work on the new Local Plan has impacted plan preparation. We have generally encouraged communities to hold off work on new/revised neighbourhood plans until there was more certainty about the emerging Local Plan content to avoid abortive work, or their plans becoming prematurely out of date. During this time, the focus of communities and our support has been on engagement with the local plan process and understanding the relationship between its proposals and neighbourhood plans.
- 2.3 Linked to this reduction in the pipeline of plans, the timing and static nature¹ of the flat-rate NP grant payments that LPAs receive, and increases in costs, the balance in our neighbourhood planning reserve has been diminishing and is expected to be exhausted during the next financial year.

¹ The £20k grant is payable only when a plan is recommended to referendum and has remained static for many years (possibly since it was introduced), but certainly since 2018 whilst our costs have continued to increase with inflation (and our 2022 staff Reward Review)

- 2.4 While only a small number of town/parish councils are currently actively progressing new or updated plans, our December 2023 NP survey showed most of those with a 'made' plan intend to review it, and we are now actively encouraging plan-making activity, not least because aging plans risk losing weight in planning decisions.

3. Resourcing Neighbourhood Plans

- 3.1 The change in the Government support available is widely expected (including by Government) to have a suppressant effect on neighbourhood planning activity, but it also places a greater onus on the support we can provide and in ensuring plans are meaningful and effective. Some of our communities may be able to undertake relatively light-touch and low-cost updates to existing neighbourhood plans, and these may be less affected by the loss of funding. The resource required depends in part on what communities wish to achieve and the level of resource (volunteers and budget) and experience available locally. More ambitious plans, particularly those seeking to allocate sites for development, typically cost more to prepare, requiring a greater degree of technical evidence and expertise, but at the same time offer potentially greater benefit.
- 3.2 Communities need support to engage in neighbourhood planning. Many have chosen to enlist consultants to work with them, alongside our support offer, together with accessing technical support from the national programme.
- 3.3 Officers have identified few alternative funding sources available for communities. One possibility is the neighbourhood proportion of CIL that town and parish councils (with the exception of Cranbrook) can receive linked to permissions for development in their area. Whilst neighbourhood plan preparation is a potential eligible use of these funds, there is a significant disparity in funds available between parishes, and also likely to be competing priorities for spend (although there is an incentive as communities with a NP in place receive a higher proportion of CIL (25% versus 15%). To date, other than small grants from County Councillor 'locality budgets', no other external funding sources have been identified.
- 3.4 In terms of our EDDC support for plan making, it is estimated that it would require more than 6 plans being sent to referendum per year generating £120,000 in LPA grant income to be entirely self-sustaining. This is possible in some years, but not imminently or consistently. It costs in the region of £10,000 just to put a neighbourhood plan through the latter stages of formal examination and referendum, against Government grant income of £20,000 released only when a plan is recommended to referendum (reduced to £10,000 where a modified (updated) plan requires examination only). However, officer time is required to promote and inform communities about neighbourhood planning, provide advice and guidance to any interested community, and technical and administrative support for every step of the plan-making process, which is not uncommon to take 4-5 years or more, and for a wide variety of reasons, not all plans necessarily progress to submission, and some stall for periods of time.

4. Benefits of Investing in Neighbourhood Plans

- 4.1 Government's own commissioned research (published 2020) into the impact of neighbourhood planning found that neighbourhood plans:
- were making a 'not insignificant positive contribution' to housing supply through the allocation of sites;
 - had helped to improve design policy and the meeting of specific community needs through development leading to higher quality, more impactful schemes;
 - were able to influence decisions on development; and

- that work on plans (even where this has not progressed to completion of a plan) has improved engagement and understanding between communities and LPAs and prompted other related place-making initiatives (such as Community Land Trusts).

- 4.2 Neighbourhood planning is well established and valued in east Devon by both communities and Members, highlighted through the new Local Plan preparation process. There is also the need to support our town and parish council's to be in a strong position ahead of and in anticipation of LGR, with the expected increased role of town and parish councils as local government becomes less local.
- 4.3 Notwithstanding our legal duty, the rewards of investing in neighbourhood plans include:
- a. bringing communities together to agree a shared vision for their area;
 - b. giving them a greater say in shaping and influencing development;
 - c. the ability to protect valued local assets like green spaces, valued views, community facilities and heritage assets;
 - d. setting design standards;
 - e. helping ensure specific local needs are met, like affordable housing;
 - f. facilitating access by communities to a greater proportion of funding from developer contributions to improve local infrastructure and facilities;
 - g. help with engagement with statutory agencies and funders for community projects and priorities where they are identified in a 'made' plan.
- 4.4 Specific highlights and examples from our neighbourhood plans in East Devon, include:
- **Housing Allocations** – Eight plans allocate sites chosen by local communities, for a combined total of over 240 homes. At Clyst St Mary, meeting the new Local Plan's housing requirement to 2042 has been neighbourhood plan-led through a housing allocation, linking growth to local infrastructure improvements. Some of these sites, such as all four in the Lymptone NP, are already built out, whilst others are in the pipeline.
 - **Support for Self-Build** – Several plans include requirements for self-build plots within their allocations and/or policy support for a specific number of custom/self-build homes in their area across the plan period. These policies have directly enabled approvals in Farringdon and Kilminster, also helping to meet our duty to ensure a supply of plots for this use.
 - **Employment and Community Uses** – Several plans have also included allocations for employment and education uses. Safeguarding land for secondary school expansion in the Ottery St Mary and West Hill NP has successfully influenced our Local Plan proposals, which have incorporated this into an allocation at the site. Many plans also name specific community facilities for protection and enhancement, which builds on our overarching Local Plan policy protection.
 - **Community Voice in Decisions** – As well as making provision for new development to meet local needs, neighbourhood plans strengthen local influence. At Broadclyst, a proposal on a NP allocation site was refused earlier this year, upholding the Parish Council's objections, as it failed to meet the community's policy requirements and, because of the existence of the neighbourhood plan, the tilted balance did not apply.
 - **Green Infrastructure** – Nearly half of our neighbourhood plans designate Local Green Spaces under provisions in the NPPF, giving 94 spaces this Green Belt-level protection. Three plans also identify land to prevent settlement coalescence, which are now proposed to be given the status of Green Wedges in the new Local Plan. Four plans also identify specific valued views for protection. This is another example of the more detailed specification that NPs can add, which, along with design requirements and identification of local heritage assets for protection, are encouraged through future neighbourhood plans by our emerging Local Plan.

- 4.5 Going forward, there is an opportunity to learn from and build on the experience to date of neighbourhood planning in the district – and from elsewhere. There is also considered to be greater potential to support delivery of wider EDDC priorities and objectives where aligned with community aspirations through neighbourhood plan preparation, including for example, achieving affordable housing delivery (including community-led), identification of SANGS and opportunities for biodiversity net gain and nature recovery, CIL spend, achievement of better design in new development, protection of heritage, landscape and other assets, concept / master- planning of Local plan allocation sites and so on.

5. Options / Assessment

- 5.1 As noted, we must fulfil our statutory duty to support neighbourhood planning, and there are encouraging signs that our communities continue to be interested in it, and that where this is prioritised, they are also willing to invest time and money in plan making in order to be able to progress. For example:
1. Whimble have agreed budget for their emerging neighbourhood plan, (although funds committed may still not be sufficient to unlock their aspiration to allocate a site for affordable housing);
 2. Lympstone are currently in the process of agreeing budget to enable them to work with Devon Communities Together on a series of community engagement activities to inform revision of their existing plan;
 3. Plymtree have resolved to continue with the preparation of their first plan and secured a small grant from their DCC Councillor Locality Budget as well as support from the PC's own funds for meeting space and other basic costs;
 4. West Hill have committed funds and appointed consultants to work with them on the preparation of a design code as part of their emerging new neighbourhood plan.
- 5.2 Overall, given consideration of the forthcoming Local Government reorganisation and a desire to ensure our communities are in the strongest position possible going into this, but mindful of our budget constraints, Officers consider the most pragmatic, appropriate and practical way forward in the interim period is to maintain our current support offer, and tailor it to take account of the more limited resources and support that communities now have available.
- 5.3 In terms of possible alternatives, different authorities deliver on their duty to support neighbourhood planning in different ways. Through our membership of the Planning Officers' Society (POSe) Neighbourhood Plan officer group, we are aware that dedicated officer support is not universal, but is not uncommon in areas like ours, where take up is high. South Hams and West Devon, for example, also have a dedicated officer and have the next highest level of adopted (made) neighbourhood plans in the County. Through our contact with other LPAs, we are also aware of some cases of the merging of the NP officer role with the offering of support for 'community planning' more generally, including Community Land Trusts. We are also aware of one LPA which offers its own NP grants to communities (up to £6,000) which until now was used to top-up the national grants, and another which is now funding SEA/HRA assessments where these are triggered, to unlock the more complex/costly plans. Several authorities have also evolved from their engagement in a national pilot project to move into encouraging and supporting the lighter touch option of 'Neighbourhood Priority Statements' (introduced in principle by the Levelling Up and Regeneration Act for which the necessary secondary legislation is still awaited).

- 5.4 EDDC is not considered to be in a position to be able to offer grant support or to fund technical work (beyond our existing annual Service Level Agreement with Devon Communities Together for up to 3 Housing Needs Surveys, which is set to continue into next financial year).
- 5.5 The recommended priority for EDDC support is therefore a continuation of the current arrangement, with a focussing of staff resource on:
- a. building the pipeline of 2nd generation neighbourhood plans, given the advanced stage the new Local Plan has now reached (particularly to encourage and support the review and update of existing plans, as well as assist communities to consider undertaking neighbourhood planning for the first time) and;
 - b. efforts to make neighbourhood planning simpler and easier for communities, for example through the greater use of templates, guides, model policies that can be adapted, sharing of resources and good practice, use of digital tools, and training.
- 5.6 To help ‘re-launch’ neighbourhood planning in this new era, Officers are developing proposals to hold a half-day in-person event on neighbourhood planning in the first quarter of 2026. More immediately, we are also preparing an update of our Council neighbourhood planning protocol for how we deal with neighbourhood plans, further to the anticipated demand for existing plans to be modified (which is not currently explicitly referenced in our protocol) and to ensure alignment to the standards for neighbourhood plan support set out in the latest revision to our published Statement of Community Involvement (SCI). This will be taken to Cabinet for agreement at the next available meeting, together with an updated version of this report, informed by the discussion by Members of SPC.

6. Conclusions

- 6.1 The future of neighbourhood planning has been called into question by the Government’s unexpected decision to remove the national support programme. There continues to be interest by our communities to undertake plan making and EDDC needs to continue to ensure support is available, tailored to the changed national circumstance, as well as our budget constraints. On balance, and looking ahead to LGR, maintenance of the current support arrangements are suggested, with a focus of efforts on developing shared resources to streamline plan production.
- 6.2 Members are encouraged to consider, with reference to the offer by other LPAs, if they wish Officers to consider any alternative or additional support arrangement at this time, noting however that the cost of the current support offer is not reasonably expected to be recovered by the LPA grant income and the balance will require commitment of Council budget of in the region of £36k in the next financial year.

Financial implications:

The report highlights that Neighbourhood Planning which had been self-financing in the past through funding from MHCLG and the reserves it had built up, now needs the support of General Fund funding as the Reserve will be depleted in 2026/27. The budget for 2026/27 shows the General Fund needing to fund £36k of Neighbourhood Planning spend. Any additional Neighbourhood Planning Support would add further pressure to the General Fund. (AB-12/12/2025)

Legal implications:

There is a legal duty for LPAs to support Neighbourhood Planning by giving advice and assistance and organising and making arrangements for examinations and referendums. However, there is no requirement to provide any financial assistance to communities in connection with their proposals [Schedule 4B of the Town and Country Planning Act 1990 (inserted by the Localism Act 2011) which provides Advice and assistance in connection with proposals and states “3(1) A local planning authority must give such advice or assistance to qualifying bodies as, in all the circumstances, they consider appropriate for the purpose of, or in connection with, facilitating the making of proposals for neighbourhood development orders in relation to neighbourhood areas within their area. (2) Nothing in this paragraph is to be read as requiring the giving of financial assistance.” DH – 15.12.25 – 002533].

Report to: **Strategic Planning Committee**

Date of Meeting 6 January 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Employment Land Review 2024-25 - Committee report

Report summary:

This report provides a summary of employment monitoring work focused on employment land development to the year ending 31st March 2025.

Is the proposed decision in accordance with:

Budget Yes ☐ No ☐

Policy Framework Yes ☐ No ☐

Recommendation:

That Strategic Planning Committee note the information set out in the Employment Land Review 2024-25 and agree for it to be published on the Council's website. .

Reason for recommendation:

To advise committee of ongoing employment land monitoring

Officer: Ed Freeman – Assistant Director – Planning Strategy and Development Services, Tel~: 01395 517519, e-mail – ed.freeman@eastdevon.gov.uk.

Portfolio(s) (check which apply):

- ☐ Climate Action and Emergency Response
- ☐ Coast, Country and Environment
- ☐ Council and Corporate Co-ordination
- ☐ Communications and Democracy
- ☒ Economy
- ☐ Finance and Assets
- ☒ Strategic Planning
- ☐ Sustainable Homes and Communities
- ☐ Culture, Leisure, Sport and Tourism

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information

Link to [Council Plan](#)

Priorities (check which apply)

- ☐ A supported and engaged community
 - ☐ Carbon neutrality and ecological recovery
 - ☒ Resilient economy that supports local business
 - ☐ Financially secure and improving quality of services
-

Report in full

1. Introduction

- 1.1 Through the Planning Policy team, the East Devon District Council (EDDC) produces an annual Employment Land Review (ELR), as appended to this report. This report to Committee forms the monitoring report for the year ending 31 March 2025. This document largely focuses on the successful development of both employment floorspace and the larger plots of land on which development took place. Monitoring is in line with National Planning Policy Guidance requirements for employment and follows advise on what employment considerations can and should be monitored. Satisfying the employment monitoring requirements therefor allows this report to be seen as part of the Authority Monitoring Report (AMR) monitoring requirements.
- 1.2 The National Planning Policy Framework requires Local Authorities to support sustainable economic growth by setting out a clear economic vision and strategy for their area and to ensure there is sufficient land available to support growth. To achieve this, an understanding of what development has taken place is foundational.

2. Employment Land Use Monitoring in East Devon

2.1 Monitoring is based on the assessment of the following:

- B2: General Industrial.
- B8: Storage and Distribution.
- E(g) class which covers:
 - i) Offices to carry out operational and administrative functions.
 - ii) Research and development of products or processes.
 - iii) Industrial processes.
- ‘Sui Generis’ or other uses that occupy employment sites, that do not fall into a B/E(g) category, but which are similar in nature, are also monitored.

2.2 Employment sites are mapped out within the full ELR report if they cover at least 1,000 square metres (0.1 ha) or form part of a larger employment area such as a business park or industrial estate and is useful for reference. For avoidance of any confusion, “site” in this context constitutes a whole employment area or estate rather than an individual plot of land; so, for example, Heathpark in Honiton is classified as an employment site and within Heathpark there are vacant plots of land, as well as many existing businesses and buildings. A list of small sites is also monitored on an annual basis.

2.3 Records are available for 2024-25 and the previous 11 years covering:

- A full schedule of sites which were under construction, with extant permission, and allocated for development informing a source of supply figure for East Devon.
- Detail of annual completions with site areas and resulting building floorspace broken down by land use types.
- Progress of development against allocated areas in the current local plan.
- Floor space lost to non-employment uses.
- Occupancy of business premises using non-domestic rated unit data.

3. Overview of Employment Land Review

3.1 Planning Permissions

15 monitored planning permissions were granted during 2024-25 and amounted to approximately 7.54 hectares of net additional site area. Some planning permissions were within monitored employment sites; however, some occurred on small sites outside of monitored areas. Requirements for monitoring are set out in paragraph 2.1 and 2.2.

3.2 Outstanding Permissions

A total of 49.93 Hectares of land has extant planning permission but development is yet to commence as of March 31st, 2025. This area is spread over 44 outstanding permissions.

3.3 Permissions under Construction

The amount of land which is recorded as under construction is higher than in previous years at 3.81 Hectares.

3.4 Previous annually reported data is available in the appended employment land monitoring document, with further detail available in the separate appended Appendix 2 document.

3.4 Completions

16 completions were recorded during the 2024-25 monitoring period which amounted to 5.76 hectares of net additional site area being developed, as of March 31st, 2025. More detail is available in Appendix 2. A comparison of completions with previous years is available in the table below.

Completion Year	Completions (No. Sites)	Land Developed (Ha)
2013-14	15	4.20
2014-15	9	2.10
2015-16	28	7.90
2016-17	15	3.10
2017-18	31	30.80
2018-19	17	5.80
2019-20	22	23.50
2020-21	27	6.02
2021-22	36	14.35
2022-23	19	9.09
2023-24	14	3.08
2024-25	16	5.76
Totals	249	115.69

3.5 **Allocated Sites**

A total of 75.54Ha of land has been permitted for development on all employment or mixed-use allocations within the Local plan, Cranbrook Plan and Neighbourhood plans. The remaining total area of land allocated is 122.87Ha. Appendix 5 of the Employment Land Review breaks down the permissions and development across each allocation.

3.6 **Non-Domestic Rated Properties**

On April 1st, 2024, there were 1,326 premises within East Devon employment sites rated for non-domestic use; 109 of which (8%) were classed as empty, up 3% from 2022-23. Resulting in an occupancy of 92%. More detail is available in appendix 4 of the ELR.

3.7 **Loss of Employment land**

There was a total of 6 sites of previous employment land use which now have non-employment land uses. As a result of granted planning permissions, a loss of 3,119 Square Metres of employment floorspace has been seen. 2024-25 saw an above average floor space loss compared to the average of the previous six years, 1,632 Square Metres. More detail and annual breakdowns are available in appendix 3 of the ELR.

3.8 **Vacant Plots with no Allocation**

There is around 10Ha of vacant, but not allocated, land within or around employment sites in East Devon. If an application were submitted on one of these sites there would be a reasonable prospect, in principle, of permission being granted. This section should not be seen as prejudging the planning application process. These sites tend to be outside of the west end offering a wider range of development potential across East Devon. Additional detail surrounding vacant plots is available in Appendix 6 of the ELR.

4. **Employment Floorspace created**

- 4.1 10,693 Square Metres of employment floorspace was created in 2024-25. Together, since 2007, there has been 305,985 Square Metres of net floorspace developed. In 2024-25, most floorspace was created within the B2 land use class, 4,874 Sqm Although the total floor space created in 2024-25 falls below the average annual floorspace created over the last 17 years, completions in 2017/2018 raised the average. Potentially a result of the implementation of allocations from the 2011-2031 LP published in 2016 and enterprise zones in the west end.

- 4.2 Tabled below is information from 2007/08 through to 2024/25 for net additional floorspace built for B1/E(g), B2, B8 and recorded Sui Generis uses. Yearly totals are present alongside with resulting annual averages.

Completion Year	Net additional floorspace built in Sqm				
	B1 / E(g)	B2	B8	Sui Generis	Total
2007-08	1,947	1,200	42	353	3,542
2008-09	3630	50	3,300	1,295	8,275
2009-10	485	6,502	778	0	7,765
2010-11	1,038	2,348	7,442	-229	10,599
2011-12	2,326	1,574	4,648	6,163	14,711
2012-13	1,088	4,602	-1,733	170	4,127
2013-14	2,213	1,917	2,191	1,858	8,179
2014-15	1,091	662	1,477	2,269	5,499
2015-16	8,434	2,387	21,986	264	33,071
2016-17	2,092	7,603	1,338	0	11,033
2017-18	9,337	2,366	74,734	0	86,437
2018-19	11,547	123	6,524	142	18,336
2019-20	1,378	5,806	8,183	26	15,393
2020-21	3,287	557	4,644	0	8,487
2021-22	7,135	548	23,815	-20	31,478
2022-23	19,590	70	799	341	20,800
2023-24	2,146	3,618	2,142	-346	7,560
2024-25	4,875	1,434	2,576	1,808	10,693
Totals (M²)	83,639	43,367	164,886	14,094	305,985
Total (Ha)	8.36	4.34	16.49	1.41	30.60
Annual Average (M²)	4,647	2,409	9,160	783	16,999

5. Future work

- 5.1 For future iterations, we will explore how 'market facing' evidence on supply and demand can be integrated into the ELR. This could include data on actively marketed available employment land and developed units, as well as commercial property enquiries logged with the council. We will also explore how commercial agents can input into the work, providing valuable insight to help provide context to emerging trends and a better understanding of how the market is functioning across the district.

Financial implications:

There are no direct financial implications identified within the report. (AB-12/12/2025)

Legal implications:

There are no direct legal implications identified within the report (DH – 15.12.25 – 002533)

Planning policy

East Devon - Employment Land Review

For the year ending 31 March 2025



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Introduction

- 1.1 This report provides a review of employment land at 31st of March 2025 in the East Devon district. Focusing on the development and planning permissions granted since the 31st of March 2019. The work reports on the major employment sites and business parks in the district and within these employment areas it records:
 - Site areas and building floorspace that has been developed.
 - Areas Allocated in the current Local Plan
 - Undeveloped plots of land that could be suitable for future development.
 - The current quantity of non-Domestic rated premisses and their current occupancy status.
- 1.2 Reference is made to planning permissions that have been implemented and any extant planning permissions on the land as of the 31st of March 2025.
- 1.3 The report establishes data sources used and sets the context by commenting on the adopted East Devon Local Plan, National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 1.4 In addition to reporting on land availability this report provides a district wide analysis of Non-Domestic Rates (NDR) and Vacant NDR units at employment sites, commenting on identified uses of units, numbers, and distribution across the district.
- 1.5 The report also contains a summary of wage levels, unemployment rates and employee/job numbers in East Devon, sourced from the Local Economic Review (LER).
- 1.6 This report can be read alongside previous monitoring reports. It should be noted that as development has been completed, there have been some adjustments made to the boundaries of employment sites, keeping up to date with present extents.

Data used and definitions of employment land

2.1 Sources of data used to inform this report include:

- East Devon Local Plan records and land allocations.
- Business rates NDR data.
- Uniform planning and building control databases.
- Planning application records.
- ArcMap Geographic Information System (GIS).
- Statistics published by the Government Office for National Statistics.

2.2 This report is specifically concerned with employment land, the land and buildings that fall within the B and certain E classifications in the Use Classes Order. The Planning Portal provides more information, see:

The Planning Portal advises (noting that this is not a binding or definitive record) that these use classes are:

B2 General industrial – Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste);

B8 Storage or distribution – This class includes open air storage;

E(g) – Uses which can be carried out in a residential area without detriment to its amenity (this Use Class was previously known as B1 and is formed of three parts):

- *E(g)(i) Offices to carry out and operational or administrative functions,*
- *E(g)(ii) Research and development of products or processes,*
- *E(g)(iii) Industrial processes.*

2.3 There is, however, also a category called Sui Generis; the Portal advises:

‘Sui generis’ is a Latin term that, in this context, means ‘in a class of its own’.

Certain uses are specifically excluded from classification by legislation, and therefore become ‘sui generis’. These are:

Theatres; Amusement arcades / centres or funfairs; Launderettes; Fuel stations; Hiring, selling and/or displaying motor vehicles; Taxi businesses; Scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles; ‘Alkali work’ (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended)); Hostels (providing no significant element of care); Waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste; Retail warehouse clubs; Nightclubs; Casinos; Betting offices / shops; Pay day loan shops; Public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4; Drinking

establishments with expanded food provision – from 1 September 2020, previously Class A4; Hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5; Venues for live music performance – newly defined as ‘Sui Generis’ use from 1 September 2020; Cinemas – from 1 September 2020, previously Class D2(a); Concert halls – from 1 September 2020, previously Class D2(b); Bingo halls – from 1 September 2020, previously Class D2(c); Dance halls – from 1 September 2020, previously Class D2(d).

Other uses become ‘sui generis’ where they fall outside the defined limits of any other use class.

- 2.4 Although this report is primarily concerned with B and E(g) uses, in a limited number of cases Sui Generis and other E uses are also recorded. This is typically where the use or permission on a given site falling within this category provides for a development that is very similar in nature to a B or E(g) use. An example of Sui Generis use recorded in this schedule are ‘trade counters’ which frequently serve businesses, selling goods to trades people in such sectors as the building industry. Trade counters are frequently found on business parks and are compatible with business park use.
- 2.5 In terms of development occurring, and permissions granted, this work has primarily drawn on categorisations of employment as set out in planning application, though in some cases a judgment has been made of likely classification. It is stressed, however, that this report should not be seen as a definitive record of the classification of uses and should not be read in that manner.
- 2.6 It should be noted that many sites/buildings that provide jobs do not fall into a B/E(g) use class classification. In fact, most people do not work in jobs that are based in buildings or on land that in planning terms falls into a B/E(g) use class categorisation. Whilst acknowledging their importance this report does not report on jobs and sectors that are or could be looked upon as a non-B/E(g) use class – including, for example – schools, hospitals and shops and the people that work in them.
- 2.7 In monitoring work it is not possible to assess every site or building that has or could accommodate B/E(g) use class developments. In terms of recording planning permissions granted, a cut-off threshold has typically been applied that only includes sites that are 0.01 hectares (100m²) or greater in size and buildings which are 50m² floor space or greater in size.
- 2.8 Vacant plots are identified based on being specifically allocated for B/E(g) uses in Local or Neighbourhood Plans, or expectation that such uses would be the most appropriate use of the land.

Planning context for this Review

National Planning Policy Framework (NPPF)

- 3.1 Government planning policy exists in the form of the [National Planning Policy Framework](#).
- 3.2 The latest NPPF update was published in December 2024 and identifies that the purpose of the planning system to contribute toward the achievement of sustainable development with three interdependent overarching objectives: economic, social, and environmental.
- 3.3 The Framework identifies at paragraph 85 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

- 3.4 At paragraph 83 the NPPF advises:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

Employment policy in the East Devon Local Plan

- 3.5 The East Devon Local Plan, which can be found on the [East Devon website](#), covers the period of 2013 to 2031 and was adopted on 28 January 2016. It sets out policy for future development in East Devon, including for employment uses. It should be noted that although the Local Plan was adopted within the context of an older NPPF it is considered to be compatible with Government policy of the new NPPF.
- 3.6 The East Devon Local Plan sets out four key objectives, in respect of Jobs and Economic Growth, in the table that follows paragraph 4.1. Subject matter number 1, these are to:
- Improve average income levels.
 - Diversify the sectors where jobs can be found.
 - Improve local job opportunities.
 - Reduce the need to travel by car to secure work and jobs.

- 3.7 The Local Plan seeks to increase the supply of new employment opportunities in East Devon. A key means for achieving this is to identify suitable land for employment use and allocate it for future development. The West End of the district will be a focal point for job provision with a particular onus on encouraging strategic inward investment. There will, however, be scope for employment development across East Devon.
- 3.8 Proposals for growth will provide flexibility in terms of potential sites that can come forward, including large strategic investment opportunities as well as smaller business provision and new jobs at major mixed use residential development sites.
- 3.9 In the monitoring section of the Local Plan, Chapter 20, the point made in the Economic section is particularly relevant; it advises that key indicators for monitoring are:
- Amount of land (defined by completed SqM gross floor space) developed for employment by type.
 - Average income levels.
 - Amount of employment land lost to residential development.

Employment policy in the East Devon Emerging Local Plan

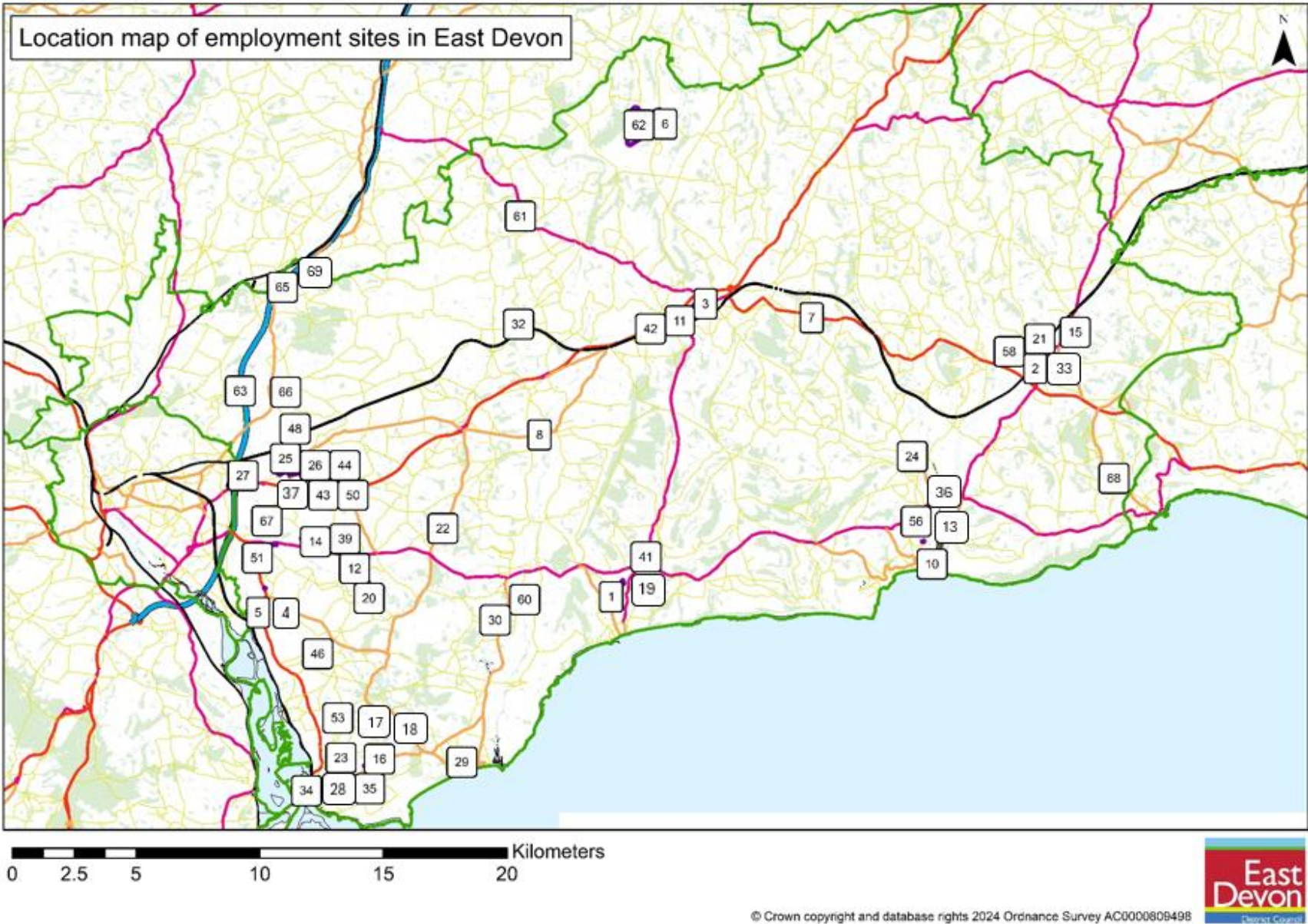
- 3.10 The new East Devon emerging local plan, currently at Reg 19 and can be found on the [East Devon website](#), covers the period from 2020 to 2042. At time of publishing, the emerging local plan is between reg 19 consultation. It sets out an update to the local plan and its policies for future development and allocations for employment uses in East Devon, influenced by monitoring findings.
- 3.11 The emerging East Devon Local Plan sets out SP04: Employment provision and distribution strategy. Aiming to create a resilient, sustainable, and inclusive economy for East Devon. SP04 justifies and allocates 175.16Ha of employment land as set out in paragraph 3.27 of the emerging local plan - to meet employment floorspace requirements and additional land required to address past under provision, ensure that Cranbrook and Marcombe achieve high levels of self-containment, improve self-containment in existing settlements and offer flexibility and choice to the market. More detail will be provided within subsequent editions of this report when the emerging local plan is adopted.
- 3.12 The East Devon Local Development Scheme advises of adoption of the new local plan in 2026.

Employment sites in East Devon

- 4.1 This review is centred on assessment of the major B/E(g) Use Class employment sites in East Devon. For the purposes of this report the term employment site is typically used to refer to a larger area of land, typically self-contained, that usually contains a range of separate businesses and or plots of land. As an example, Heathpark in Honiton is referred to as an employment site which encompasses a range of businesses alongside plots of land that are currently undeveloped, and which offer scope for future development.
- 4.2 The location of the main sites, either existing or allocated, are shown on the map in this section of this report. Appendix 1 includes maps that show each identified site in detail, along with a commentary about that site. The reference numbers on the maps in Appendix 1 refer to plots of land that have been developed in previous years, or that were under construction at 31st of March 2023, or which are allocated, and or vacant ready for development in the future (see the schedule in Appendix 2 for more details). Sites 51 to 54, 56 and 57 are mixed use allocations, within which specific plots for employment use are becoming formally identified with the most up to date information shown and described.
- 4.3 It should be noted that this report does not seek to identify every B/E(g) Use Class employment site in East Devon (i.e., every site or location in the district where B/E(g) use jobs are located or could be in the future). Sites are typically only shown or commented on where they are known and comply with one or more of the following:
- a) They cover an area of at least 0.1 hectares or 1,000 m²
 - b) Where there are vacant or underused plots with possible scope for infill development
 - c) Where there are a range of occupiers/users and as such there could be some turnover of stock or occupants.
- 4.4 Sites occupied by a single business or organisation are typically not specifically reported on in this assessment. Although new permissions of note will be reported as small sites.
- 4.5 The plans in Appendix 1 show vacant or underutilised plots. It is stressed that this report does not establish that planning permission would be granted for an employment use at any given site or plot. Some sites and/or plots are allocated for employment development in the Local Plan, which gives an in-principal acceptance for development, whilst others may offer scope for infill development, but this would be subject to compatibility with Local Plan policy. In all cases any proposal for development, specifically planning applications, will be assessed against planning policy. Identification of sites in this report does not give or infer any weight or status in respect of determination of planning applications.
- 4.6 Below is a list of Employment sites which have been used in the calculations within this report. Not all are allocated, and not all are newly developed sites. It should be noted that in earlier employment monitoring work there were sites numbered 9, Otter Mill, Ottery St Mary and 38, Sidmouth, Old East Devon District Council Offices, however, these sites now have a non-employment use and have been dropped from records but the numbers 9 and 38 have

not been re-used to avoid confusion.

No	Employment Site	No	Employment Site	No	Employment Site
1	Alexandria Road Industrial Estate, Sidmouth	25	Exeter Logistics Park, Clyst Honiton	49	Hungry Fox Estate, near Cranbrook
2	Axminster Carpets, Woodmead Road	26	Skypark, near Clyst Honiton	50	McBains, East of Exeter Airport
3	Ottery Moor Lane, Honiton	27	Exeter Science Park, near J29 of the M5	51	Winslade Park, Clyst St Mary
4	Odhams Wharf, near Ebford	28	Dinan Way Trading Estate, Exmouth	52	Cranbrook
5	Darts Business Park, near Ebford	29	Salterton Workshops, Budleigh Salt'n	53	Goodmores Farm, Exmouth
6	Dunkeswell Industrial Site, Dunkeswell	30	The Old Sawmills, Colaton Raleigh	54	Old Park Farm & Pinn Court Farm, Pinhoe
7	East Devon Business Park, near Wilmington	31	Colletts Mill, Talewater, Talaton	55	Tithebarn Green, Exeter Science Park
8	Finnimore Industrial Estate, Ottery St Mary	32	Talewater Works, Talewater, Talaton	56	Land north of town, Harepath Rd, Seaton
10	Harbour Road Industrial Estate, Seaton	33	Former Sawmills, Axminster	57	Land north and east of town, Axminster
11	Heathpark Industrial Estate, Honiton	34	Victoria Way, Exmouth	58	Hunthay Farm, west of Axminster
12	Greendale Business Park, Woodbury Salterton	35	Pankhurst Industrial Estate, Exmouth	59	Axehayes Farm, near Clyst St Mary
13	Harepath Industrial Estate, Seaton	36	Colyford Road, Seaton	60	Dotton Units, Newton Poppleford
14	Hill Barton Business Park, near Farringdon	37	Oilmill Industrial Estate, Clyst St Mary	61	Colliton Barton Units, Broadhembury
15	Millwey Rise Business Park, Axminster	39	Waldrons Farm, near Farringdon	62	Dunkeswell Airfield
16	Liverton Business Park (Phase 1), Exmouth	40	South of Redgate, Exmouth	63	Poltimore, Hatchland road
17	Liverton Business Park (Phase 2), Exmouth	41	Sidford Employment Site, Sidmouth	64	Beare Farm, Broadclyst
18	Dinan Way, Exmouth	42	West of Hayne Lane, Honiton	65	Beare Trading estate, Broadclyst
19	Manstone Lane, Sidmouth	43	Exeter Airport Business Park	66	Winter gardens, Broadclyst
20	Mill Park Industrial Estate, Woodbury Salterton	44	Power Park	67	Bishops court, Broadclyst
21	Coal Yard, Castle Gate, Axminster	45	Liverton Business Park, Exmouth (Phase 3)	68	Old primary school, Uplyme
22	Aylesbeare Common Business Park	46	Woodbury Business Park, Woodbury	69	Station Yard & The Old Cider Works, Hele
23	Pound Lane Industrial Estate, Exmouth	47	Addlepool Farm business park, Clyst St George		
24	Colyton Business Park, Colyton	48	Lodge Trading Estate, near Broadclyst		



Employment floorspace developed in East Devon

- 5.1 10,693 square meters of employment floorspace was created in 2024-25. Together, since 2007, there has been 305,985 square meters of net floorspace developed. In 2024-25, most floorspace was created within the B2 land use class, 4874 sqm. Although the total floor space created in 2024-25 falls below the average annual floorspace created over the last 17 years, completions in 2017/2018 raised the average, potentially resulting from the implementation of allocations from the 2011-2031 LP published in 2016 and enterprise zones in the west end.
- 5.2 Tabled below is information from 2007/08 through to 2024/25 for net additional floorspace built for B1/E(g), B2, B8 and recorded Sui Generis uses. Yearly totals are present alongside with resulting annual averages.

Completion Year	Net additional floorspace built in Sqm				
	B1 / E(g)	B2	B8	Sui Generis	Total
2007-08	1,947	1,200	42	353	3,542
2008-09	3630	50	3,300	1,295	8,275
2009-10	485	6,502	778	0	7,765
2010-11	1,038	2,348	7,442	-229	10,599
2011-12	2,326	1,574	4,648	6,163	14,711
2012-13	1,088	4,602	-1,733	170	4,127
2013-14	2,213	1,917	2,191	1,858	8,179
2014-15	1,091	662	1,477	2,269	5,499
2015-16	8,434	2,387	21,986	264	33,071
2016-17	2,092	7,603	1,338	0	11,033
2017-18	9,337	2,366	74,734	0	86,437
2018-19	11,547	123	6,524	142	18,336
2019-20	1,378	5,806	8,183	26	15,393
2020-21	3,287	557	4,644	0	8,487
2021-22	7,135	548	23,815	-20	31,478
2022-23	19,590	70	799	341	20,800
2023-24	2,146	3,618	2,142	-346	7,560
2024-25	4,875	1,434	2,576	1,808	10,693
Totals (M²)	83,639	43,367	164,886	14,094	305,985
Total (Ha)	8.36	4.34	16.49	1.41	30.60
Annual Average (M²)	4,647	2,409	9,160	783	16,999

- 5.3 The net additional floorspace figures give a picture of development levels year on year and the historic variations. Floorspace values can be considered as a useful proxy for potential employment opportunities, however, are not a tell all figure. Over the previous years there

has been a positive trend of employment land creation and employee jobs. More information on employee jobs can be found in this document and the LER.

- 5.4 Past employment completion records can be found in Appendix 2 for the years 2013/14 through to 2024/25 which give basis to the data seen in the floorspace data collated above. Actual site records for the years before 2013/14 are not shown but data has been drawn from previous monitoring reports. Appendix 2 also shows details of sites which are under construction, with extant permission, and allocated.

Other floorspace 'lost' to Non-Employment Uses

- 5.5 In 2024-25 a total of 3119 square meters of floorspace was lost through 6 site changing land use. Floorspace loss and sites lost per year have both seen historic downward trends. However, 2024-25 has seen an increase in both, resulting in 9794 square meters of employment floorspace lost in the last 6 years. 24/0588/FUL permitting the conversion of an industrial unit to a paddle tennis centre, -2083 square meters, was responsible for most of the land lost in 2024-25. However, compared to the floorspace gained in the same period this is still small. Land lost is taken into consideration in the net figures above. It should also be noted that there are a number of permissions that permit employment floorspace loss which are yet to be completed. A number of pending permissions are also present and can be seen in Appendix 3.
- 5.6 The loss of employment land occurs when a site, plot of land, or building that was formerly in employment use is reclassified as being a non-employment B/E(g) Use Class. This can be through development, redevelopment or just a use class change via an approved permission. Where a new Use Class replaces an alternative Use Class, e.g., B2 use to B8 use, a loss of floorspace for the 'lost use' is recorded and this informs calculations. Some Sui Generis classifications, which have been taken as an employment use loss and Appendix 3 gives a detailed breakdown of both original uses and new uses for each plot in question.
- 5.7 The table below outlines the employment land lost over the past 5 years, detailing how many sites were lost and the total floor space per year and in total.

Year	Sites Lost	Floorspace lost Sqm
2019-20	16	3195
2020-21	5	2370
2021-22	4	539
2022-23	2	420
2023-24	1	151
2024-25	6	3119
Total	34	9794

Future employment land in East Devon

- 6.1 The overall total of land with extant planning permission, on which development has not commenced is 49.93 Hectares. The amount of land which is considered under construction is higher than in previous years at 3.81 Hectares. The granting of planning permissions has also resulted in the total remaining allocated land dropping to 122.9 Hectares.
- 6.2 The table below details the amount of land in hectares which is defined as under construction, with extant permission, and allocated for development.

Source of supply at 31st March 2025	Squared Meters	Hectares
Under construction	38,114	3.8
With Planning Permission but development not started	499,305	49.9
Remainging Allocated Land	1,228,688	122.9
Total	1,766,107	176.6

6.3 The table shows that in total there is 122.9 hectares allocated for employment use. Most land has been allocated through the Local plan; however, Neighbourhood plans have also allocated land at a more local scale. Although development is more likely due to the in-principle acceptance for development offered by allocation, it is possible for development to occur in employment sites shown in this report which are not in allocated.

6.4 Most of the allocated land is in the West End of the District and this is a focal point for future development and job creation. Key sites include:

- Skypark Business Park with 28.18 hectares remaining.
- Science Park provision of 14.63 hectares of land remaining.
- Power Park with 5 hectares.
- Policy provision at Cranbrook for 10.04 hectares of employment land.
- Exeter Logistics Park, referred to in policy as intermodal interchange in the local plan, has 11.88 hectares of remaining vacant land although more is allocated. A reduction is due to land to the west being converted to party of the Clyst Valley Regional Park.

6.5 These sites provide a total in excess of 100 hectares of allocated land and are mainly within the designated Enterprise Zone area which covers – Exeter Science Park, Skypark, Cranbrook Town Centre and the extension to Exeter Airport Business Park.

6.6 Some larger business parks have been successful in gaining outline permission then, as phased development calls for it, seek to gain full or Reserve matters permissions. Large outline permissions covering entire business parks could be seen to be inflating the quantity of employment land reported. which is imminently developable, approximately 23Ha. These sites tend to be allocations in the current local plan which may lose allocation status when the

emerging local plan is published. This, however, is unlikely to have too much of an effect on the developments of the sites as general policy compliance is expected.

- 6.7 Outside of the West End, across the rest of East Devon provision is more modest in scale, levels of provision are lower with examples of substantial remaining allocated land present at:
- a) Land west of Hayne Lane at Honiton with 14.38 hectares
 - b) Policy provision north and east of Axminster for 8 hectares
 - c) Liverton business park phase 3, Exmouth for 3 hectares
 - d) Honiton Heathpark industrial estate totalling 1.28 hectares
 - e) Ottery St Mary, Finnimore Industrial Estate together totalling 1.76 hectares
- 6.8 It should be noted that site areas detailed above should only be regarded as a guide. Some allocated sites have little or no infrastructure in place and site figures quoted may need to accommodate not only development plots but also distributor roads, car parks, vehicle manoeuvring spaces, footpaths, or development specific landscaping. Alongside, more recently, the need for biodiversity net gain. In these cases, final net development areas for employment uses would typically be much lower than current gross site areas. An example is land at Hayne Lane in Honiton, which has no site infrastructure in place and when complete will occupy a sizeable amount of land.
- 6.9 In contrast, however, where sites have already been sub-divided into separate distinct plots with new roads and infrastructure serving them (or distinct plots exist in their own right) then most of the plot or site areas would be expected to be largely developable. In these cases, the net developable area would be expected to be close to, or the same as, the gross area. Vacant plots at Heathpark in Honiton would be a good example of where this might apply as infrastructure is present leaving the remaining plot to be developed into a use class definable area.
- 6.10 This plot focused thinking has been considered by the LER which looks at the larger employment sites in terms of developable plots as opposed to an overall deliverable area. This results in a lower total value for the sites looked at within the report and could be seen as a more representative description of developable land. However, the exact plots are to be defined by the applicant in the process of gaining planning permission so extents may change.
- 6.11 Further information on the development of sites can be found in Appendix 2 and the progress of allocated sites in appendix 5.

Business premises at employment sites

- 7.1 On April 1st, 2024, there were 1,326 premises within East Devon employment sites rated for non-domestic use; 109 of which (8%) were classed as empty, up 3% from 2022-23. Resulting in an occupancy of 92%.
- 7.2 The joint most common unit types are workshops and warehouses, both accounting for 18% of units which are in use. Storage and office units account for 15% and 9% of the other units which are in use.
- 7.3 Exeter Science Park has 13 empty units while Dunkeswell Industrial Estate and Heathpark Business Park have 9 empty units. These 3 sites have the highest number of empty units, together accounting for 28% of all empty units across East Devon.
- 7.4 The data required for this analysis comes from the non-domestic rated property database and the data related to the employment sites can be found in Appendix 4.

Employment and income levels in East Devon

- 8.1 The East Devon Local Plan advises that income levels in East Devon will be monitored though for a more complete record employment information is also included in this section of this report. This information and more is covered in the 2025 local economic review (LER) and can be found on the East Devon Website: [Local Economic Review](#). The data on employment statistics, both this report and the LER, is drawn from Nomis. Described in more detail in the introduction of the 2025 LER. Previous versions of the LER are also available online.
- 8.2 In summary, it is reported that in 2023, East Devon's median annual pay reduce slightly to £27,668 after a trend of steady increase. Population estimates from the ONS show that the percentage of working age people in East Devon has been consistently below the national and regional average. However, 81% of these working age people are economically active. Economic inactivity amongst 16-64 years olds has been seen to decline by 3% since 2022. Job density figures were reported in 2022, reaching 0.76, below figures for the Southwest: 0.89 and the UK: 0.87, a job density of 1.0 would mean that there is one job for every resident aged 16-64. Further detail on number of jobs can be found in the LER linked above.
- 8.3 Census data details the work location of all employed East Devon residents, highlighting that 77% of residents work in the district. Where residents of East Devon work outside of the district, the most common location is Exeter, to which 14% of East Devon residents commute. Showing East Devon as a part of England's second largest travel to work area, as reported in Exeter's Reg 19 plan and ONS working from 2011 census data.

Appendix 1 – Schedule of Employment Sites and Plots









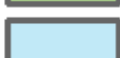



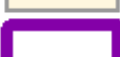

Appendix 1 contains Details and plans of the main employment sites 1-67. Details include ownership where known, a description of the site, a summary of planning activity, details of vacant land, information on premises rated for non-domestic use and details of any known site constraints. Completions and planning permissions within the employment sites are also shown and described.

Planning permissions from 2013-2014 have been retained at a high level of accuracy and are detailed in appendix 2. However, only notable incomplete sites, completions, and important information about permissions from 2015 through to 2020 have been kept in Appendix 1.

In previous iterations of this report the term 'available' has been used to describe a plot that is allocated yet had no planning permission in place. However, this definition led to confusion regarding the actual availability for business use as apposed to the correct definition of available for development. Work has been put in to reduce confusion by clarifying what sites are allocated and which sites are vacant and not referring to sites as available. Being clear that a vacant site is that which has no development within.

Vacant plots are defined as areas where recent development has not yet taken place. Vacant plots can be allocated via Neighbourhood Plans or Local Plans. Vacant sites have been identified in this report to aid future development within employment sites. This document does not allocate new land, it just highlights what is present at the monitoring point of 31st March 2025. More information about the development on allocated land can be found in Appendix 5.

Map Key explanation

	Occupied NDR Properties
	Empty NDR Properties
	Pending 2024-25
	Granted 2024-25
	Granted 2023-24
	Granted 2022-23
	Granted 2021-22
	Granted 2020-21
	Previously Developed
	Vacant Plot
	Previously Granted
	Enterprise Zone
	Extent of employment site
	EDDC Boundary

NDR Properties

Non-domestic rated properties, where occupied, are as shown in green and empty properties shown in red.

Planning Applications

Planning applications which are yet to be decided are shown in a hatched colour dependant on their year of submission.

Granted / Planning Permissions

Planning permissions are colour coded for the years in which they were granted from light blue for 2015-2020, green 2020-21, yellow 2021-22, orange 2022-23, and purple for 2023-24 and red for 2024-25. In some cases, old maps have been retained resulting in different key colours.

Vacant plots

These plots are shaded Pink. Many, but not all, are allocated by virtue of being in the Local Plan or a Neighbourhood Plan.

Previously granted permissions

Permissions which have been permitted between 2015-16 to 2019-20 but are incomplete but of note are shown in light purple to signify similarity with vacant plots.

Enterprise zones

Enterprise zones, applicable in Exeter Science Park (27), Exeter Sky Park (26) and Power Park (44) are shown in a hatched light orange, highlighting the areas against the greyscale base map.

Employment sites

Employment sites are outlined in a thick purple line.

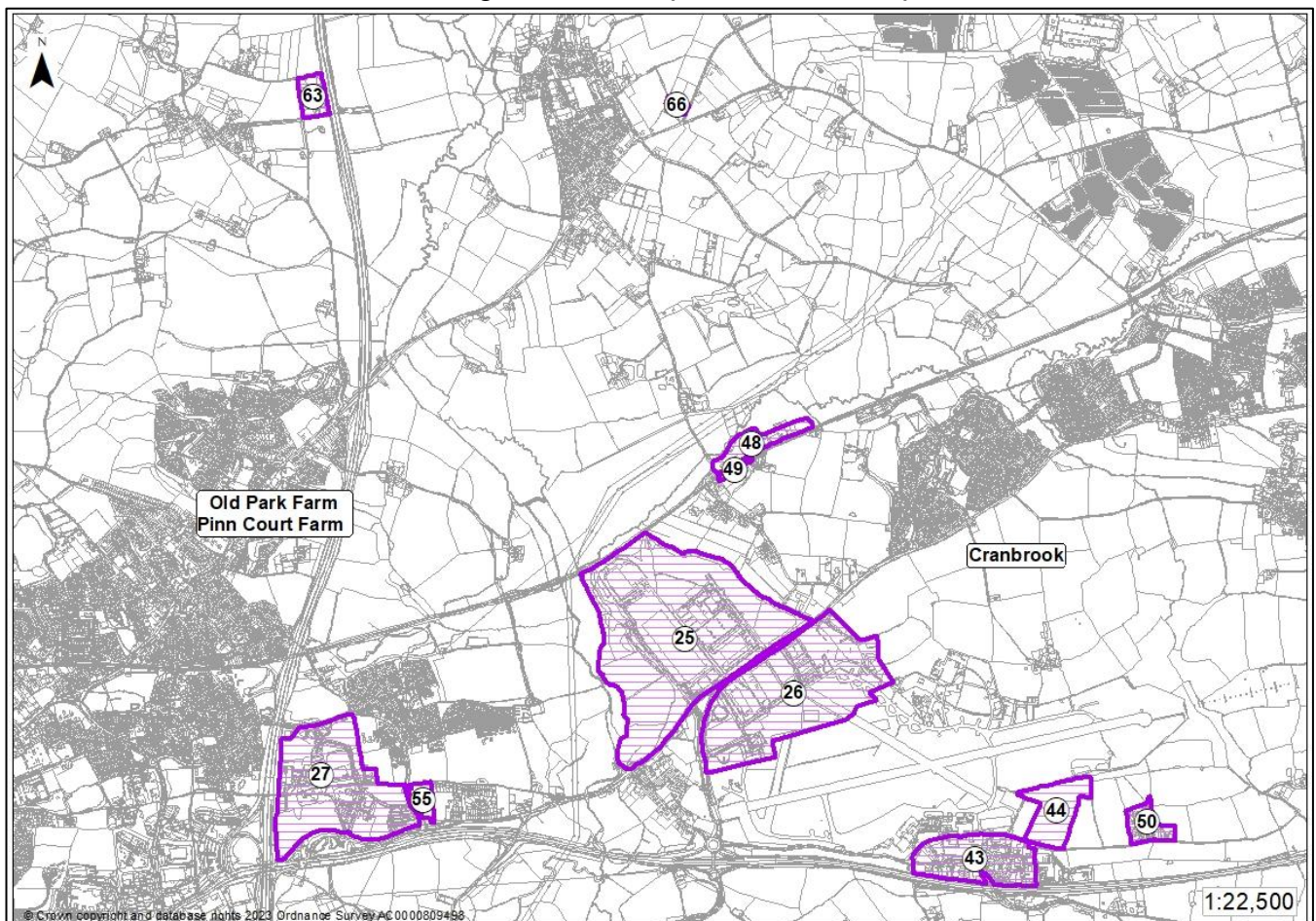
East Devon district council boundary

Shown in a thick red line.

Appendix 1A - Western Area: West End and North-western Sites

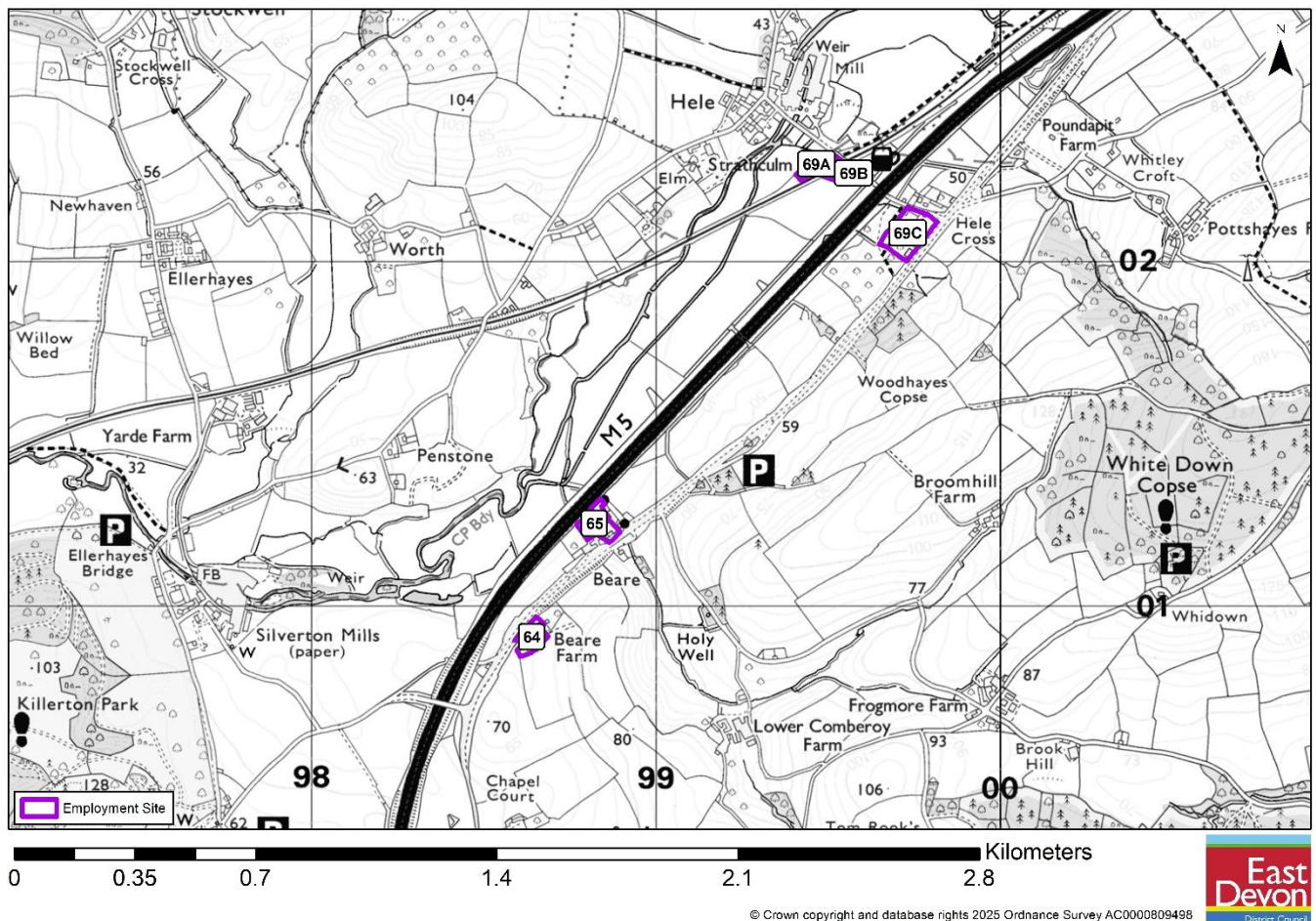
The East Devon Local Plan highlights that a series of big strategic schemes are to be developed in the west of the district. This part of East Devon falls close to the city of Exeter and is identified for strategic scale growth and development.

Strategy 9 of the Local Plan establishes that certain specified strategic sites fall at, indeed they define, the West End. This section of the appendix is specifically concerned with these West End sites, however on account of proximity to the large strategic sites three smaller areas that are not strictly speaking in Local Plan terms at the West End are also included in this element of the assessment (Lodge Trading Estate, Hungry Fox and McBains). The new for 2023 sites; Poltimore Barton, Beare trading estate, Beare farm, and Winter gardens are also grouped into this section, however, are not thought of in local plan terms to be part of the west end.



Included in this section are; Site 25 – Exeter Logistics Park; Site 26 – Skypark; Site 27 – Exeter Science Park; Sites 43 & 44 – Exeter Airport Business Park and Power Park; Site 48 – Lodge Trading Estate; Site 49 – Hungry Fox Estate; Site 50 McBains; Site 55 – Tithebarn Green /

Mosshayne; and the employment areas at Cranbrook and Old Park Farm / Pinn Court Farm where specific plots are yet to be determined but lay beneath or close to the labels shown above.



Included in this section although not considered 'west end' are sites 64 – Beare Farm, 65 – Beare Trading Estate and 69 - Station Yard and The Old Cider Works, Hele. Located to the Northeast of Exeter neighbouring the M5.

27 – Exeter Science Park, J29 of the M5

Ownership

The site is understood to be in multiple ownership.

Description

Exeter Science Park is located adjacent to Junction 29 of the M5 motorway. Road access to the site is from the M5 and A30. The site is of a substantial scale, 31.28 hectares, although low density development is planned with buildings sited in a high-quality landscaped setting. The Science Park will be home to high quality scientific research and development companies and business. The whole of the Science Park has Enterprise Zone status.

The boundary of the site has been amended for the 2020/21 review to make allowance for a land swap. This provides space for a housing development (18/2799/MOUT) to the Northeast of the site (significantly reducing the size of vacant plots 27L and 27Ki) but expands the boundary to the south-east of the site (adjacent to Plots 27B/C, 27D and 27E) incorporating land previously part of Site 55 (Tithebarn Green / Mosshayne).

Completions

During the last 8 years, Plots 27A and 27B/C comprising Eagle House and Science Park Centre office development for research and development have been completed.

Plot 27I, the Met Office 'supercomputer' centre was completed in 2016.

During 2018-19, 'Grow on Buildings' for research and development at plots 27F and 27G were also completed.

Work on the Redhayes Southern & Eastern and the Tithebarn Cluster car parks has now finished.

Plot 27Kii was granted Reserved Matters permission in July 2018 for a new three-storey engineering research and development building, completed in 2020-21.

A reserved matters permission (20/2031/MRES) was granted on 8.1.2021 concerning part of Plot 27D for the construction of a new 3-storey Research and Development Building and has since been completed. 27Di has since been used for landscaping and another internal access road.

Non-Domestic Rated Properties

Buildings at plots 27A, 27B/C, 27F, 27G and 27I are rated for non-domestic use, totalling 51 units across the site. This site contains mainly offices, rated as 'nondomestic'. 38 of the units within the site were occupied, leaving 13 empty.

Planning Activity

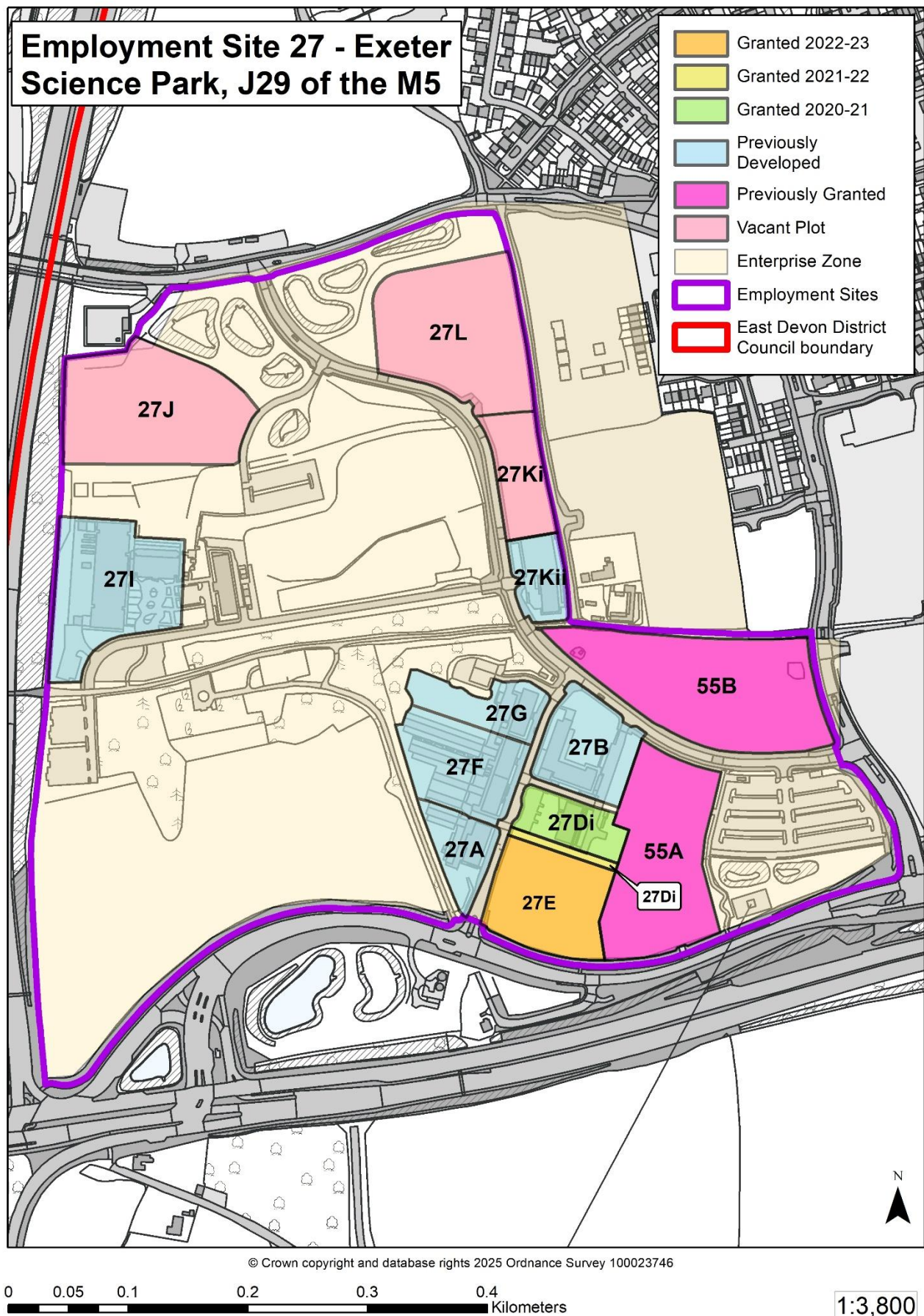
An outline permission (18/2797/MOUT) was granted on 29.7.2020 for Research and Development uses, with ancillary Class B1a and B1c uses, on the land previously part of Site 55 (Tithebarn Green / Mosshayne). Plot 55A and 55B. Incomplete

A reserved matters permission (20/2031/MRES) was granted on 27.09.2021 for the construction of a new three-story research and development building. Plot 27D. Complete

A reserved matters permission (21/2053/MRES) granted on 22.09.2021 for a new internal estate road on part of plot 27Di. Complete

A reserved matters permission (22/0856/MRES) was granted on 19.04.2022 for a 150-bed hotel and conference facility (class C1) and ancillary uses, plus associated infrastructure including new highways access on the previously vacant plots 27E. Complete.

Plots 27J, Ki and L are vacant covering 3 hectares in total. Adjustments to these sites to be more in line with the original outline permission 09/1107/MOUT and 15/1461/MFUL. As plots 27J, Ki and L fall within these permissions they have been counted as with permission.



55 – Tithebarn Green / Mosshayne, Junction 29 of the M5 (Mixed Use Allocation)

Ownership

Land at Tithebarn Green / Mosshayne, often referred to as Exeter Gateway Office Park, is understood to be owned by Eagle One.

Description

The employment land at Tithebarn Green / Mosshayne lies to the south-east of Exeter Science Park, covering 1.63 hectares.

The boundary of the site has been amended for the 2023/24 review, with the new permission 22/0975/MFUL, shown as plot 55D on the map below. This permission has employment land use types permitted for development to the west of the site and residential to the east. Only the employment land has been included within the employment site.

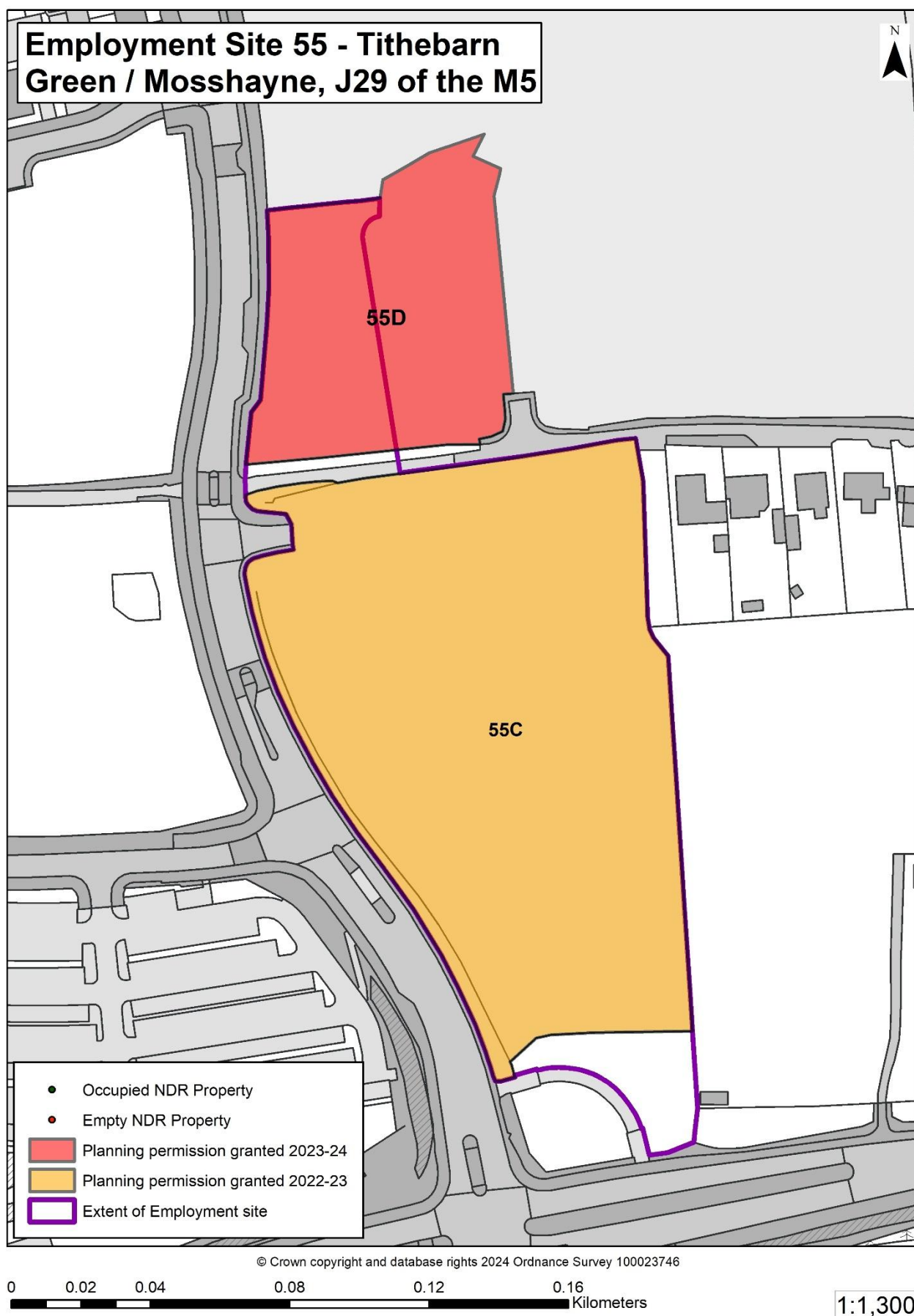
The site is adjacent to an Enterprise Zone and there is a residential development to the east of the site.

New for 2022/23

An Outline application (21/3148/MOUT) granted on 23.03.2023 for up to 6,000 Sqm GIA (6,350 Sqm GEA) of office development with associated infrastructure. Plot 55C.

New for 2023/24

A permission (22/0975/MFUL) was granted by appeal on the 20.03.2024 for the construction of four commercial, business and service units (Class E) and nine dwellings with associated access, parking, and infrastructure. The whole site can be seen in Plot 55D with only the employment land use area being included within the employment site boundary, the west of the site. Development to the north has seen the completion of a café, however, onsite development is yet to start.



25 – Exeter Logistics Park, near Clyst Honiton

Ownership

The site is understood to be partly owned by the Church Commissioners for England.

Description

Exeter Logistics Park is a substantial site with a gross area of around 67 hectares located three kilometres to the east of the M5 motorway (Junction 29). The site has a prominent frontage and immediate highway access to the A30 to the south, and to the north abuts the Exeter to Waterloo railway line. The site is shown on the plans below.

Exeter Logistics Park was specifically envisaged for B8 uses and was allocated in the Local Plan by name to provide a location for the handling and movement of goods. Big development has been seen in previous years with a range of distribution centres being completed, detailed below.

Summary of Planning Activity

See also Appendix 2 – Plots 25A and 25B.

Completions

Plot 25A – Lidl Intermodal Freight facility is now in use.

Plot 25B – Amazon warehouse and distribution facility is now in use.

Plot 25Bi – Amazon warehouse and distribution facility carpark and loading area is now in use.

Plot 25C – Forgeway depo and distribution centre is now in use.

Plot 25D – DHL warehouse and distribution facility is now in use.

Non-Domestic Rated Properties

There were 3 non-domestic rated buildings on site, all of which were in use.

Vacant land

Sites 25F and 25G are vacant and together total 11.88 Hectares, the area within the employment site to the northeast which is not accounted for in a plot has been utilized by water related infrastructure.

Planning Activity

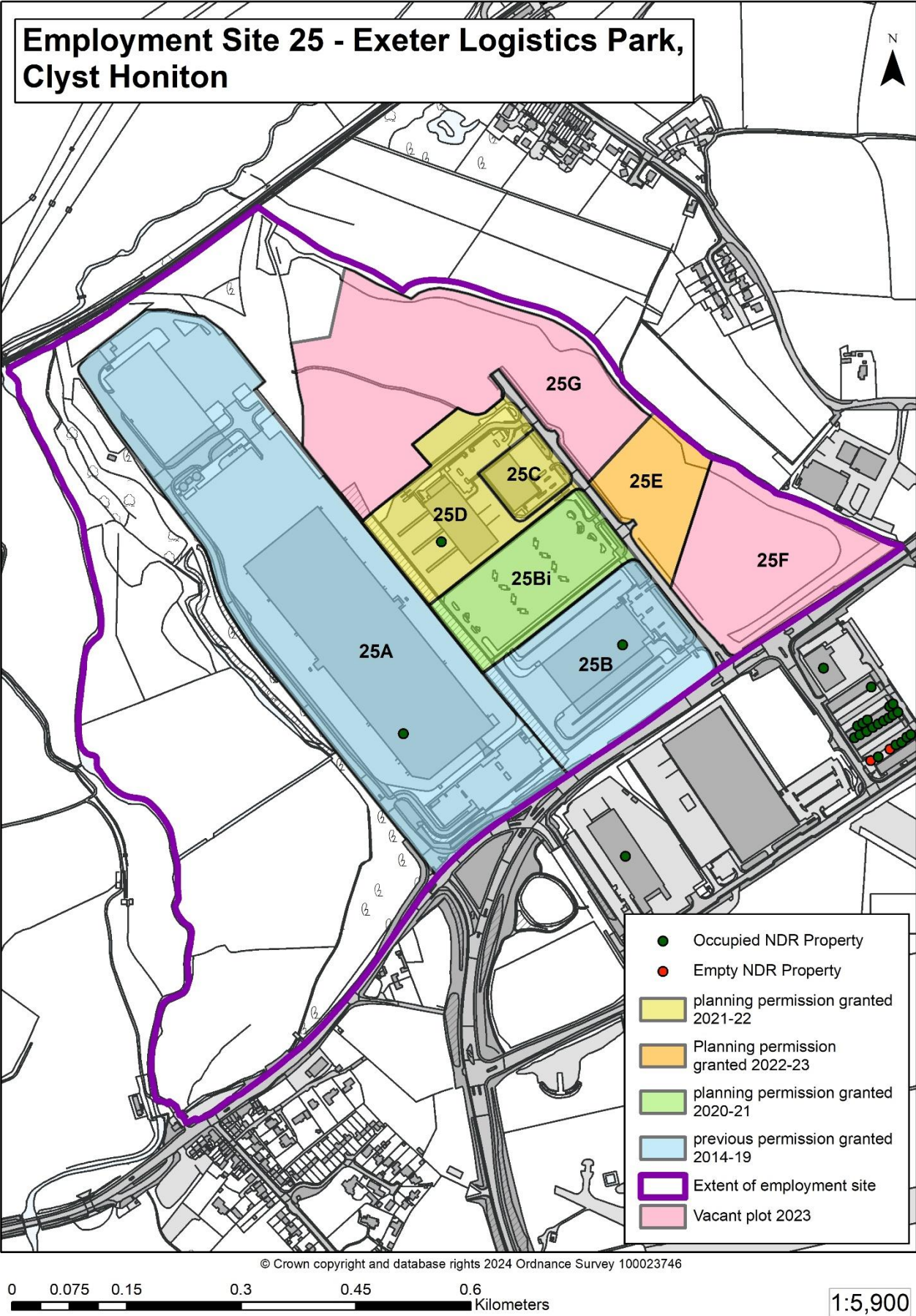
A reserved matters application (20/0281/MRES) was granted on 08.05.2020 as a pursuant to the outline planning permission ref no (17/0532/MOUT) for the construction of a van storage area with associated structures, access road. Plot 25Bi. Complete.

Reserved Matters Application (21/0283/MRES) on 01.02.2021 was approved for a warehouse unit and associated infrastructure (Use Class B8) and associated works. Plot 25C (DC4). Complete, see above. Complete.

Reserved Matter Application (21/0282/MRES) on 01.02.2021 was approved for warehouse use unit and associated infrastructure (Use Class B8) to be used together with (21/0283/MRES). Plot 25D (DC3). Complete, see above.

Reserved Matters Application (22/2422/MRES) on 21.03.2023 was approved for a warehouse unit and associated infrastructure (Use Class B8) and associated works. Plot 25E (DC9). Complete.

The permission 18/1770/MRES details the phased approach which covers the latter phases, shown as plot 25F and 25G.



26 – Skypark, near Clyst Honiton

Ownership

The site is (or historically was) owned by Devon County Council.

Description

Skypark is a substantial business park, with a gross area of around 40 hectares, which lies approximately three kilometres to the east of the M5 motorway (Junction 29). The site has a prominent frontage and has immediate highway access to the A30 and the Clyst Honiton bypass.

Skypark lies on land that was formerly part of Exeter Airport. It is a high-quality business park supporting a range of business enterprises and one of the South West's key strategic employment sites having been allocated in the Local Plan. The site has Enterprise Zone status and has high development potential. The site is shown on the plans below.

In the north-east corner of the site, an energy plant has been built. An ambulance command centre and a DPD distribution centre are also operational. More recently, Stovax have opened a manufacturing facility with associated offices and showrooms. Extensions to the ambulance command centre have been constructed to allow refuelling and further parking.

Summary of Planning Activity

See also Appendix 2 – Plots numbered 26.

Completions

Permissions granted for plots, 26B (DPD Ltd), 26Ci (Skypark Energy Centre) and – in 2018/19 – 26D (Arc Homes Southwest) are completed.

Approvals

Plot 26C – In 2015-16 approval was given for two office blocks (this is the second of those permissions); yet to be started at 07.08.2023. This plot is currently developed as a carpark.

Vacant Land

Plots 26E, F, G, H, and I are still vacant. Totalling 12.84 hectares.

Non-Domestic Rated Properties

There are 9 buildings rated for non-domestic use, none of which were classed as empty. Two of the buildings are understood to be long standing airport related premises.

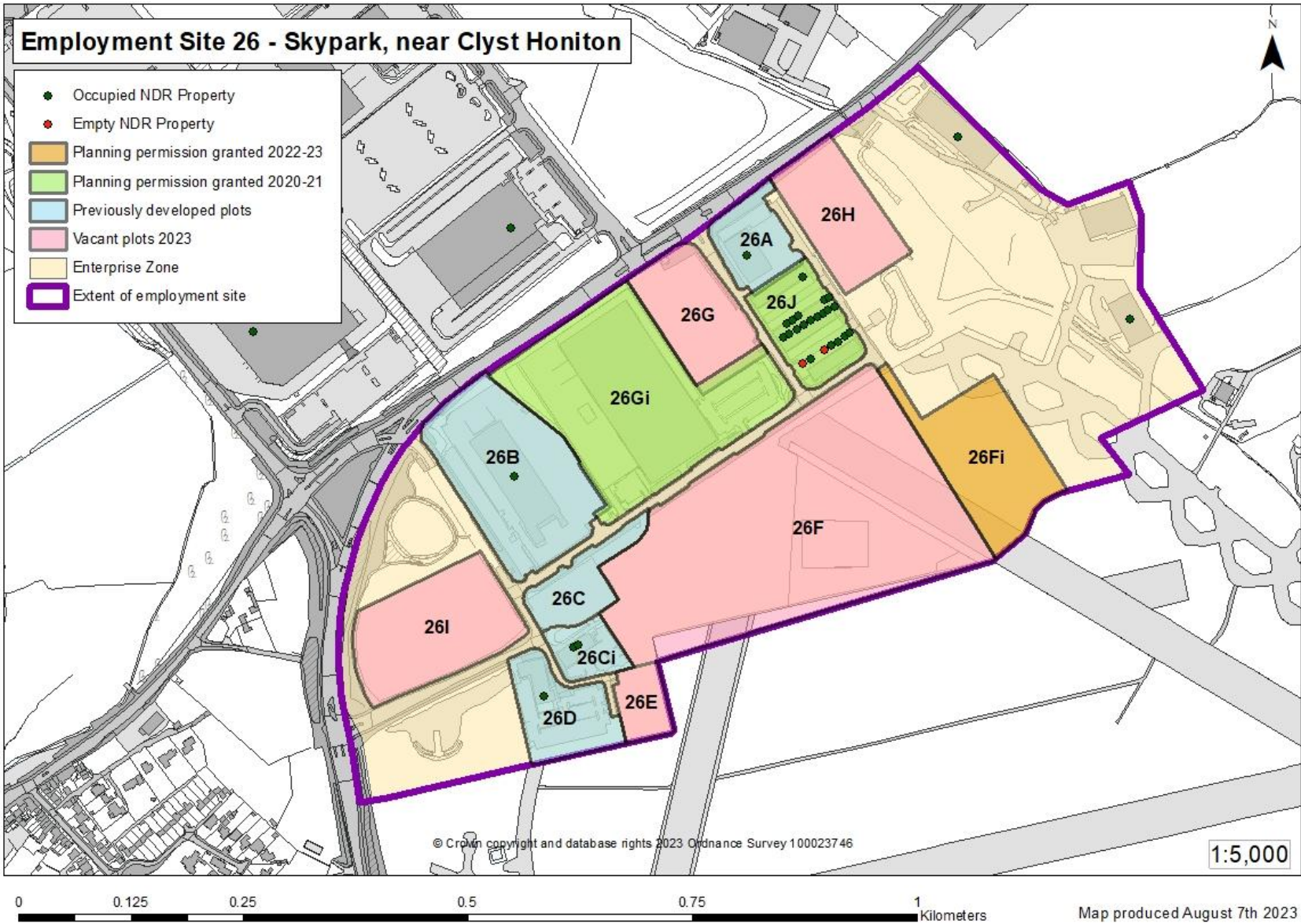
Planning Activity

A permission (19/1920/FUL) was granted on 18.10.2019 (SW Ambulance NHS Foundation Trust) for the demolition/conversion of a two-storey training building and erection of single storey extension to provide toilet and shower facilities, creation of offices on first floor mezzanine, and installation of external staircase. Plot 26Ai. Complete.

A reserved matters permission (20/1773/MRES) was granted on 27.01.2021 for the construction of 25 business / light industrial commercial units. Plot 26J. Complete.

A reserved matters permission (21/0175/MRES) was granted on 21.01.2021 for the construction of a new manufacturing facility, landscaping, car parking, yard space, and associated infrastructure. Plot 26Gi. Complete.

A permission (21/3125/MRES) was granted on 20.09.2022 for the construction of 35 industrial units and a commercial unit. Plot 26Fi. Under construction, close to completion.



43 – Exeter Airport Business Park

Ownership

Exeter Airport Business Park is in multiple ownership.

Description

The business park lies to the south of and immediately adjacent to Exeter Airport terminal and other key airport buildings. The site is located on the B3184 and comprises of a mixture of late 20th and 21st century offices and buildings. The site covers an area of 13.1 hectares and is shown on the plans below. At most there will only be limited infill opportunities at the site. The southern section of the site bounded by the B1384 now goes by the name Exeter International Office Park.

Summary of Planning Activity

See also Appendix 2 – Plots 43A to 43C.

Completions

Plots 43A (storage for Carling Technologies), 43B (production area extension for Goodrich UK Ltd) and 43C (COU from medical D1 to office B1) have been completed.

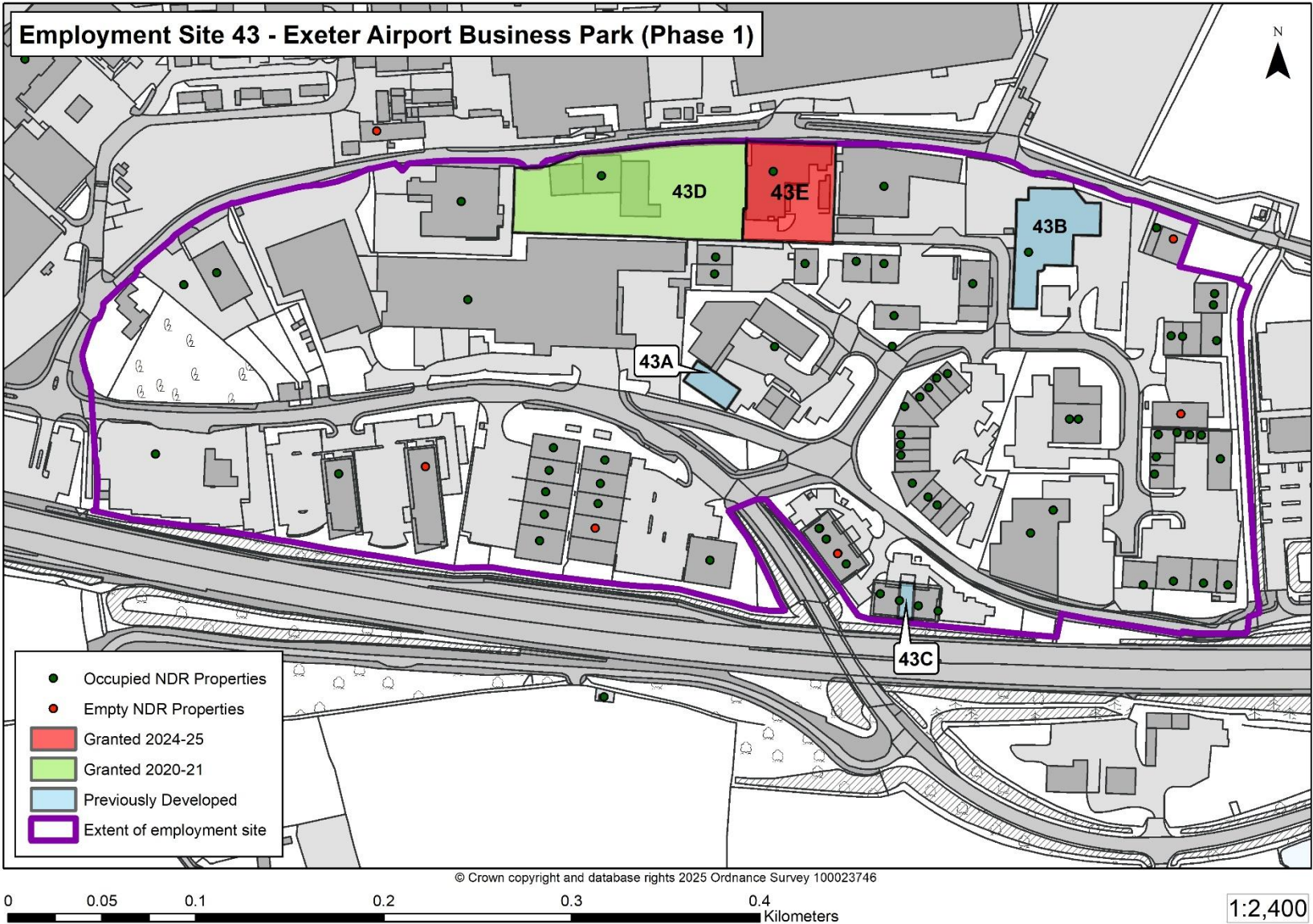
Non-Domestic Rated Properties

There was a total of 77 buildings rated for non-domestic use, of which 7 were classed as empty. Most of the units which were occupied are classified as workshops.

Planning Activity

A certificate of lawfulness (20/2613/CPE) to establish lawful use of the buildings (and its associated curtilage) as a storage and distribution facility (falling within use class B8) with ancillary office was issued on 10.2.2021. Plot 43D. Complete.

A Full permission (24/1049/FUL) was granted on 21.09.2024 for the demolition and redevelopment of the site to provide two replacement employment buildings. Resulting in a net loss of employment land. Plot 43E.



44 – Power Park

Ownership

The site is in private ownership.

Description

Power Park, previously referred to as Exeter Airport Business Park (Phase 2) is a greenfield site that lies to the east of the airport terminal facilities and buildings. The site is currently vacant and is allocated in the new East Devon Local Plan for employment use. The site is accessed from a lane that runs past the airport terminal facilities near the A30. The site, which has Enterprise Zone status over its entirety, covers an area of 7.6 hectares and is shown on the plans below. Importantly, this site is considered another enterprise zone. Viability may be impacted by the access to site along a narrow road.

Summary of Planning Activity

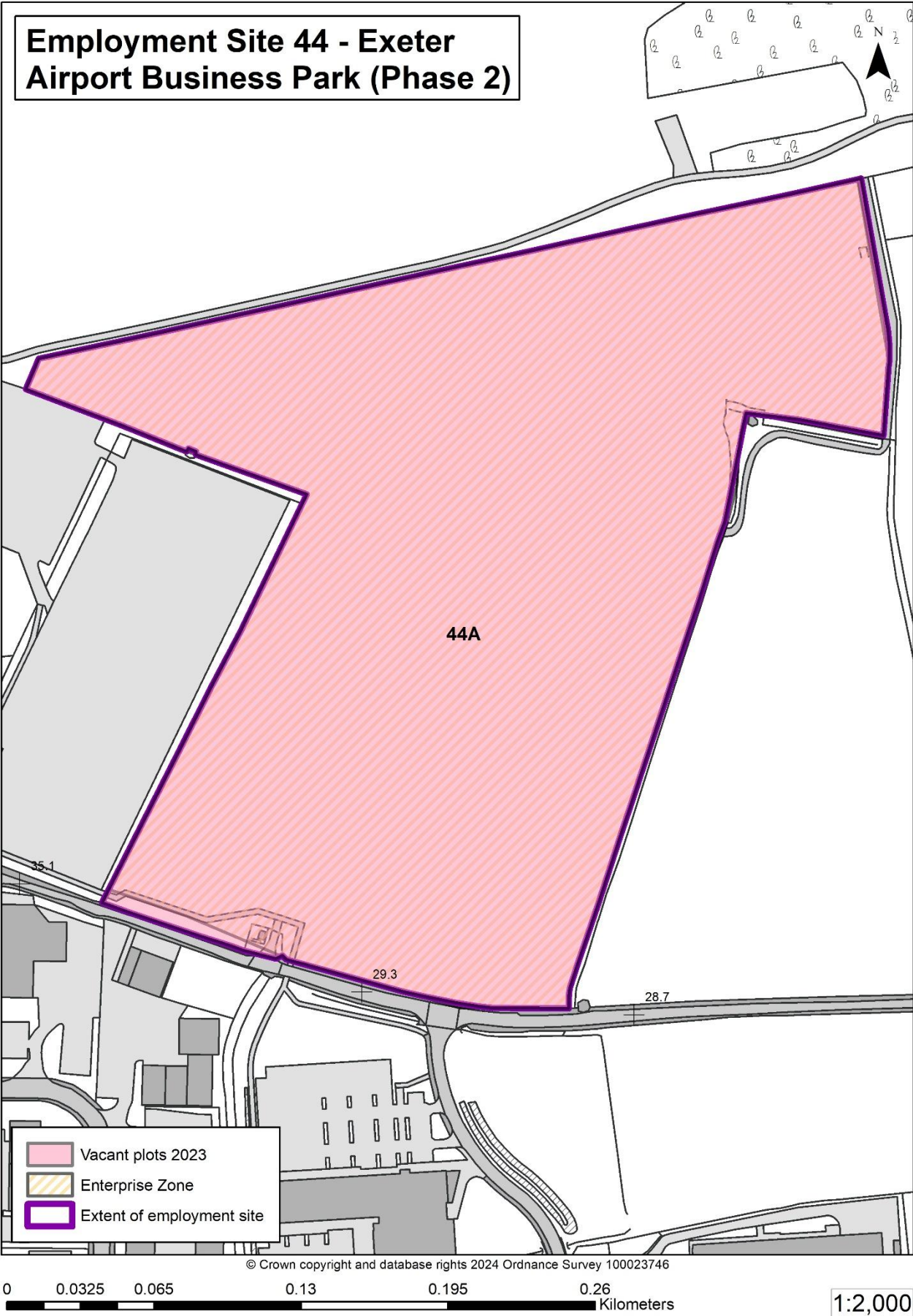
See also Appendix 2 – Plot 44A.

Vacant Land

Plot 44A is allocated in the Local Plan (with no extant permission) and has a total area of 7.58 hectares. Site still vacant as of 2033/23

New for 2022/23

Local Development Order (22/0914/LDO) was approved on 05.05.2022 to permit up to 26,000sqm floor space for employment generating uses and ancillary, along with associated site infrastructure, earth works, access, and landscaping.



48 – Lodge Trading Estate, near Broadclyst

Ownership

The Lodge Trading Estate site at Broadclyst is in multiple ownership.

Description

The estate is sited around 1.3 kilometres to the south of Broadclyst village and immediately to the north of the Exeter to London Waterloo railway line. The site has been a mixed-use light industrial park for some 40 years and is accessed via Station Road. The latter road has a 7.5 tonne vehicle restriction and site access is on the outside of a bend in the road.

The boundary of the site was expanded for the 2018/19 review to include a permission (see Approvals) and again in 2020/21 to accommodate the Certificate of Lawfulness for Established Use which was granted to allow more B8 class use. Meaning the total site area is now 4.12 Ha.

There is a railway line to the south of the site, and the site is in close proximity to a flood zone.

Summary of Planning Activity

See also Appendix 2 – Plot 48A.

Approvals

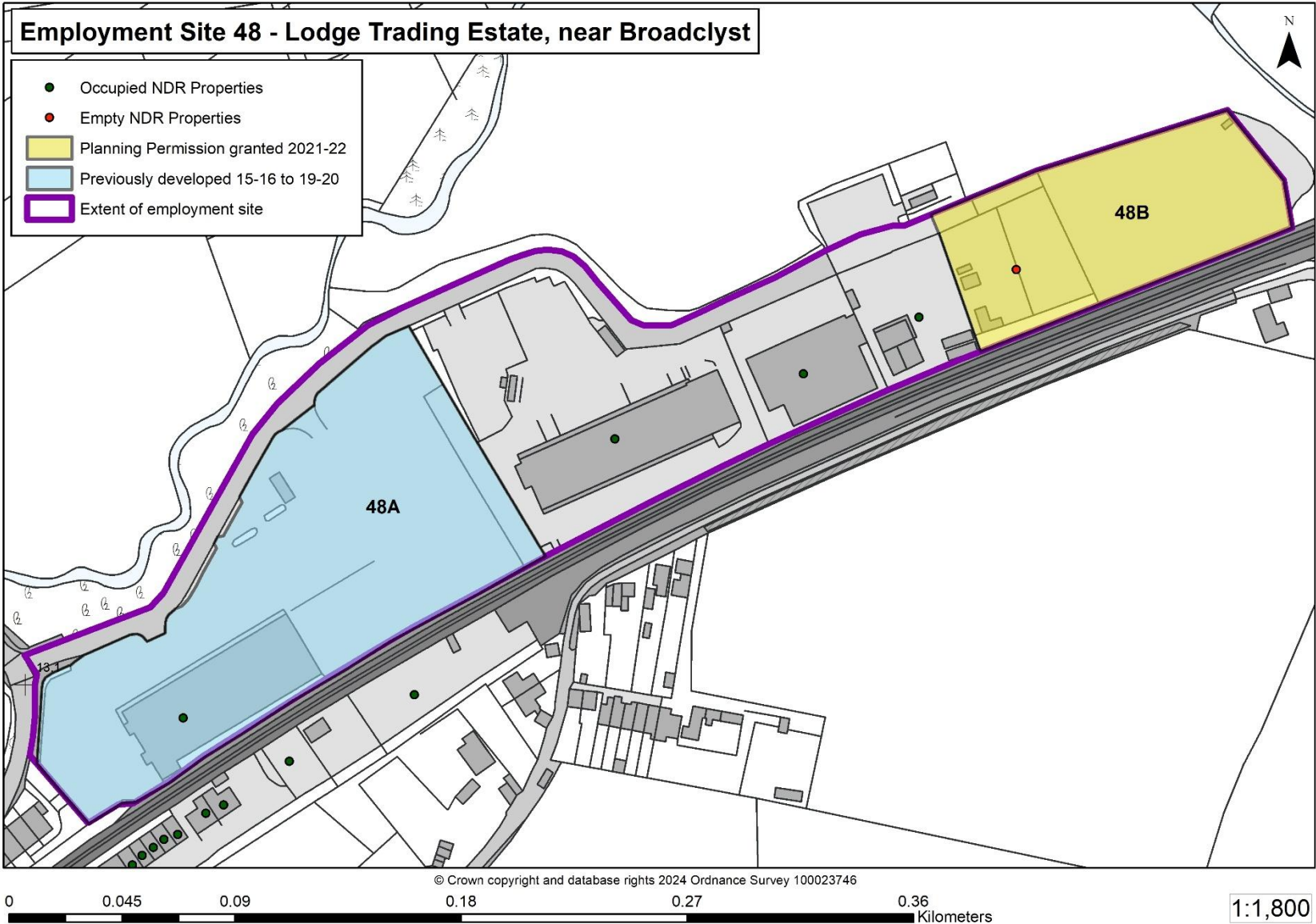
Change of use from A1 (retail) to B1 (offices), B2 (general industry) and B8 (storage and distribution) – 18/1666/COU (Plot 48A).

Non-Domestic Rated Properties

There are 5 non-domestic rated properties, one of which is empty. These units are used by Heaver Bros, TNT Express (parcel delivery), Stockshop Country (agricultural supplies), a 'Meet and Greet' for Exeter Airport car parking and land used for self-storage containers.

New for 2022/23

A Certificate of Lawfulness for Established Use (21/2740/CPE) was granted on 19.04.2021 permitting the continued use of land for B8 storage and distribution with ancillary offices on site. Plot 48B. Completed.



49 – Hungry Fox Estate, near Cranbrook

Ownership

The ownership of the Hungry Fox estate is not known.

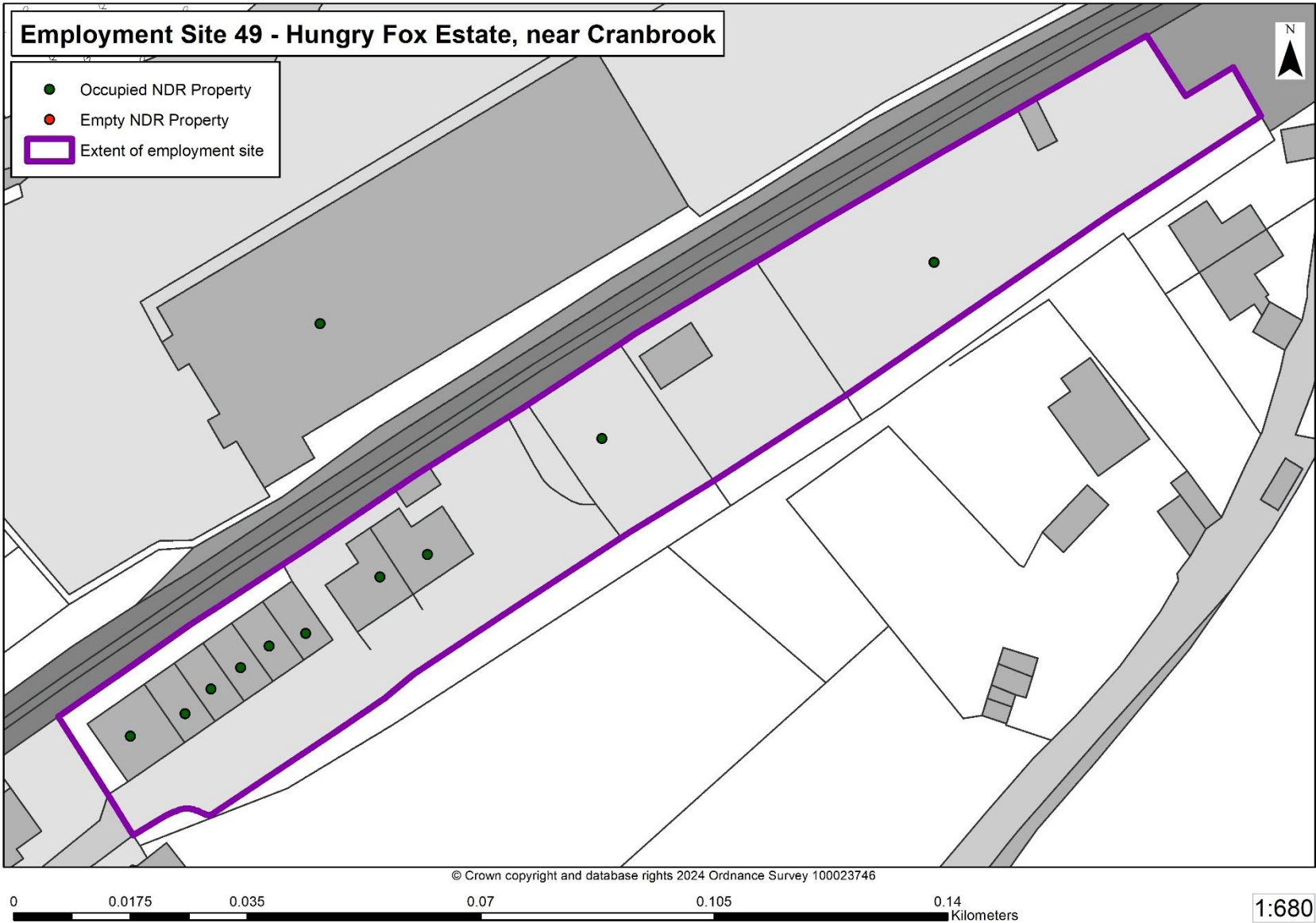
Description

The estate is located on Station Road, approximately 1.6 kilometres south of the village of Broadclyst and adjacent to development at Cranbrook. The Hungry Fox Estate is bounded by the Exeter to London Waterloo railway line along its northern boundary and Station Road is located to the west. The site is small, extending to 0.46 hectares and is shown on the plans below. It contains a mix of small-scale units and in the eastern extent, a large area of open-air storage.

There is a railway to the north of the site, and the site is in close proximity to a flood zone.

Non-Domestic Rated Properties

There are 11 non-domestic rated properties, none are classed as empty. Most units within the employment site are classed as storage



50 – McBains, East of Exeter Airport

Ownership

The site is owned by McBains of Exeter.

Description

The site is approximately one kilometre to the east of Exeter Airport. The southern site boundary abuts and gives access to the country lane that leads westward to Exeter Airport. The site extends to some 3.15 hectares and is shown on the plans below.

There are a range of modern small industrial units in the southwestern part of the site and older units elsewhere.

Summary of Planning Activity

See also Appendix 2 – Plots 50A to 50B.

Completions

Plot 50A (storage unit for the Environment Agency) has now been completed.

Approvals

Plot 50B – Construction of a new industrial unit yet to start at 10.07.2023.

Non-Domestic Rated Properties

There are 19 non-domestic rated units, of which 2 are classed as empty.

Most units are used for warehousing.

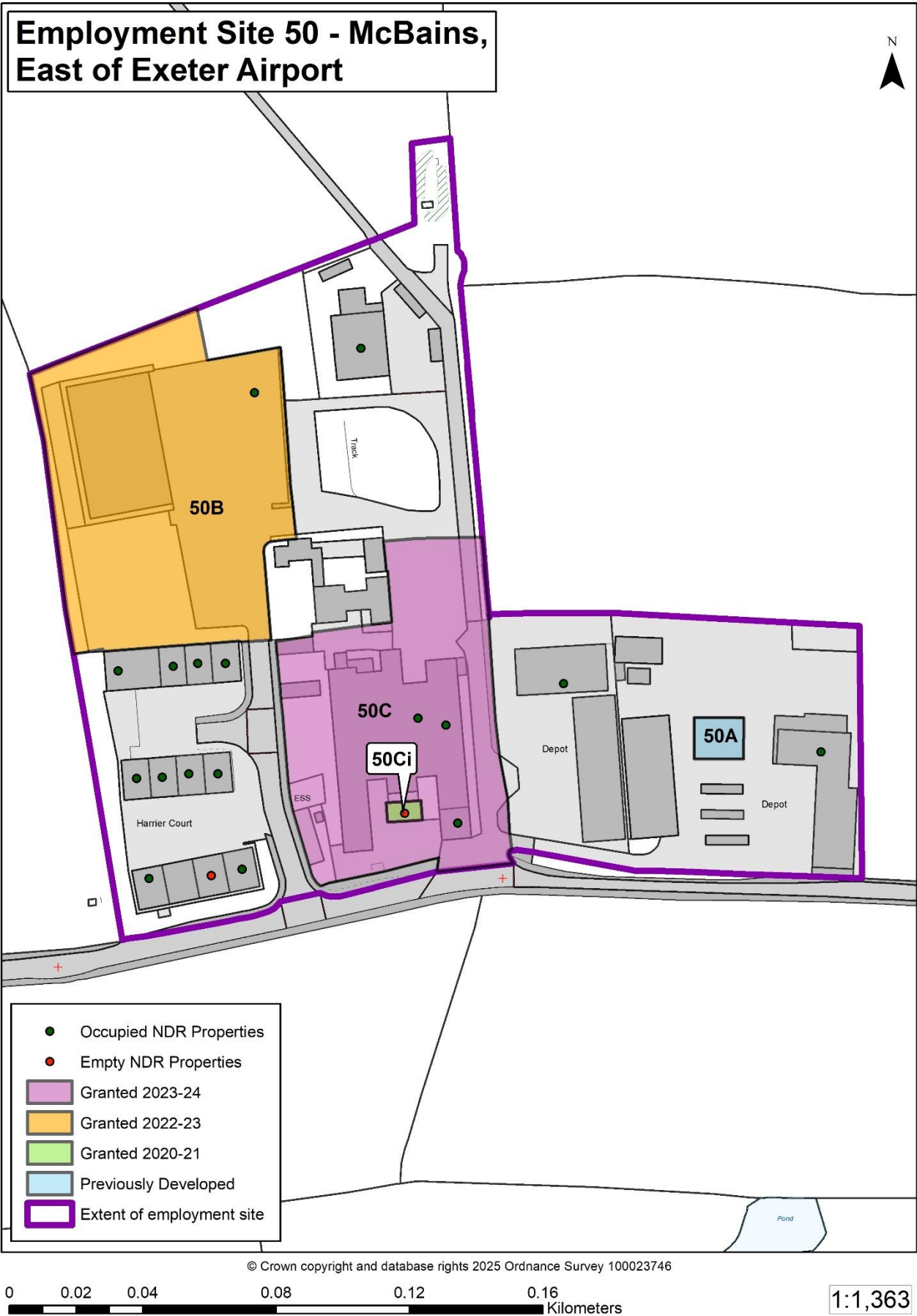
Planning Activity

A prior approval of proposed change of use from Class B1 (office) to Class C3 (dwelling house) (20/2856/PDO) was granted on 8.3.2021. Plot 50Ci. Complete

Major outline permission (22/2578/MOUT) was granted on 23.02.2024 to demolish an existing building and construction of a commercial building of up to 2400sqm GIA, including commercial, business and services (Use Class E) and storage or distribution (Use Class B2). Plot 50C. Extant.

A Variation of a permission (22/2199/VAR) was granted on 11.01.2023 of the application (16/1578/MFUL) approved 06.09.2017 for a proposed Industrial unit, roadways, parking and infrastructure) to allow alterations to the roof pitch, elevations and materials. Plot 50B. Complete.

Later 24/1807/FUL was granted on 20.02.2025 for the extension of the same warehouse completed on Plot 50B.



52 – Cranbrook (Mixed Use Allocation)

Ownership

Land at Cranbrook is in multiple ownership.

Description

Cranbrook is a new town being developed around four kilometres to the east of Junction 29 of the M5 motorway (at the nearest point of current development). Local Plan policy provides for mixed use development at Cranbrook to include nearly 8,000 new homes and 18.4 hectares of employment land (Strategy 12 of the Local Plan).

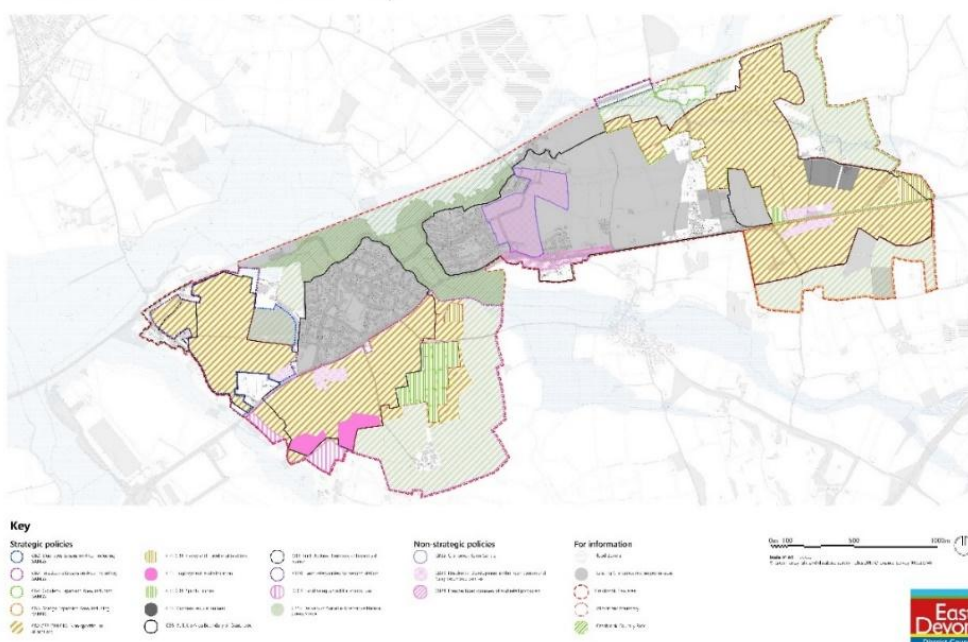
The map below identifies the extent of land allocated in the Cranbrook Plan (pink, blue and mauve areas). The employment land provision is within Cranbrook, but specific sites or locations are not currently allocated. There is policy provision within the Cranbrook Plan for employment land development within Treasbeare totalling 4.9 hectares. Cobdens expansion area has 1250 msq of employment land.

Grange expansion area has 1600 msq of employment land.

Blue Hayes expansion area has no set figure of employment land allocated area but is a requirement. Details on further allocations can be found in Appendix 5.

Applications have been made on the eastern expansion sites (15/0047/MOUT) but a decision is yet to be made as of 12.07.2023.

Cranbrook Plan - Policies Map



59 – Yeo Business Park, near Clyst St Mary

Ownership

Ownership of Yeo Business Park is not known.

Description

Part of the site is also known as Axehayes farm. This is a relatively new employment site by virtue of a 2017 appeal for seven business units being allowed, extending the existing employment site. This site is noted as an employment area in the Clyst Honiton Neighbourhood Plan.

The site lies to the west of Hill Barton Industrial Estate, near Clyst St Mary, just north of the A3052 and covers an area of 0.7 hectares.

The boundary of the site was expanded for the 2019/20 review to include 1-3 Yeo Business Park, to the south-east of the original boundary.

Summary of Planning History

See also Appendix 2 – plots 59A and 59B

Non-Domestic Rated Properties

There are eight units currently rated for non-domestic use, with none classed as empty.

Planning Activity

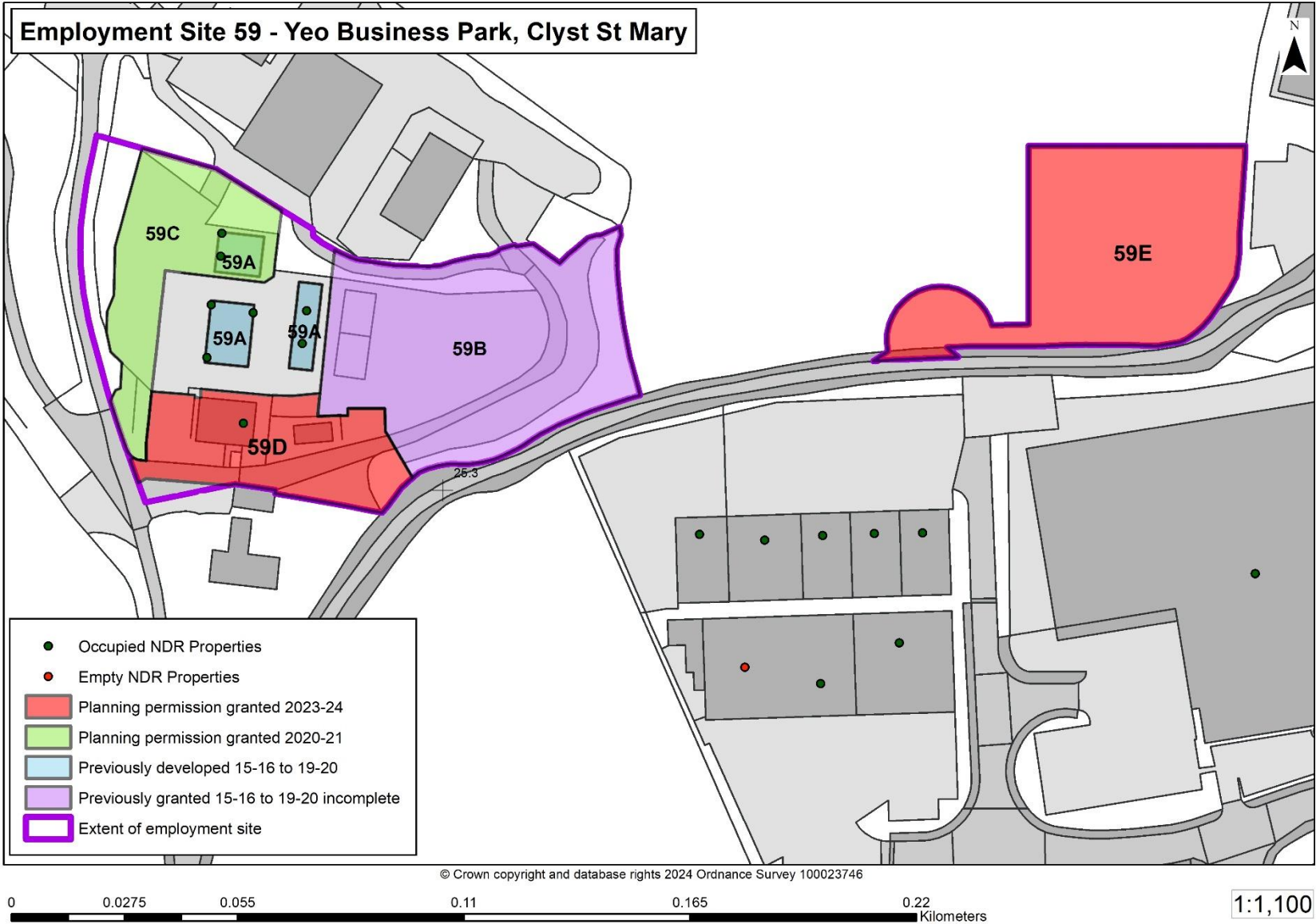
Plot 59A (14/0409/FUL and 15/1978/VAR) a collection of three buildings was completed in 2015-16.

Plot 59B (17/0151/FUL) was approved in 2017 for the construction of 7 business units. Complete.

The permission (20/1023/FUL) was granted for a two-storey side extension, with parking spaces, on 30.6.2020. Plot 59C.

A permission (23/1653/FUL) was granted for the enlargement of existing business premises. Plot 59D. incomplete.

Although not within the previous boundary of Yeo Business Park the permission 23/1296/FUL is located close by, for the erection of storage/workshop/office building and associated works. The site can be identified as Plot 59E. Complete.



54 – Old Park Farm / Pinn Court Farm, Pinhoe (Mixed Use Allocation)

Ownership

Land at Old Park Farm and Pinn Court Farm is understood to be owned by A.E. Stuart and Sons and Millwood Homes.

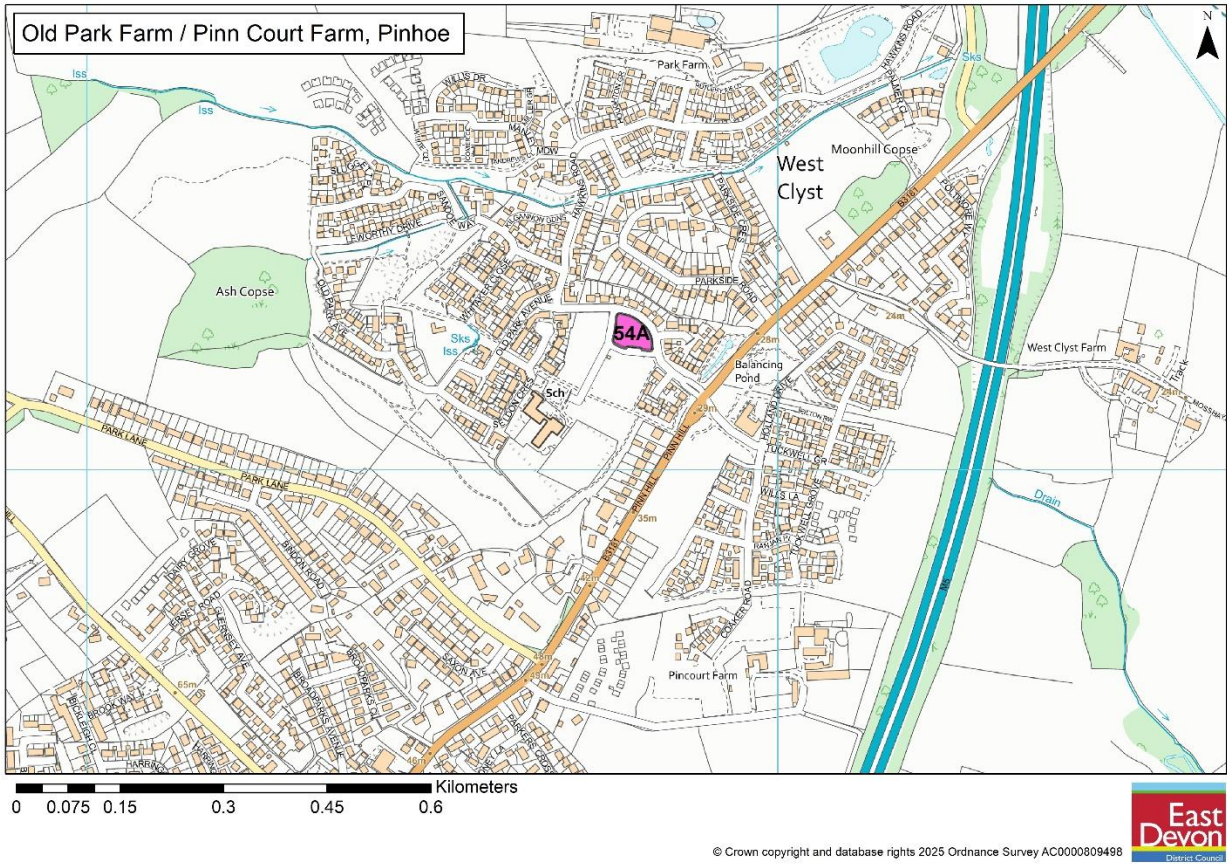
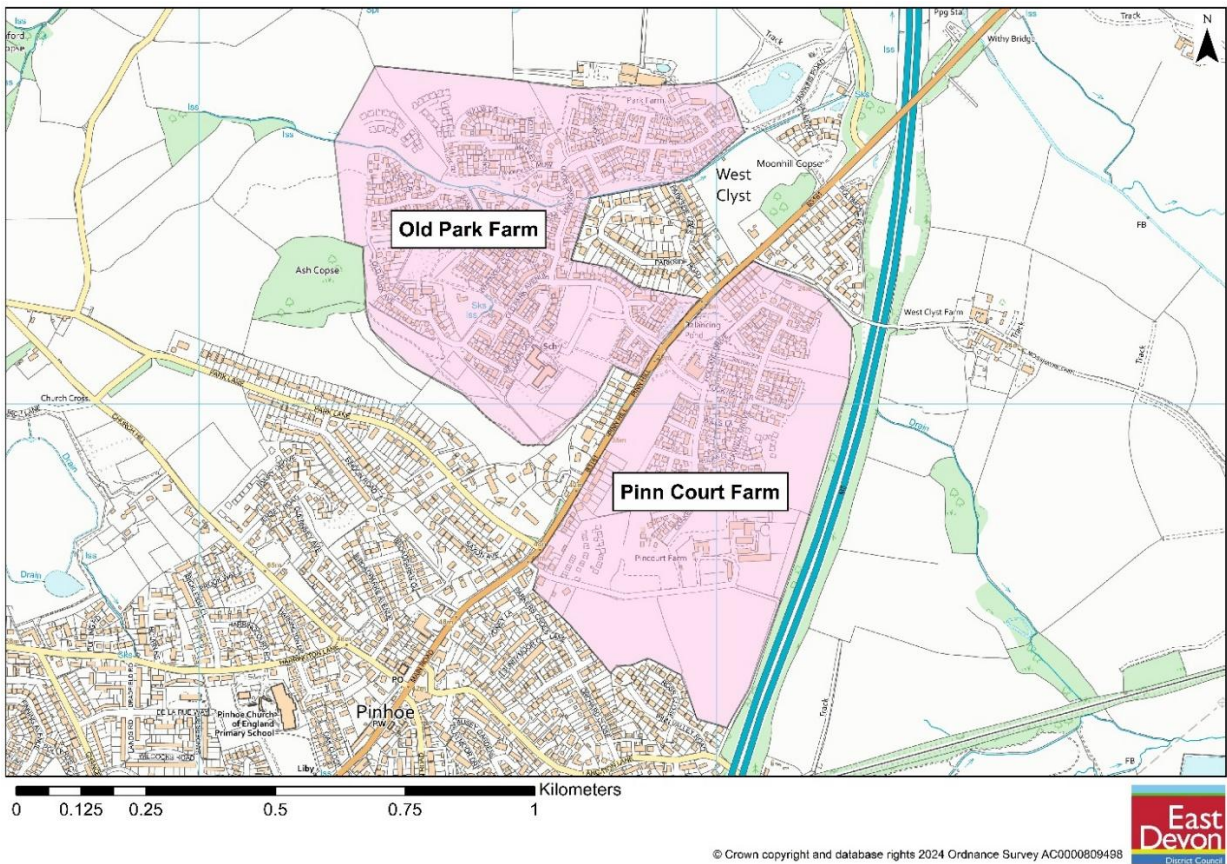
Description

Old Park Farm and Pinn Court Farm lie on the north-eastern edge of Exeter but within East Devon district. Local Plan policy provides for mixed use development including new housing and three hectares of employment land. However, planning permissions at these sites, visible on the maps below, exist and include provision for an area that equates to around 0.58 hectares of employment land development.

Previously, the local plan allocated provision for 3 Ha of employment land within the urban expansion of Pinhoe, however, this lower figure of 0.58 Ha could be seen as a more realistic expectation of employment development.

Within Old Park Farm, 16/3021/MFUL as granted in 2017 and highlights the area where the employment land will be built. 54A.

Pinn Cort Farm has seen most of the development completed with relatively little employment land creation. There are non-domestic rated properties within the site, however, none that fit the requirement for an employment site.



63 – Poltimore Barton, Hatchland road, Poltimore

Ownership

The ownership of Poltimore Barton is unknown.

Description

Poltimore Barton is a small industrial estate to the east of Poltimore, close to the M5 as it passes out of Exeter to the north. In 2009 this site was given permission (09/0808/COU) to change the land use from equestrian (D2) to B2 allowing a range of industrial units to be made. Large warehouses used by Westex and smaller units for light industrial use and storage by companies such as Wilton Bradley and Belowground are present on the site. The site currently extends over 27314.8M² and the M5 runs to the east.

Summary of Planning Activity

See also Appendix 2 – previously a small site, now site 63.

Non-domestic Rated Properties

3 NDR properties can be found on site, 2 occupied and 1 empty.

Planning Activity

The permission 21/0312/FUL was granted on the 18/05/2021 for the change of use to include additional B8 (Storage and Distribution) (together with ancillary offices) use and retain existing B2 (General Industrial) use; approval for two historic extensions to the existing building; approval for a new proposed loading/docking bay building, replacement site offices and loading/docking canopy. Plot 63A. Completed

The permission 21/2932/FUL was granted on the 03/03/2022 for the construction of a single storey side extension to existing storage unit. Plot 63Ai. Completed.

The permission 22/1536/FUL was granted on the 19/10/2022 for the extension to the existing hard surface yard. This permission was possible due to the relocation of an agricultural Dutch barn under the permission 21/3003/FUL which was granted on 21/08/2022. Plot 63Aii. Completed.



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0 0.015 0.03 0.06 0.09 0.12 Kilometers

1:1,050

64 – Beare Farm, Broadclyst

Description

Beare Farm is an employment land allocation which seeks to inspire development on the site specifically for the land uses E(g)(i), E(g)(ii), and E(g)(iii), particularly for local food and drink production and/or small light industrial workshops. This site was allocated through the Broadclyst Neighbourhood Plan. The site covers 0.57 Ha. The B3181 runs the length of the site to the northwest. It is worth noting, this land is in inalienable land in the ownership of the National Trust and forms part of the Killerton Estate.

Summary of Planning Activity

Although there is no planning history to site, the designation in the neighbourhood plan means that it is valuable to monitor the progress of the site going forward. Understanding the development on the site aims to allow an example to be made and inform Neighbourhood Plan allocations of a similar nature in the future.



65 – Beare Trading Estate, Broadclyst

Description

Beare Trading Estate is located to the north of Broadclyst and is sandwiched between the M5 and the B3181. The site covers 0.78 hectares. There have been active employment land uses on the site with permissions dating back into the late 1970s. Due to the site being well established there have been few planning applications on the site in recent years.

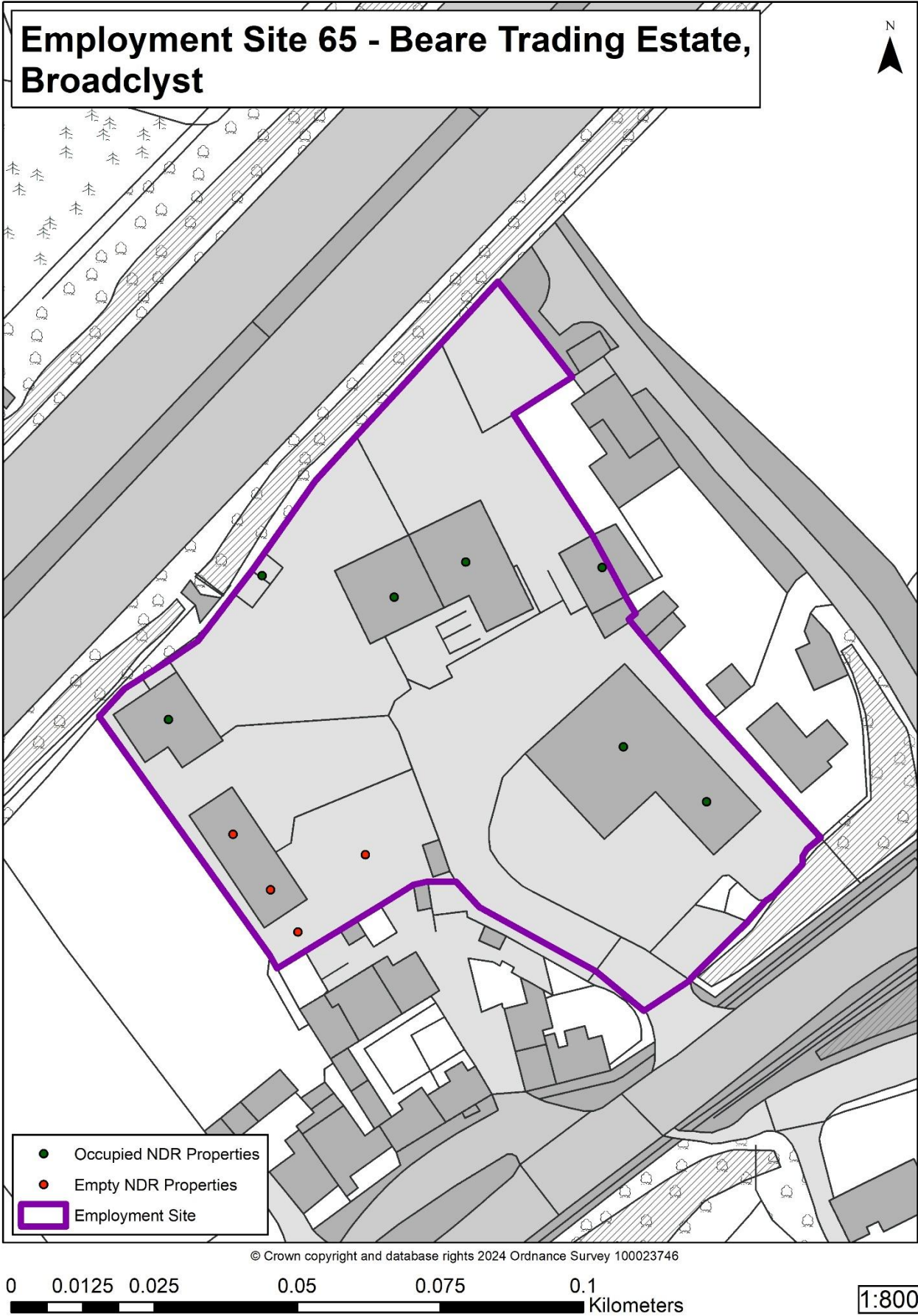
Alongside being situated between the M5 to the northwest and the B3181 to the southeast there are residential properties neighbouring the site on either side.

Summary of Planning Activity

Other than historic planning permissions there are no permissions within the last 10 years.

Non-Domestic Rated Properties

Five of the total 14 units within Beare Trading Estate are empty. The majority of the occupied units are used for storage.



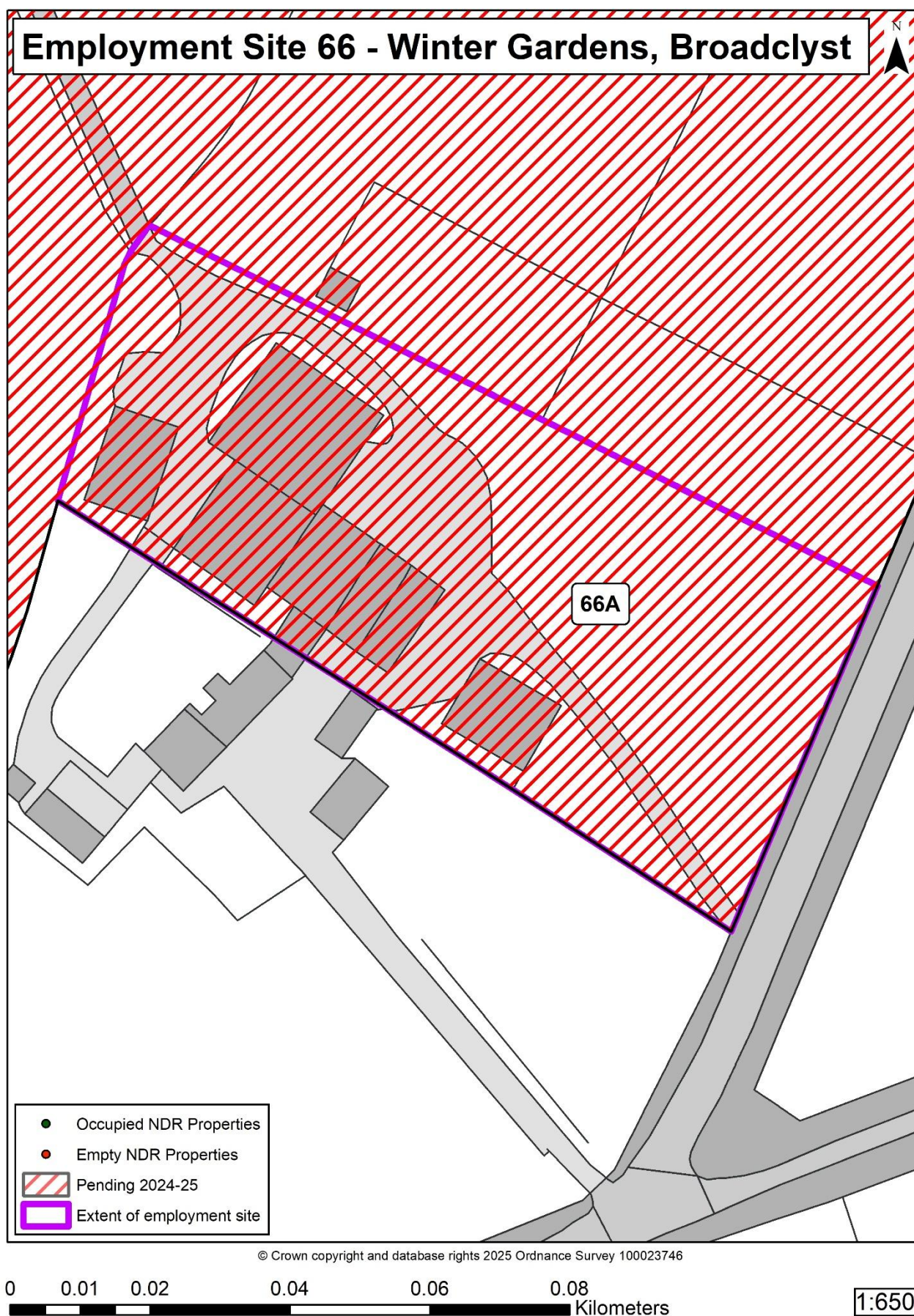
66 – Winter Gardens, Broadclyst

Description

Winter Gardens is an employment land allocation for land uses E(g)(i) and E(g)(iii). This site was allocated through the Broadclyst Neighbourhood Plan. This site is located off the B3131 which runs to the southeast of the site from which the access to the site is gained. The site covers 0.54 Hectares with existing agricultural barns on the site offering a vision for change of use options.

Planning Activity

The planning application 25/1133/MOUT is pending consideration on the site and surrounding area. Brcl_12, the neighbouring site has been allocated in the reg 19 version of the local plan. This application has a concept master plan focusing employment development covering the site below.



69 - Station Yard and The Old Cider Works, Hele.

Description

Station Yard is split by the Exeter to London Paddington trainline, just off the B1318 in the village of Hele. Station Yard is the name of the northern section of the employment site but for this report will be used to describe the employment land in the area both north and south of the train line.

The Old Cider Works at Hele is located over the M5 to the South from Station Yard with the B1318 running along the southeastern edge of the site. Current uses are Antiques auctioneers, The antiques Village, and demolition and salvage, Olds Demolition and Salvage Ltd.

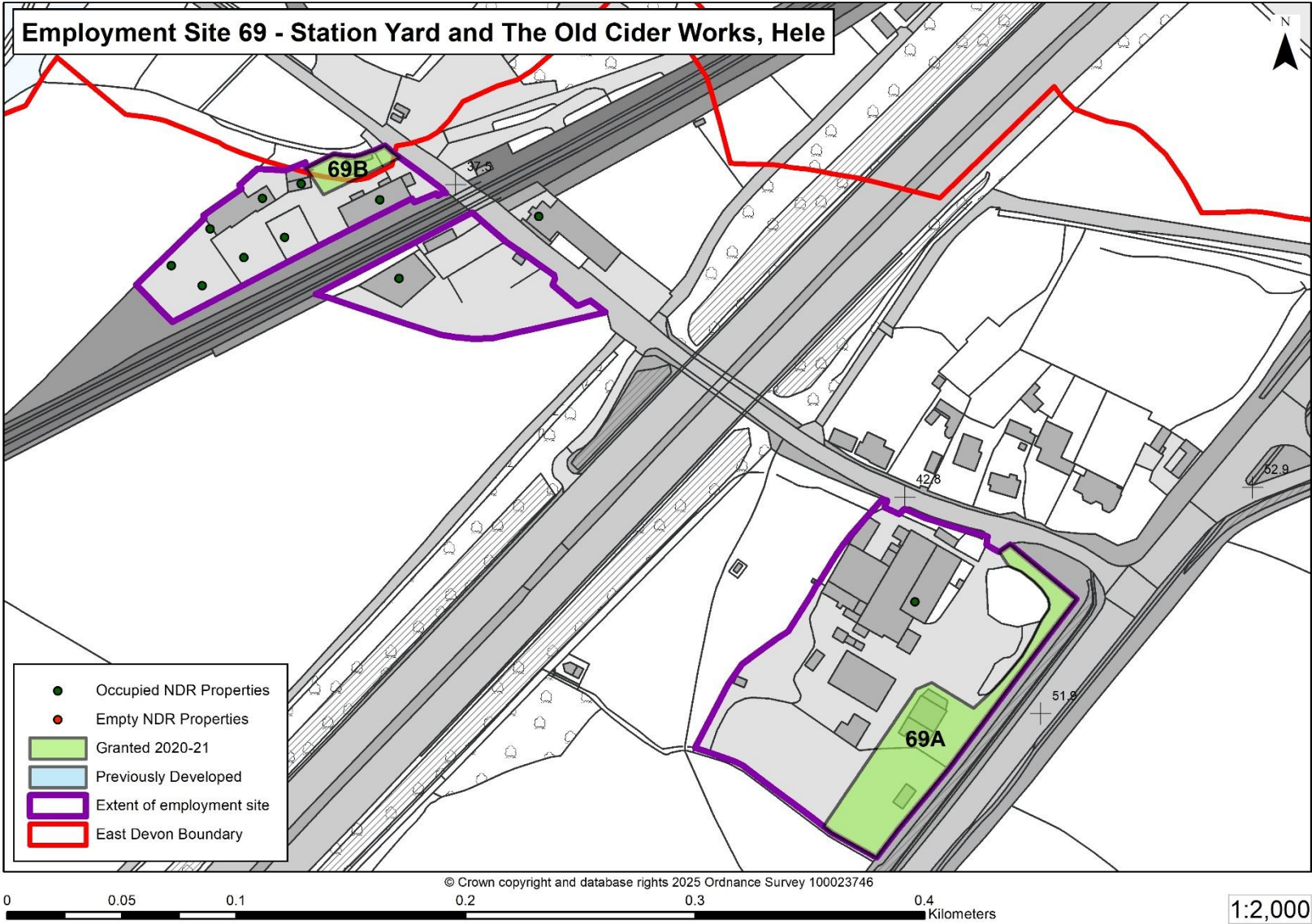
Although outside of East Devon, Mercury Business Park is a short distance Northeast along the B1318. Also outside of East Devon, Devon Valley Mill a large paper mill with longstanding heritage on site, is also located close by, north of Station Yard, neighbouring Hele village square.

The M5 and London Paddington trainline splits development in this area, however, with an underpass and level crossings in place access is not impeded.

Planning Activity

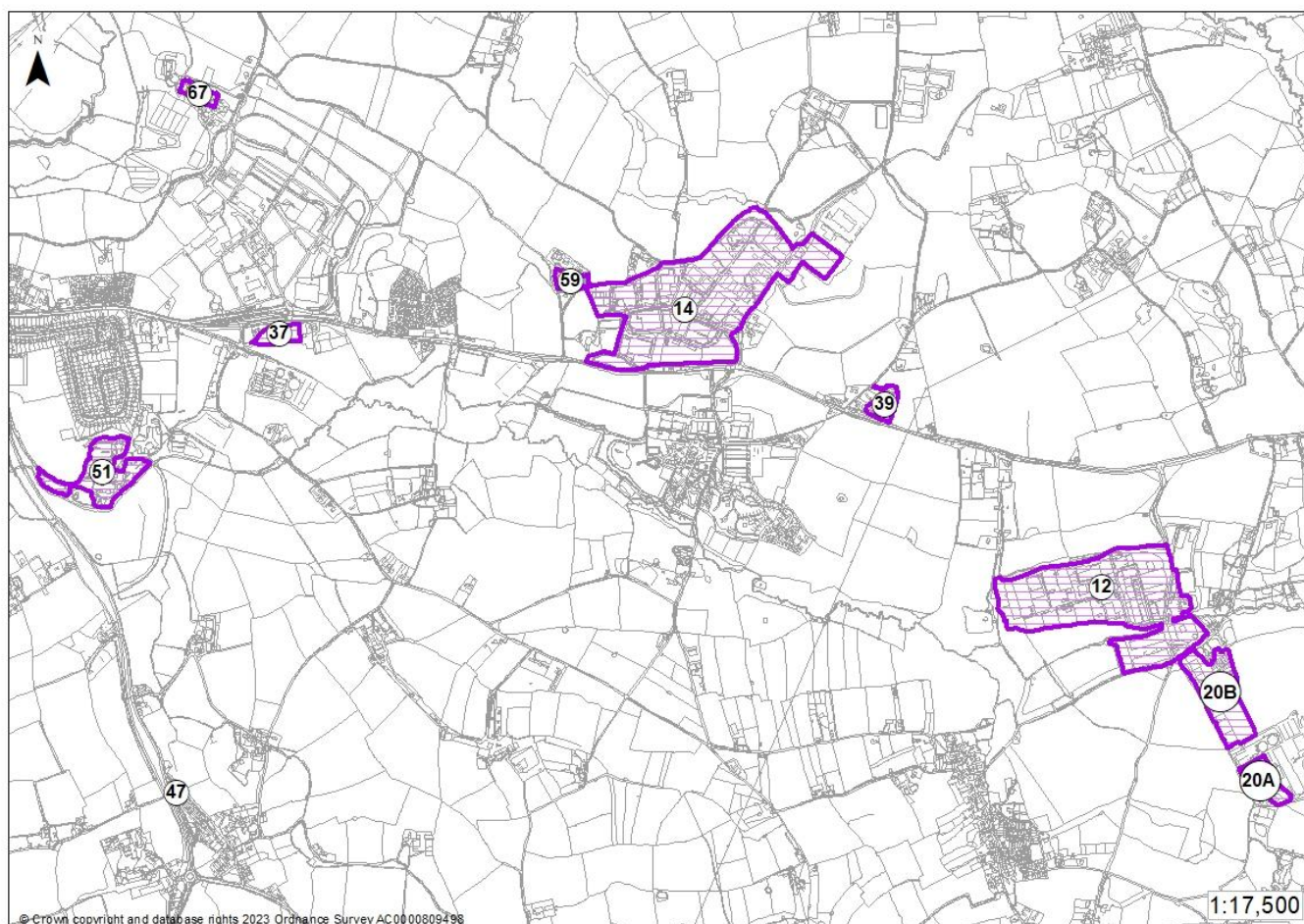
A permission granted for a new industrial building, 20/2411/FUL, on the Old Cider Works was granted on 18.12.2020. 69A

Permissions 21/1297/FUL and 21/1298/LBC were withdrawn, however, more recently 22/1382/FUL has been granted on the 22.04.2024 to replace original yard buildings with new light industrial units, with parts being retrospective. 69B



Appendix 1B - Western Area: A3052 Corridor

This part of the appendix features sites along the A3052 Corridor – in and around Farringdon, Clyst St Mary, Woodbury Salterton and Aylesbeare.



Included in this section are; Site 12 – Greendale Business Park; Site 14 – Hill Barton Business Park; Site 20A/B – Mill Park Industrial Estate / Hogsbrook Units; Site 37 – Oilmill Industrial Estate; Site 39 – Waldrons Farm Industrial Estate; Site 51 – Winslade Park; Site 59 – Axehayes Farm; and Site 67 – Bishops Court.

14 – Hill Barton Business Park, near Farringdon

Ownership

The site is in multi-ownership but with A.E. Stuart & Sons being a main owner.

Description

Hill Barton Business Park is a large-scale site of nearly 29 hectares. It is located close to the village of Farringdon just off the A3052 and four kilometres (2.5 miles) to the east of the M5 motorway (Junction 30). The site is shown on the plans below.

Hill Barton Business Park has developed over the last three decades and is home to a number of heavy industrial, storage/distribution and manufacturing premises as well as large areas used for external storage. There are also some smaller and newer units on the site. A number of businesses on the estate are involved in waste processing and some waste activity also takes place adjacent to but outside of the employment area shown on the maps.

Hill Barton falls in both Farringdon and Clyst Honiton as the parish boundary runs north south through the business park. There is a flood zone to the north and south of the site.

Completions

There have been nine completions during the last five years – Plots 14Ai (8 factory units) (12/2753/MRES) then later (15/1952/VAR), 14Aii (factory unit extension), 14B (new unit), 14C (warehouse and office), 14D (offices and storage), 14E (vehicle storage and temporary workshop), 14F (vehicle storage extension), 14G (waste transfer building and offices) and 14H (COU from storage and distribution to servicing and MOT).

Non-Domestic Rated Properties

There are 57 non-domestic rated units, 7 of which are empty. There are a mix of uses on the site with 19 units being used for warehousing.

Planning Activity

A permission (19/1800/FUL) was granted on 7.10.2019 for the erection of an industrial building ancillary to the existing operations at Still Materials Handling Ltd (Plot 14I) and another (19/1821/FUL) on 15.10.2019 for the change of use of land from CHP Energy production to B2 / B8 processing and storage of aqueous urea solution, Plot 14J. See also Appendix 2.

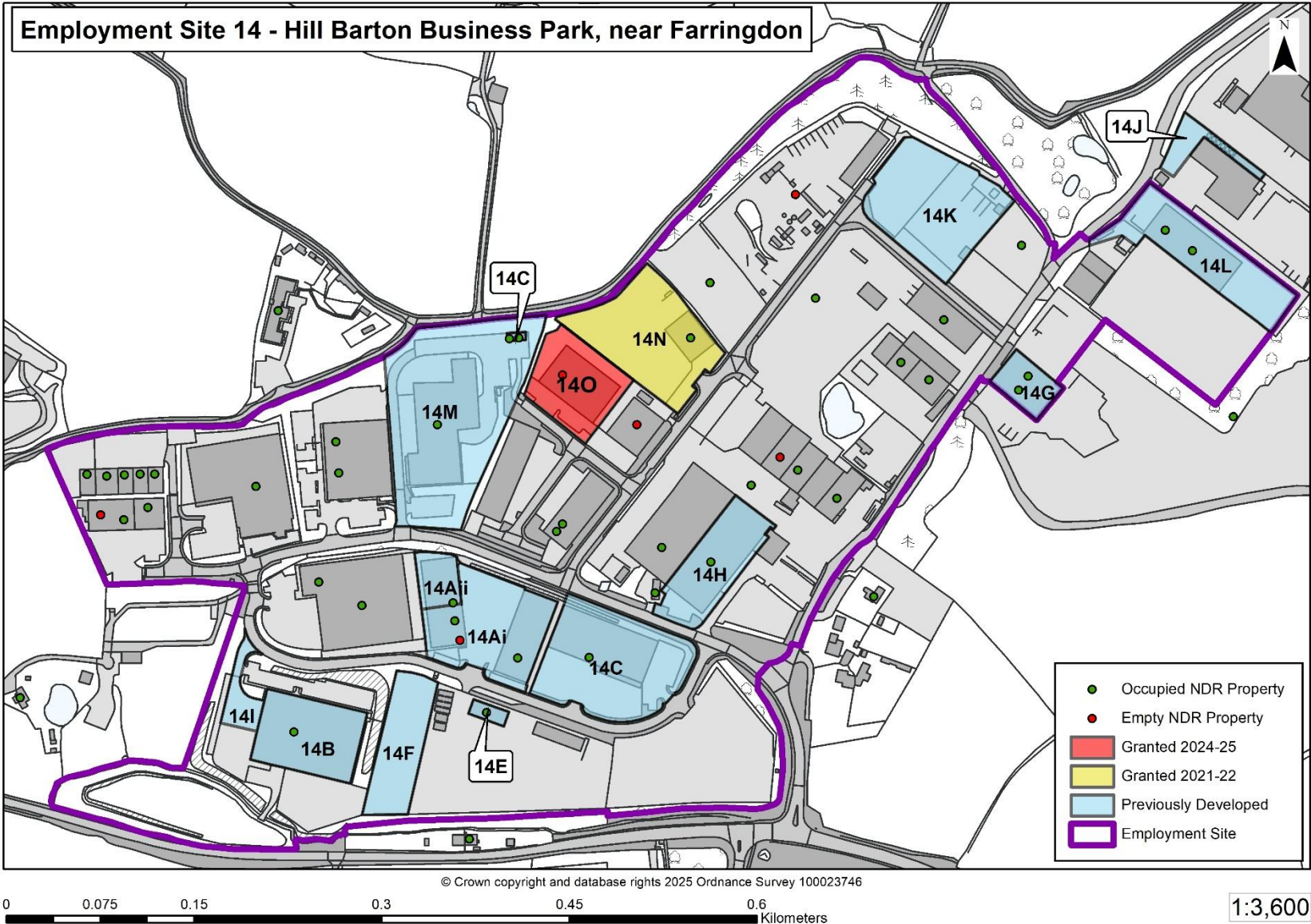
There were also County Matter permissions for a proposed energy generation plant (19/1925/CM) (Plot 14K) on 15.10.2019 and for the change of use from in-vessel composting facility to incinerator Bottom Ash (IBA) Recycling Facility to import and process up to 100,000 tonnes of IBA annum (19/1367/CM) (Plot 14L) on 18.10.2019. Finally, there was also a permission for over-cladding refurbishment, including replacement roof lights and gutter liners,

to the main roof of the existing building and the replacement of the existing single skin stores roof sheet (19/2559/FUL) (Plot 14M) on 08.01.2020.

Full permission (21/1151/FUL) was granted without conditions on 30.06.21 to extend the rear of existing commercial warehouse B8. Plot 14N. Incomplete.

Full permission (24/0588/FUL) was granted on 10.05.24 to change the use of an industrial unit, B2 / B8, to an Indoor Sport Paddle Tennis Centre, E (d). Plot 14O.

See also Appendix 2 – Plots 14A to 14H.



12 – Greendale Business Park, near Woodbury Salterton

Ownership

The site is owned by F.W.S. Carter & Sons.

Description

Greendale Business Park is a large-scale site extending to 22.33 hectares that lies close to the village of Woodbury Salterton. The site is shown on the maps below.

Greendale Business Park contains a range of large-scale business premises and open yards. Several businesses on the estate are involved in waste processing and these do not, therefore, come under an 'employment' classification (albeit they do provide jobs).

Greendale is located off the A3052 approximately five kilometres (3.5 miles) to the east of the M5 motorway at Junction 30, however, there may be capacity limitations along the A305. The southern area of the site is in a flood zone.

The boundary of the site was expanded for the 2019/20 review to include the area of land related to permission 19/0132/CPE – Certificate of Lawfulness for the established use as an open storage compound (Use Class B8) and associated engineering works (Plot 12O).

The areas marked on the map 15/2592/MOUT (shaded pink), 16/2597/MFUL (shaded blue) and 16/2598/MFUL (shaded green) are not part of the employment site and relate to refused applications. A High Court decision means that the land in question must be returned to agricultural use. This has since been overridden by successful applications such as 18/0761/COU and 23/2749/MFUL.

Completions

There have been 17 completions during the last eight years.

Non-Domestic Rated Properties

There are 58 non-domestic rated units, 2 of which are empty. These sites are predominantly used for storage purposes and warehousing, but the site also includes a waste plant, a factory, a small number of workshops and offices.

Planning Activity

A permission (19/0132/CPE) was granted on 16.5.2019 for a Certificate of Lawfulness for the established use as an open storage compound (Use Class B8) and associated engineering works (as discussed above). Plot 12O. Another permission (19/0411/MFUL) was granted on

4.6.2019 concerning Unit 50 for an extension and Change of Use to B8 storage. Plot 12Pi. See also Appendix 2.

There were also County Matter permissions to vary Condition 8 of DCC permission 09/0824/CM relating on onsite operational hours at Unit 42 (19/0866/CM) on 16.5.2019 and, also at Unit 42, for the construction of a single external bay and installation of a canopy structure over three existing external bays (19/1219/CM) on 5.6.2019. Plot 12CM.

There was also a permission for a footpath/cycleway (19/1904/FUL) on 11.9.2019 along the main connecting road to the east of the site running north/south.

A permission (20/0270/MFUL) was granted on 16.7.2020 for the extension to a warehouse (Use Class B8). Plot 12Pii. Complete.

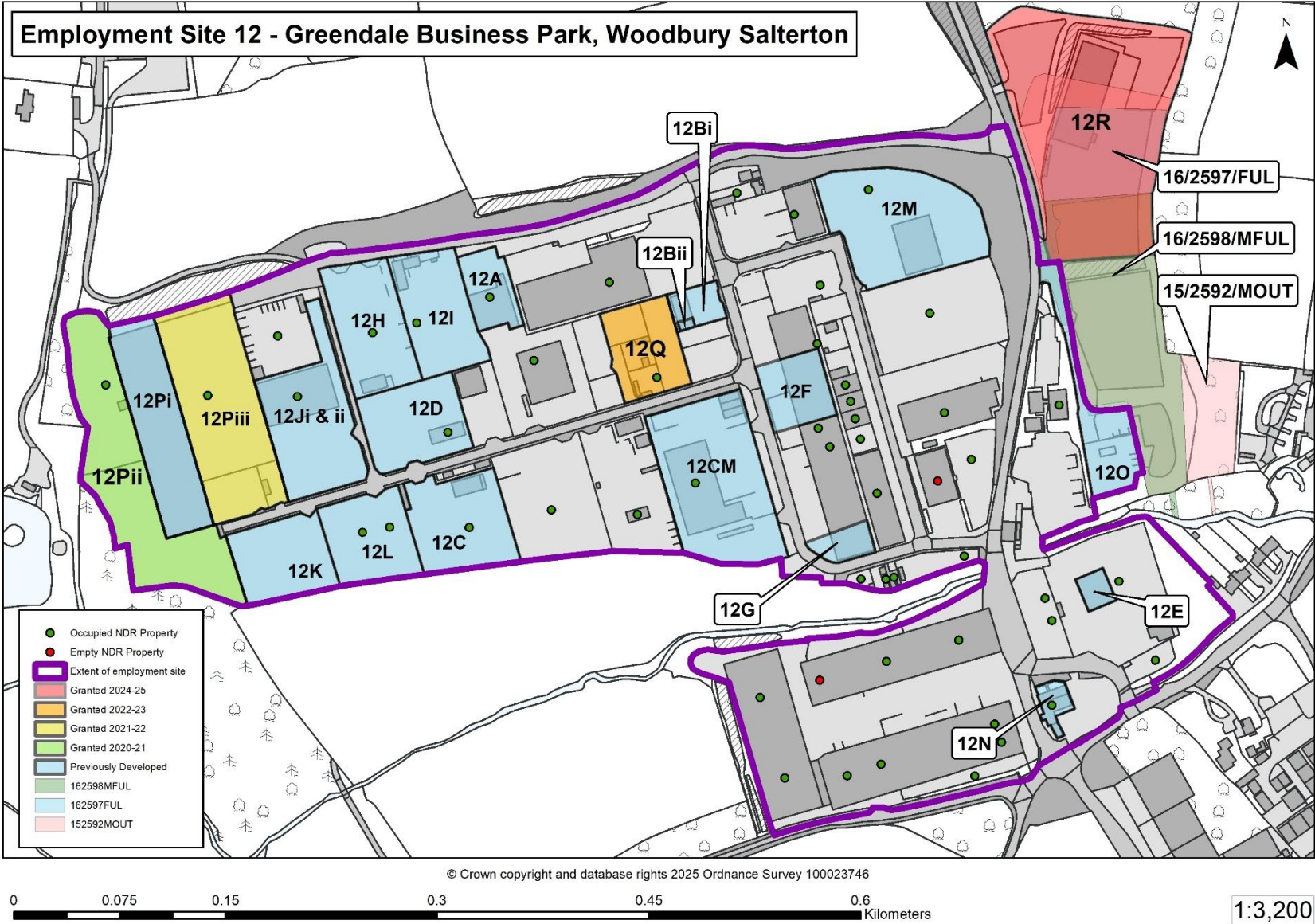
A permission (21/2238/MFUL) was granted on 19.08.2021 for the erection of a new business unit. Plot 12Q. Construction hadn't started before another application on the site was applied for in 2022/23, shown below.

A permission (21/0598/MFUL) was granted on 02.03.2021 for the extension to a warehouse, nearly doubling the floorspace of the unit (Use Class B8). Later a permission (21/2898/MFUL) was granted on 10.11.2021 for the extension to the same warehouse for land use type B8. The latter is shown below. Plot 12Piii

A permission (22/0926/MFUL) was granted on 24.08.2022 for the construction of a new business unit (B8 storage and distribution). This application concerns the site of the previously granted permission (21/2238/MFUL). Plot 12Q. Complete

The permission 23/2749/MFUL had been approved with conditions for the continued use of the medical/ health care facility. Plot 12R.

See also Appendix 2 – plots 12A to 12N.



20 – Mill Park Industrial Estate and Hogsbrook Units, Woodbury Salterton

Ownership

Ownership of Mill Park Industrial Estate and Hogsbrook Units is not recorded.

Description

Mill Park Industrial Estate and Hogsbrook Farm units are sited near to the village of Woodbury Salterton and to the south-east of Greendale Business Park (of which some postal addresses may refer to). Road access to the A3052, to the north, involves use of a country lane and the site is around four kilometres (2.5 miles) to the east of the M5 motorway (Junction 30). The sites cover around 6.31 hectares – 5.23ha (Mill Park) and 1.77ha (Hogsbrook Farm); these sites are shown on the plans below.

The existing businesses at Mill Park and Hogsbrook Farm occupy a range of premises of varying sizes and ages, including older larger units and more modern smaller units.

The boundary of the site was expanded for the 2018/19 review to fully include a permission (see Approvals) for the change of use of a compound to B2 (General Industrial) and B8 (Storage and Distribution), granted in July 2018.

The boundary of the site was expanded again for the 2019/20 review to include the area of land related to permissions 19/0034/COU (Plot 20E) and 19/0035/COU (Plot 20F) – Retrospective Change of Use to Class B8 (storage and distribution).

There is a flood zone to the north of the site. Agricultural buildings and a sewerage treatment plan are located between the sites and surrounds the northern edges of the south site.

Non-Domestic Rated Properties

There are 59 non-domestic rated units at these two sites, 3 of which are empty. More information on NDR properties can be found in appendix 4, where mill park and Hogsbrook have been left separate to show NDR properties in finer detail.

Planning Activity

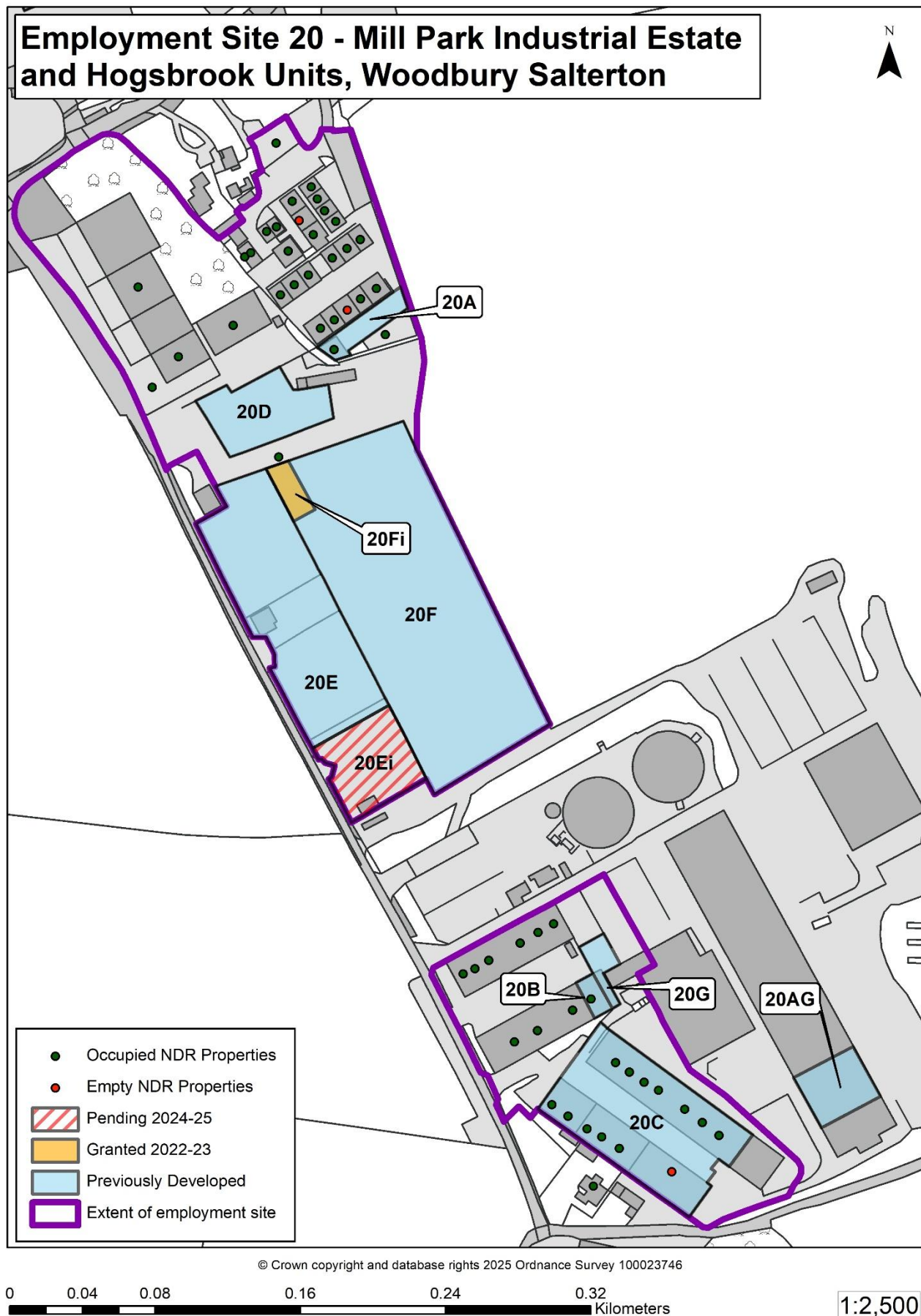
Permissions (19/0034/COU & 19/0035/COU) (Plot 20E and 20F) were granted on 2.5.2019 for the Retrospective Change of Use to B8 (storage and distribution) at Compound East 6 (as discussed above) and another (19/1046/FUL) (Plot 20G) on 7.8.19 for the retention of an extension to an industrial unit (including Change of Use from agriculture to Use Class B8) at 10 Hogsbrook Units. See also Appendix 2.

Finally, there was also a retrospective permission for a portal frame extension to an existing agricultural building (19/1110/FUL) Plot 20AG on 22.7.2019.

A permission (22/1009/FUL) was granted on 11.05.2022 for the siting of a modular building for office use. Plot 20Fi.

A permission 25/0815/FUL is pending consideration for a storage building for B8 use. Plot 20Ei

See also Appendix 2 – Plots 20A, 20B (15/0481/FUL), 20C and 20D.



37 – Oilmill Industrial Estate, near Clyst St Mary

Ownership

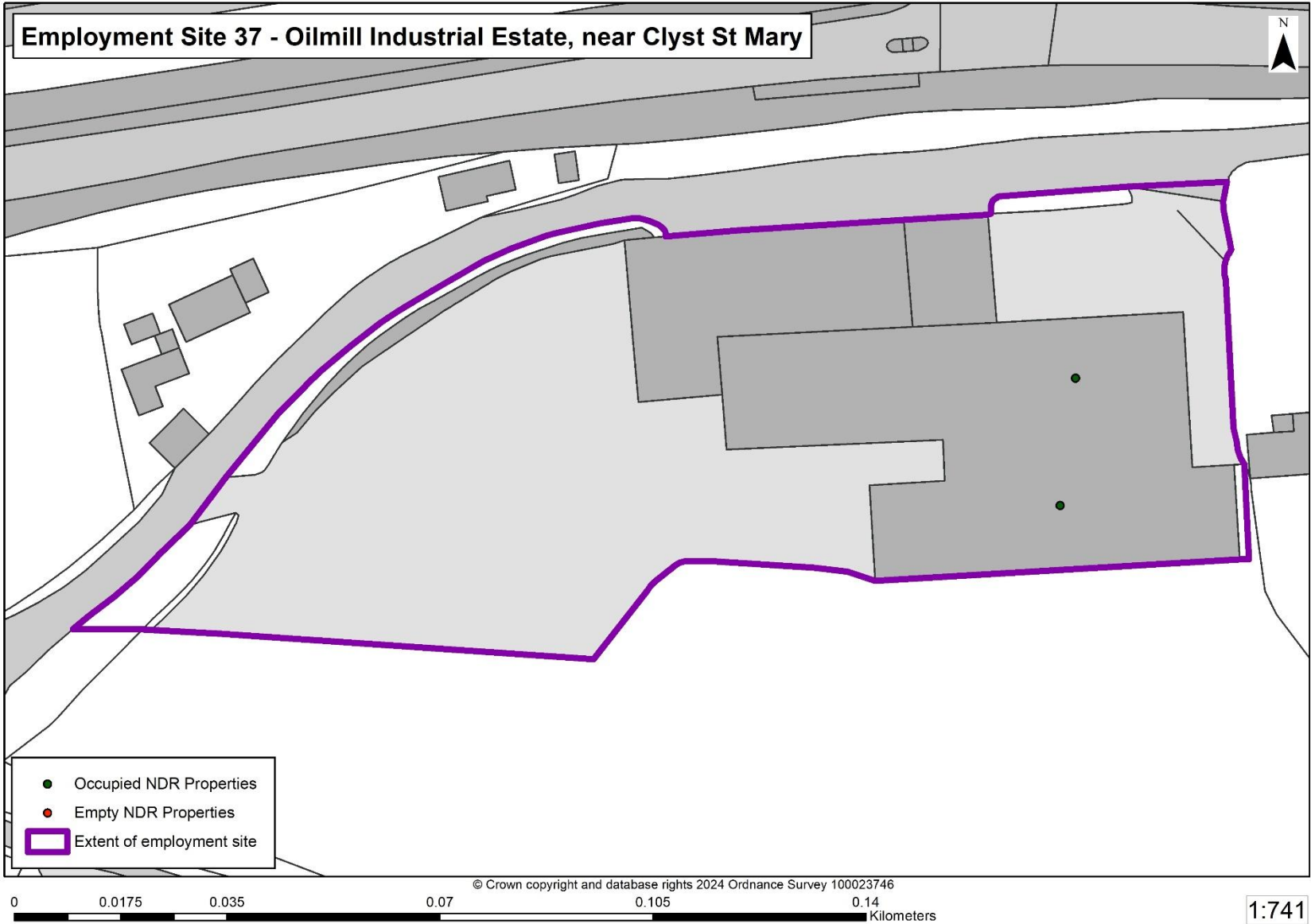
Ownership of the Oilmill Industrial Estate is not known.

Description

Oilmill Industrial Estate, otherwise known as Langdon Business Park, is used as a depot for Dartline Coaches. It has substantial open-air storage and parking areas and large warehouse buildings on the site. The site has good road access to the A3052 from Oilmill Lane, and the site lies approximately 1.6 kilometres east of Junction 30 of the M5 motorway. The site covers an area of 0.98 hectares and is shown on the plans below. This site (as Langdon Business Park) is noted as an employment area in the Bishops Clyst (Clyst St Mary and Sowton) Neighbourhood Plan.

Non-Domestic Rated Properties

There are 2 non-domestic rated units, both are occupied.



39 – Waldrons Farm Industrial Estate, near Farringdon

Ownership

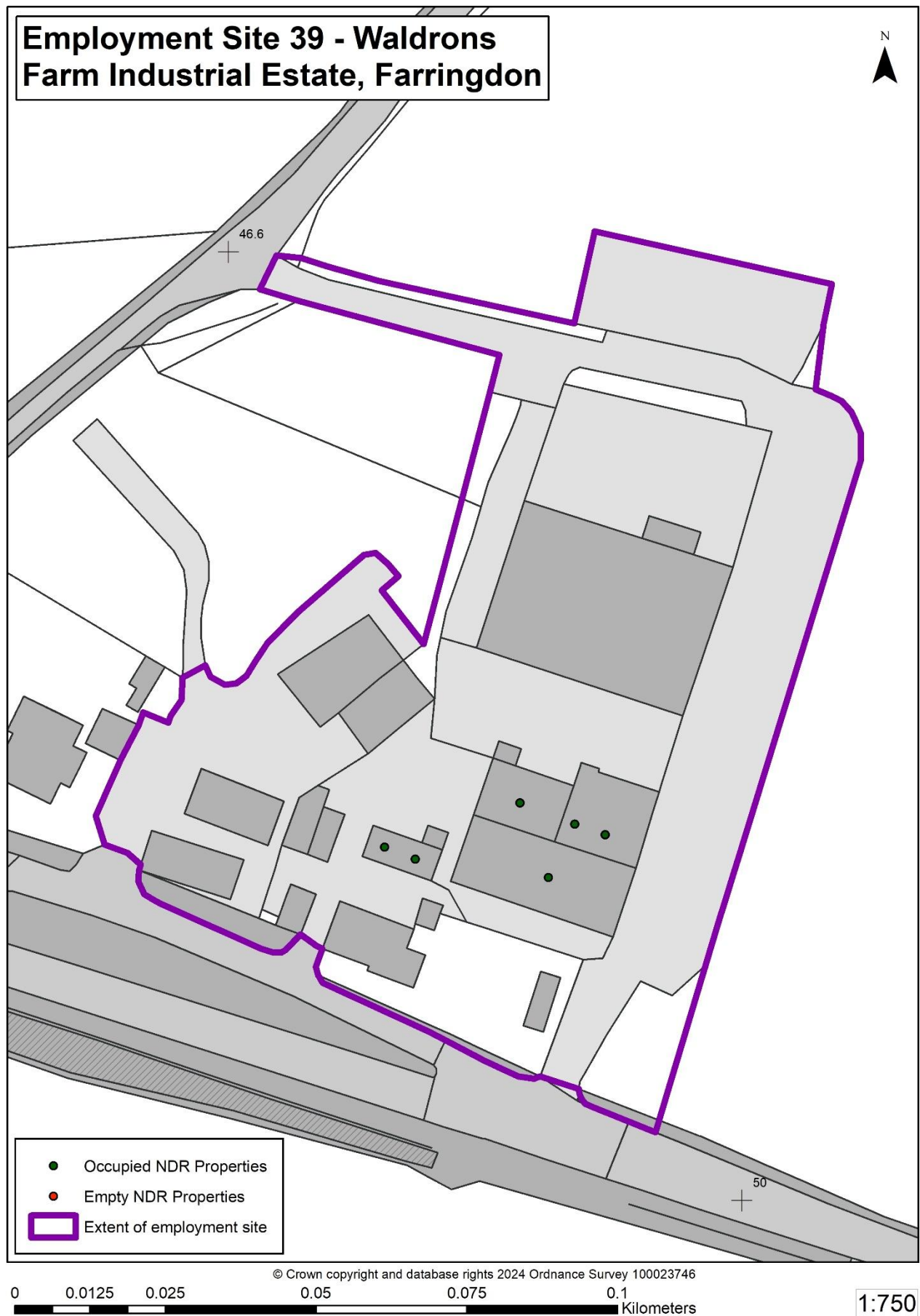
Ownership of the Waldrons Farm site is unknown.

Description

Waldrons Farm Industrial Estate is located on the A3052 around four kilometres (2.5 miles) to the east of Junction 30 of the M5 motorway. The site has direct access onto the A3052. The site covers an area of 1.04 hectares and is shown on the plans below. This site is noted (as Waldrons Farm Business Area) in the Farringdon Neighbourhood Plan as an employment area.

Non-Domestic Rated Properties

There are six non-domestic rated units, none of which are empty. The units are a mix of workshops and vehicle repair.



22 – Aylesbeare Common Business Park, near Aylesbeare

Ownership

Ownership is not known.

Description

The Aylesbeare Common Business Park lies around 1.4 kilometres (1 mile) to the east of the village of Aylesbeare. The site is the headquarters of a haulage company and part of the site is a lorry yard / parking area. The site covers an area of 2.71 hectares, and it lies around 0.8 kilometres to the north of the A3052 and 2.5 kilometres south of the A30. The site is shown on the plans below.

The site is in an Area of Outstanding Natural Beauty and the Southern part of the site is designated as a Special Protection Area (SPA), Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).

The buildings on the site are modern and appear substantial in scale; they are surrounded by vehicle distribution and servicing space.

Non-Domestic Rated Properties

There are five non-domestic rated units at the site, one of which is classed as empty.



51 – Winslade Park, Clyst St Mary (Mixed Use Allocation)

Ownership

Current ownership details of the Winslade Park site are not known.

Description

The site comprises an office campus development built around an historic listed former house and with a series of mid to late 20th century office buildings. Over recent years the number of office-based jobs and businesses at Winslade Park has diminished and the site is allocated in the Local Plan for residential development. The allocation, however, includes/provides for 0.7 hectares of employment land, keeping the floorspace equal to what is present.

Two applications concerning the site were withdrawn on 04.03.2020: (16/2460/MOUT) - Hybrid application for 150 dwellings and 0.7ha of employment land (Use Class B1) to include full permission for 67 dwellings (conversion of Winslade House and The Stables) and outline permission seeking means of access only for up to 83 dwellings, new workplace units of 1809 sq m along with associated infrastructure and (16/2461/LBC) - Conversion of Winslade House and The Stables to 67 dwellings.

Summary of Planning Activity

See also Appendix 2 – Site 51A and 51B.

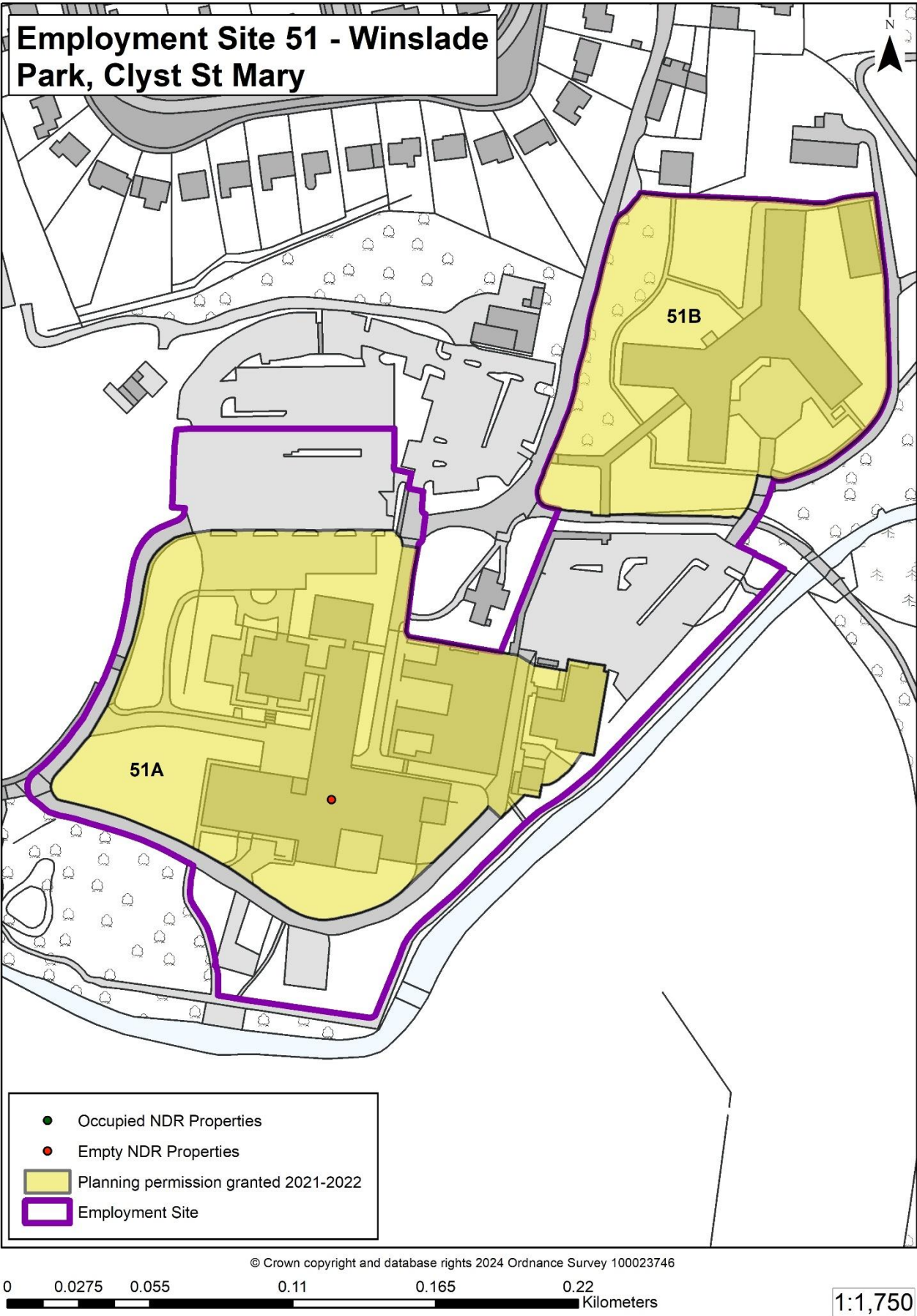
Non-Domestic Rated Properties

There are currently 16 non-domestic rated properties, one of which are classed as empty. The 15 occupied NDR properties are all offices within the same building resulting in all the NDR pips showing in one spot on the map below.

New for 2021/2022

A permission (20/1001/MOUT) was granted on 13/07/2021 for the Hybrid application to include full planning permission for the refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing. Both 21/2235/MRES and 21/2217/MRES have been approved for the development of residential development on the areas of the site, North and Northwest, which don't affect the employment floorspace.

Taking direction from the plans attached to 20/1001/MOUT Plot 51A and 51B is outlined to show where employment land is to remain after redevelopment. It appears that there will be employment space equivalent to what is present today as stated in the outline permission. Both 24/2141/DOC and 25/0038/NMA show progress toward development.



67 – Bishops court, Clyst St Mary

Description

Bishops Court is located to the northwest of Westpoint arena. To the east of the site is the river Clyst, however, the site is not within the predicted flood zone. There are 11 units on the site which measures 0.78 Hectares. This site is noted for employment in the Bishops Clyst (Clyst St Mary and Sowton) Neighbourhood Plan.

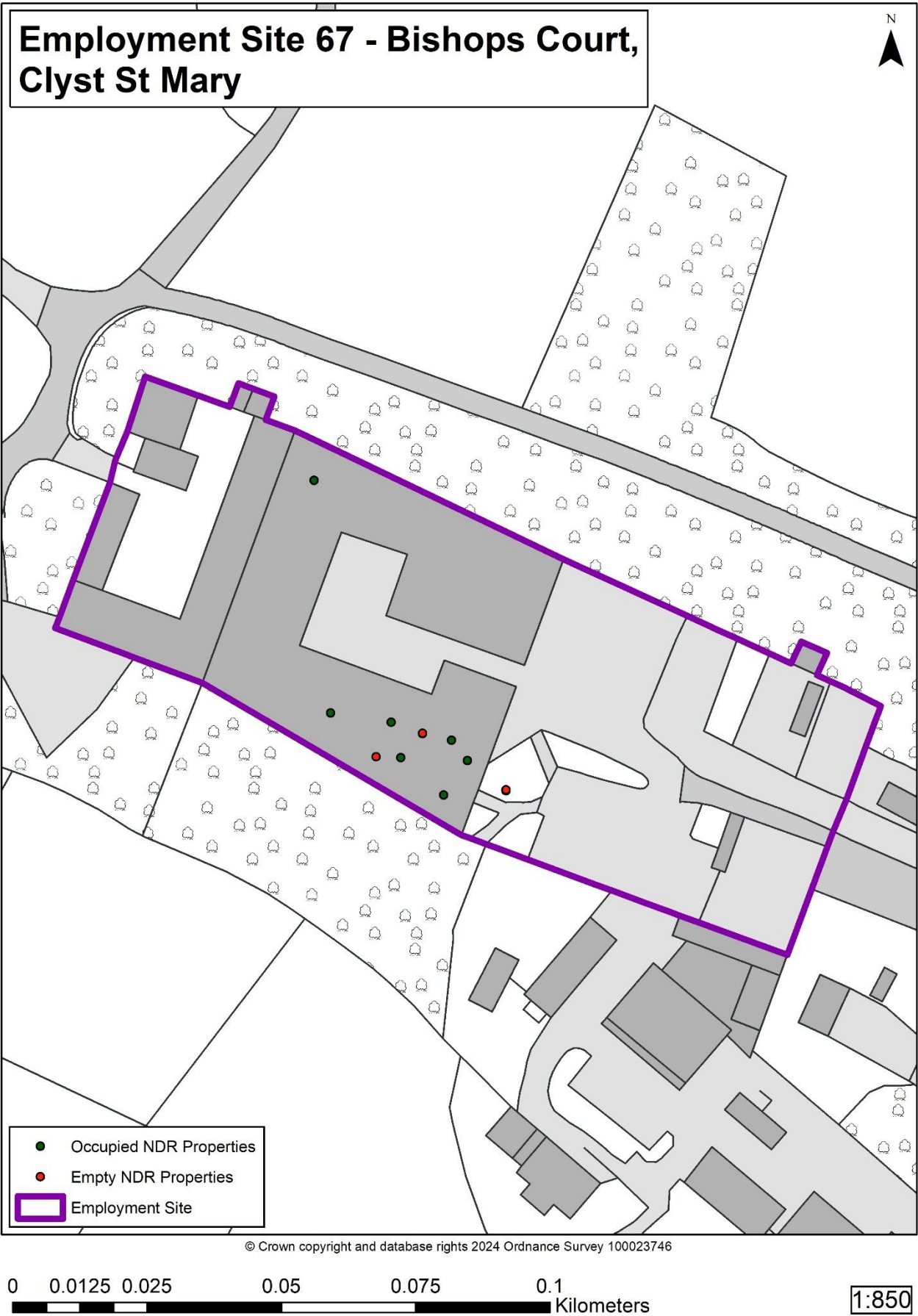
There is a Grade I listed manor house located to the east of the site and an area of mixed use to the south.

Summary of Planning Activity

Other than historic planning permissions there are no permissions within the last 10 years which relate to employment uses. There was a rejected application 14/2225/PDJ to convert an office space to a residential dwelling in 2014. There was also a rejected application 14/1966/COU to change the land use from B2 to D2, repurposing the space for a gym.

Non-Domestic Rated Properties

There are currently 23 non-domestic rated properties, 6 of which are classed as empty. The 17 occupied NDR properties are a mix of offices, storage units, and warehouses.



Appendix 1C - Western Area: Exe Estuary

This part of the appendix features sites along the Exe Estuary – near Ebford, Woodbury Village and Clyst St George.



Included in this section are: Site 4 – Odhams Wharf; Site 5 – Darts Business Park; Site 46 – Woodbury Business Park; and Site 47 – Addlepool Farm business park.

4 - Odhams Wharf, near Ebford

Ownership

Ownership of the Odhams Wharf site is unknown.

Description

The site is located between Ebford and Topsham in what, in Local Plan policy terms, is a countryside location. This site is noted as an employment area in the Clyst St George Neighbourhood Plan. The site lies adjacent to the Exe Estuary which is designated for its wildlife importance. The site can be characterised as being an industrial and employment area with a mix of light industrial, general industrial, boat and marine based industries. The site covers 2.07 hectares of land as shown on the plans below.

There are no vacant plots identified at Odhams Wharf, though with some underused land areas there may be scope for some infill or intensification of use development. The site is accessible from the north and south byroads which link to the A376. The site is approximately 600m from the village of Ebford and is near Topsham.

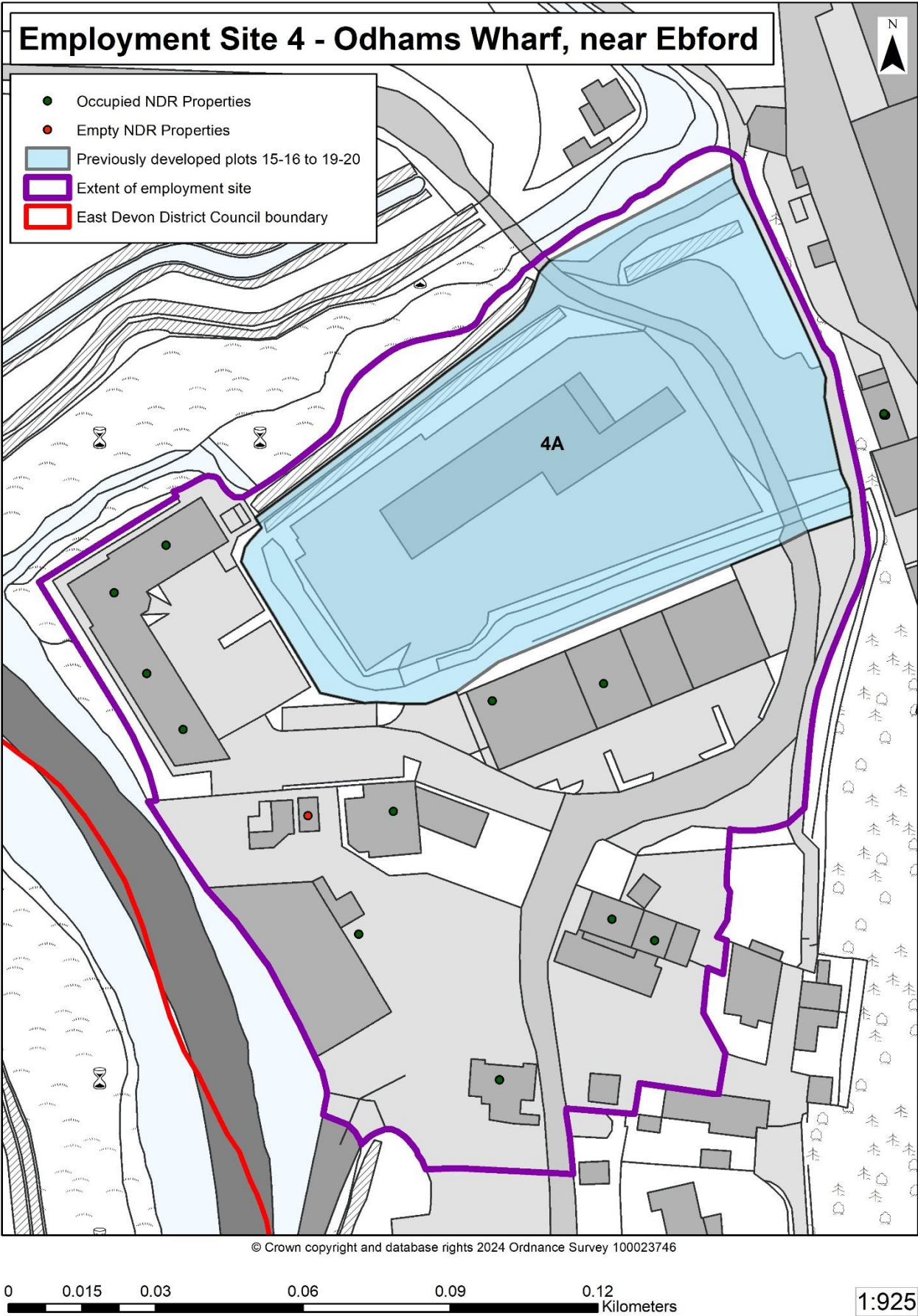
The river Clyst is to the west of the site, leading to the site being entirely within a flood zone. The site adjoins a Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and a RAMSAR Site.

Non-Domestic Rated Properties

There are 13 units rated for non-domestic use with one classed as empty. Offices, workshops, and storage premises dominate.

Complete

A permission (18/2504/MFUL) was granted on 3.10.2019 for the demolition of an existing industrial unit and the construction of replacement building, raising of site levels and construction of new bridge at Armada House. A variation to the permission was sort 20/2866/VAR and granted 01/04/2021, See also Appendix 2. Plot 4A, complete.



5 - Darts Business Park, near Ebford

Ownership

The site is understood to be in multiple ownership.

Description

Darts Business Park occupies a relatively flat parcel of land containing a number of units of varying age and condition. The main part of the estate is located on back from Topsham Road and comprises a single older unit which has been split into a variety of uses. Newer units lie behind this.

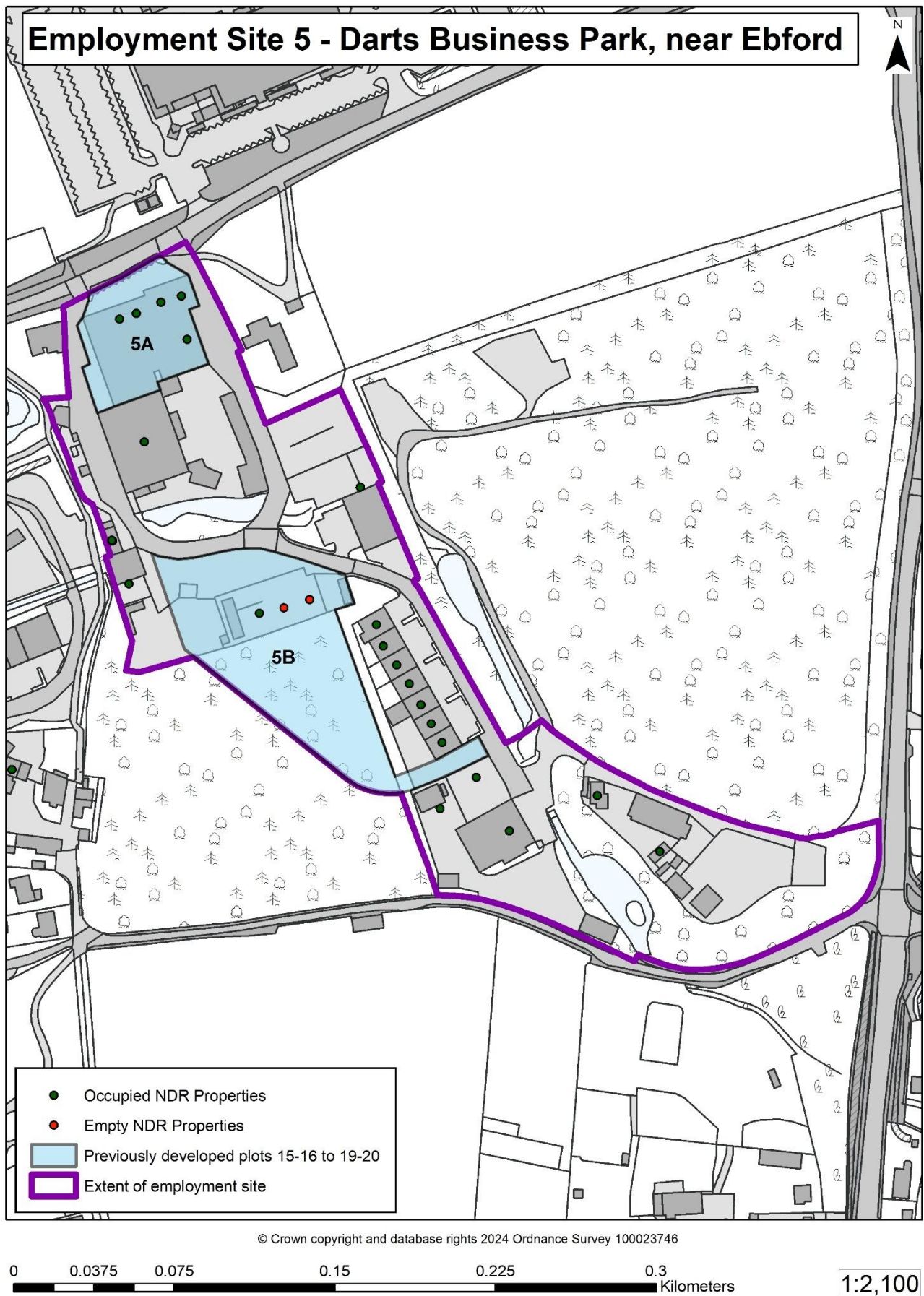
The estate extends to an area of 3.82 hectares and is shown on the plans below. This site is noted as an employment area in the Clyst St George Neighbourhood Plan. Darts Business Park is located near the A376 positioned between Ebford and Topsham and access to the A376 is good. Storage uses form a significant proportion of the business park and unit sizes are typically of a smaller to medium size. The northern part of the site is within a flood zone.

Non-Domestic Rated Properties

There are 29 units rated for non-domestic use, of which 2 are shown as empty.

Complete

A permission (19/1849/MFUL) was granted on 6.09.2019 for the redevelopment of part of the business park (fuel storage depot and motor sales area) and extension to create 6 additional units to be used for offices and Light Industry use (Use Class B1), Storage and Distribution (Use Class B8). there was a previous permission 17/3002/MOUT which was refused, this permission covered a larger area. A variation to the permission (19/1849/MFUL) was sort 20/1611/VAR and granted 29.07.20, See also Appendix 2. Plot 5B, complete.



46 – Woodbury Business Park, near Woodbury Village

Ownership

Woodbury Business Park is owned by G.B. House & Son Ltd.

Description

The site lies around 600 metres (0.25 miles) to the south-west of Woodbury village. The business park was originally based around the conversion of a range of traditional farm buildings but has now extended into adjoining areas. The site is accessed from the road between the centre of Woodbury and Pink House Corner on the A376. The site extends to 2.59 hectares and is shown on the plans below.

The boundary of the site was expanded for the 2018/19 review to better reflect the full area of the business park.

Summary of Planning Activity

See also Appendix 2 & 3 – Plots 46A to 4C.

Loss of Employment Use

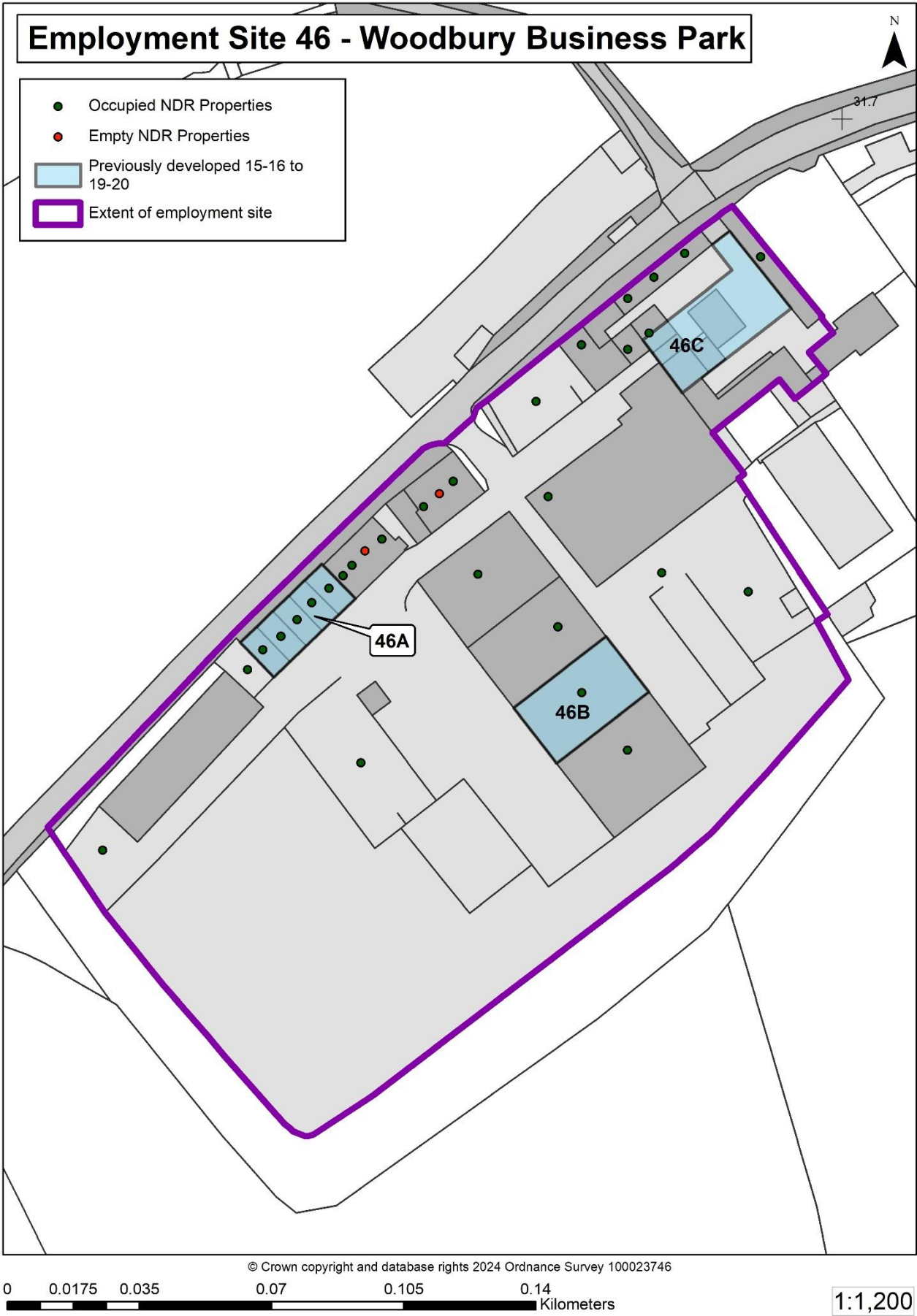
Plot 46B – Change of use from an industrial unit to D2 (assembly and leisure).

Completions

Plot 46C – Permission for alterations and extensions to create new business units and store (Units 11A-11E) was granted on 16.10.2017, completed in 2020-21.

Non-Domestic Rated Properties

There are 30 units rated for non-domestic use, of which 2 are shown as empty.



47 – Addlepool Farm business park, near Clyst St George

Ownership

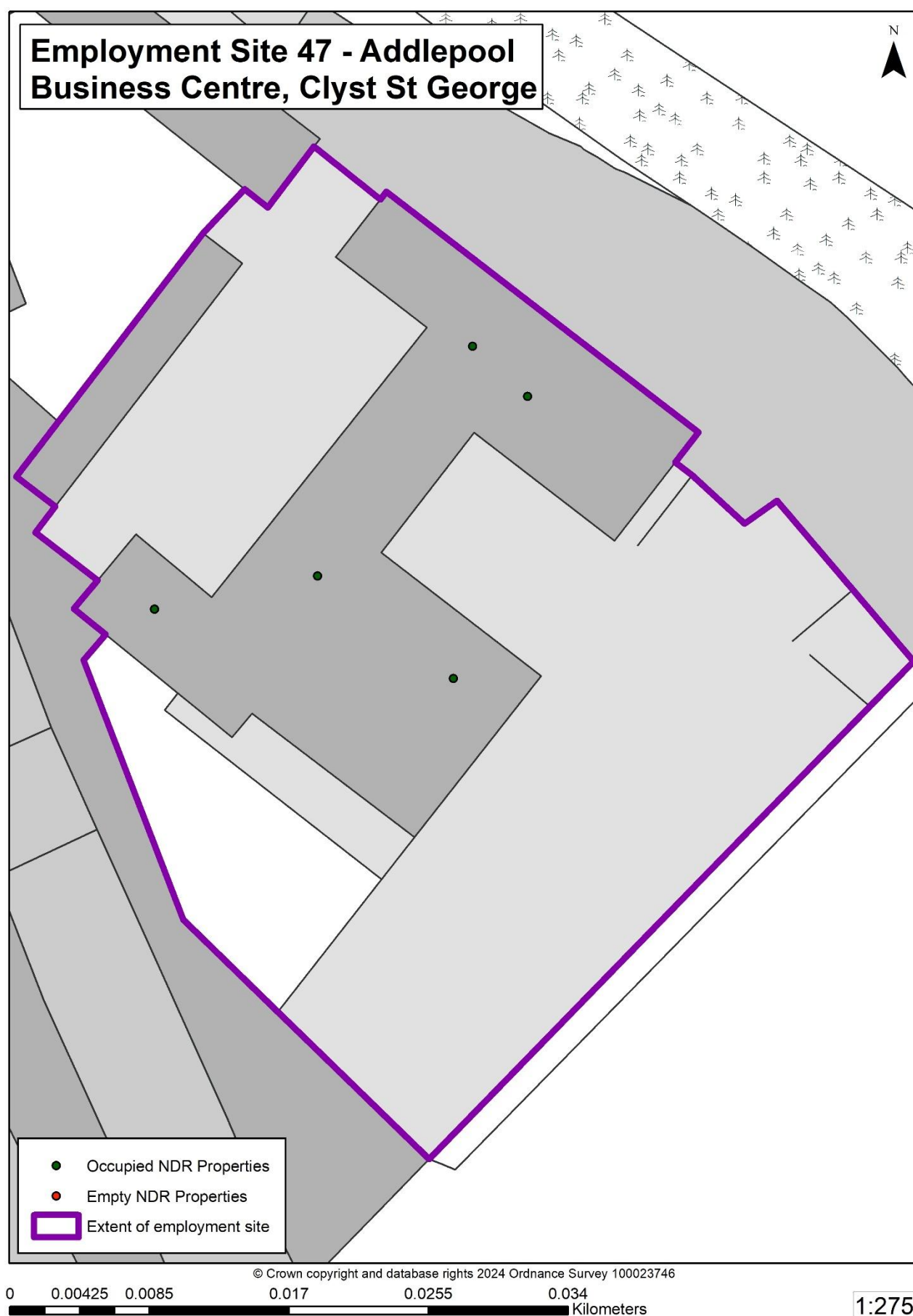
Addlepool Farm business park is owned by Mr P. Bragg.

Description

Addlepool Farm business park comprises of a range of converted red brick barns arranged around two yards. It is adjacent to the Addlepool farmhouse alongside the A376. Access to the site is gained through two existing access points from the unclassified village road. The site covers an area of 0.18 hectares and is shown on the plans below. This site is noted as an employment area in the Clyst St George Neighbourhood Plan.

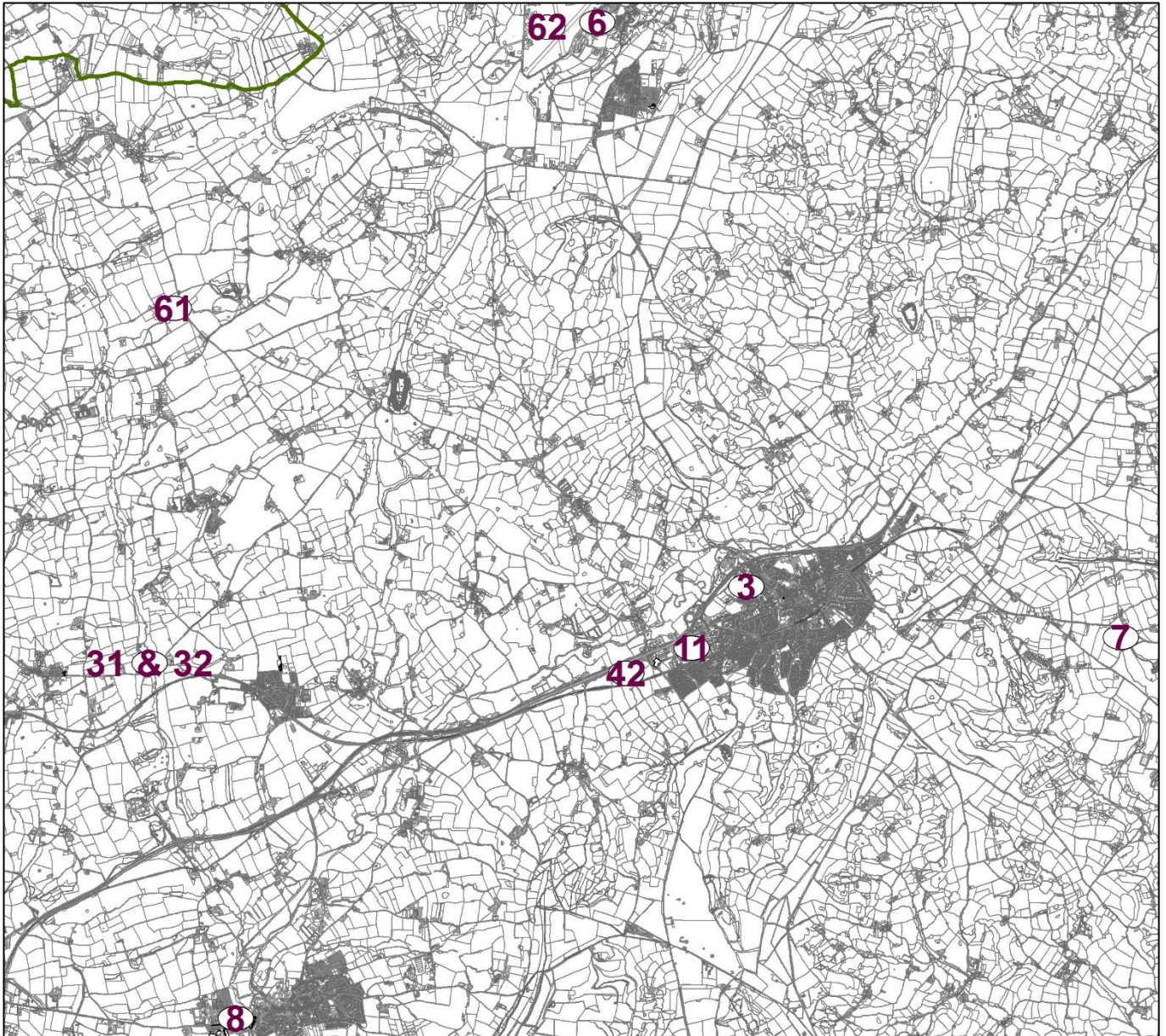
Non-Domestic Rated Properties

There are 6, small scale non-domestic rated properties within the employment site, none of which are empty.



Appendix 1D - Central Area

This part of the appendix features sites in the heart of the District – including Honiton, Ottery St Mary, Dunkeswell, Wilmington, Talaton and Broadhembury.



Included in this section are: Site 3 – Ottery Moor Lane; Site 6 – Dunkeswell Industrial Site; Site 7 – East Devon Business Park; Site 8 – Finnimore Industrial Estate; Site 11 – Heathpark Industrial Estate; Site 31 – Collets Mill; Site 32 – Talewater Works; Site 42 – West of Hayne Lane; Site 61 – Colliton Barton; and Site 62 – Dunkeswell Airfield.

11 – Heathpark Industrial Estate, Honiton

Ownership

This site is in multiple ownership.

Description

Heathpark Industrial Estate at 24.5 hectares is of substantial size. This large scale strategically important employment area lies on the western edge of Honiton and provides a mix of large, detached buildings and terraced industrial units varying in age and styles for several different occupiers. The estate is shown on the plans below.

Many of the existing premises on the estate are modern, though some are older, and a number have a second floor. The new East Devon District Council HQ occupies a prominent location near the principal northern entry to the estate, to the rear of the long-established East Devon Business Centre. From this road there is easy westerly access directly on to the A30.

The Turks Head Junction has recently been improved to ease traffic flows for eastbound A30 traffic and vehicles travelling to and from Honiton. The main entry point into the estate has, in recent years, become a focal point for retail uses. That said, the closure of Homebase and Argos has impacted the reputation. Away from this entry point the estate has become a popular location for small/medium sized businesses and larger distributors.

There is a small flood zone area surrounding the stream which flows through the site.

Summary of Planning Activity

See also Appendix 2 & 3 – Plots 11A to 11O.

Completions

Plots 11C (Change of use to a gymnasium), 11E (business studios), 11F (change of use from General Industry to Storage/Distribution) and 11G (covered area for Parnell Coaches), 11H (single-storey industrial building), 11L (new EDDC offices), 11I (industrial unit extension) and 11J (extension) were completed.

Change of Use and subdivision of: Unit 1 restricted retail (A1 use class) to Unit 1a (Class A1 retail), Unit 1b (restricted retail & bulky goods) and Unit 1c (restricted retail & bulky goods, or Class B8 storage & distribution); and Unit 2 Country Store restricted retail to Unit 2a (restricted retail & bulky goods; or Class B8 storage and distribution) and Unit 2b (restricted retail & bulky goods); and associated alterations to elevations – 18/1774/FUL (Plot 11N) granted September 2018 and has since been completed.

Installation of two pressure washing bays with accompanying parking – 18/0130/FUL (Plot 11O) granted May 2018 and has since been completed.

Vacant Land

Plots 11A is the last allocated (with no extant permissions) site covering 1.27 hectares

Non-Domestic Rated Properties

There are 138 units rated for non-domestic use, of which 9 were shown as empty. There is a predominance of warehouses (30), and workshops (43), but also a concentration of stores and factories.

Completed

A permission (19/2150/VAR) was granted on 12.11.2019 concerning Unit 5, Weston Park, Devonshire Road for a variation of Condition 3 of application 17/0428/FUL (Change of Use of building from Use Class B1/B8 (light industry/storage) to D2 (health club and gymnasium) together with the insertion of a first floor and associated external alterations) to permit extended opening hours. Plot 11P. See Appendix 3.

Also, a permission (19/1859/FUL) was granted on 28.10.2019 for the Retrospective Change of Use of Unit E from Use Class B1/B2/B8 to a plumber's showroom (sui generis) in connection with Total Plumbing Supplies permission at Units 2-4, Gloucester Crescent. Plot 11Q.

Planning Activity

A permission (20/2751/FUL) was granted on 23.3.2021 for the construction of a single storey industrial unit for use classes E(g), B2 & B8 on Plot 11Ki. Complete.

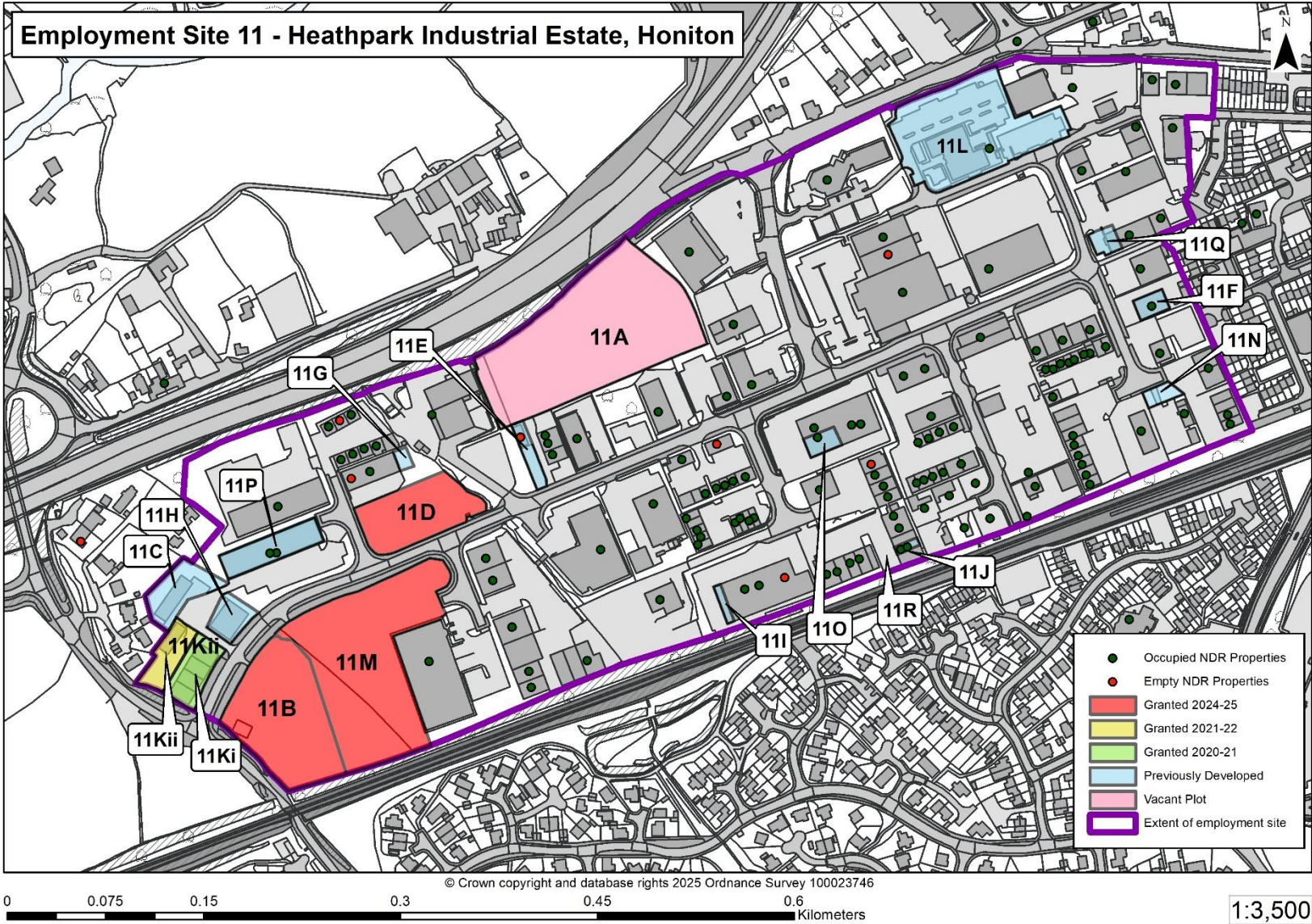
A permission (21/1350/FUL) was granted on 21.05.2021 for the construction of two storey offices for Use Class E(g)(i). Plot 11Kii. Complete.

A permission (23/1940/FUL) was granted on 14.12.2024 for the construction of a secure vehicle store for Use Class B1(c). Plot 11R.

A major outline application (23/1632/MOUT) is pending consideration for the phased construction of 4000 Sqm of B2, B8 and E(g)(iii) development. Plot 11B.

A permission (23/1631/MFUL) was granted on 20/02/2025 for the Development of 17 commercial units, 3164 Sqm of B2, B8 and E(g)(iii). Plot 11M. This is phase 1 of a 2-phase development. Phase 2 is permitted by (23/1632/MOUT) and is on the neighbouring plot 11B.

A permission (23/1199/MFUL) was granted on 13/06/2024 for the construction of new industrial units, 1417 Sqm of use Class B2. Plot 11D.



42 – West of Hayne Lane Employment Site, Honiton

Ownership

Land to the West of Hayne Lane is understood to be in split ownership between East Devon District Council and The Combe Estate.

Description

The site is located on the western periphery of Honiton, with access from the A35 through the Heathpark Industrial Estate and close to a junction with the A30. The site has a prominent frontage to the A30 to the north. The site is currently in agricultural use but is allocated for employment purposes in the Local Plan. The site covers an area of 15.13 hectares and is shown on the plans below.

A small part of the site is now in use as a garden centre, which is discounted from this employment site monitoring work. The railway runs past the site to the south.

Summary of Planning Activity

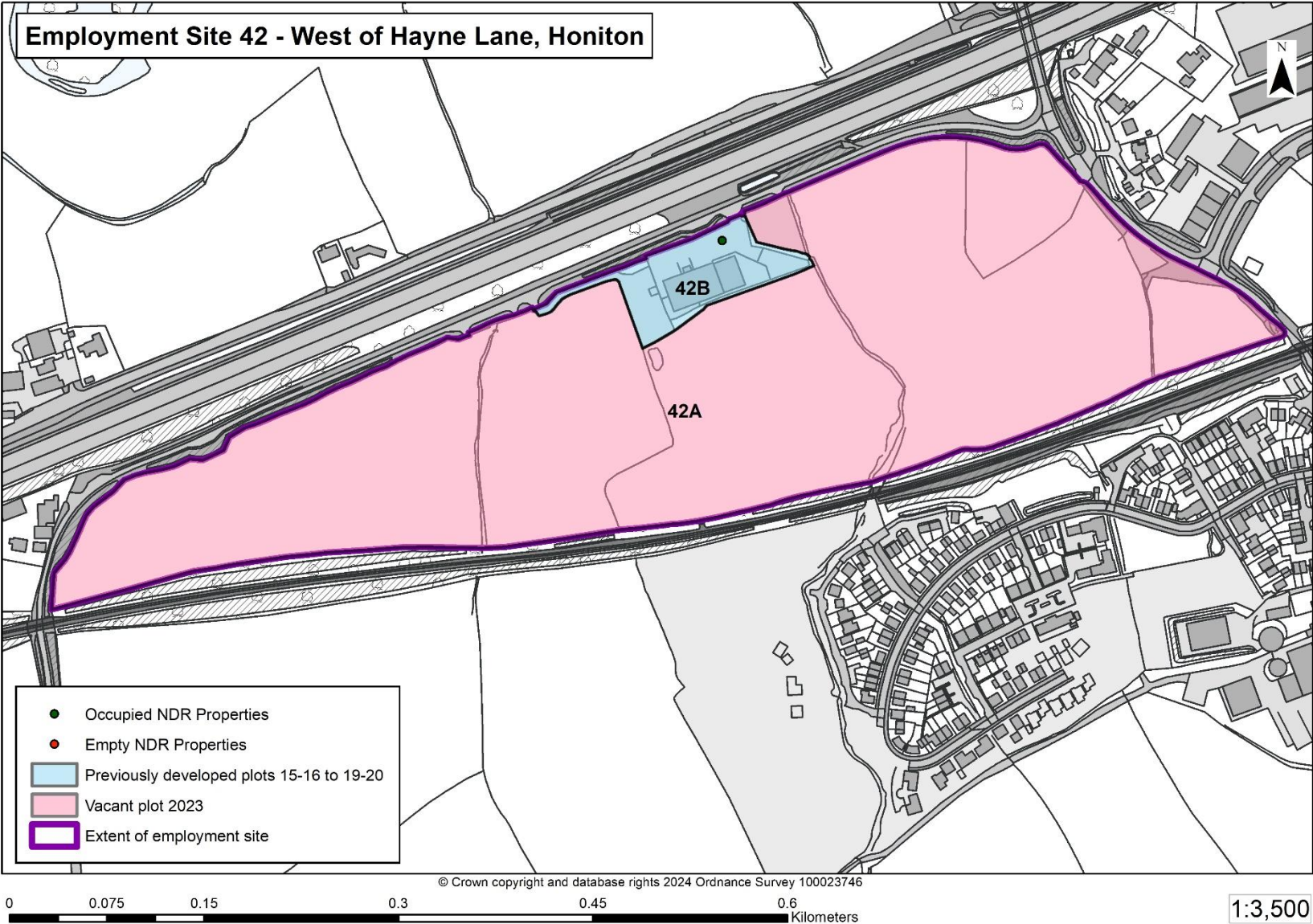
See also Appendix 2 – Plots 42A.

Completed

A permission (17/1053/MFUL) was granted on 07/09/2017 for the proposed development of garden centre, incorporating new building, covered sales area, outdoor sales area, storage, and car parking and widening of the access. Plot 42B. Complete. This accounts for the single retail non-domestic rated property on the site.

Vacant Land

Plot 42A is allocated in the Local Plan (with no extant permission).



3 – Ottery Moor Lane, Honiton

Ownership

The site is understood to be in multiple ownership.

Description

Ottery Moor Lane is an ageing industrial area, covering 2.36 hectares, close to Honiton town centre. The boundary of the site has been greatly reduced for the 2020/21 review to remove the areas now being developed for residential use (19/0578/MRES) (Sion Close / Crier Street / Old Show Field Way / Bobbin Close / Dairy Close / Silk Drive). This area is nearing completion and can be seen to the northwest of the site on the plans below.

The site is within Honiton and close to the A30 and A375 though the access via Ottery Moor Lane leading from High Street is not ideal and the site lacks prominent street frontage. The western corner adjoins Mountbatten Park, a recreation area.

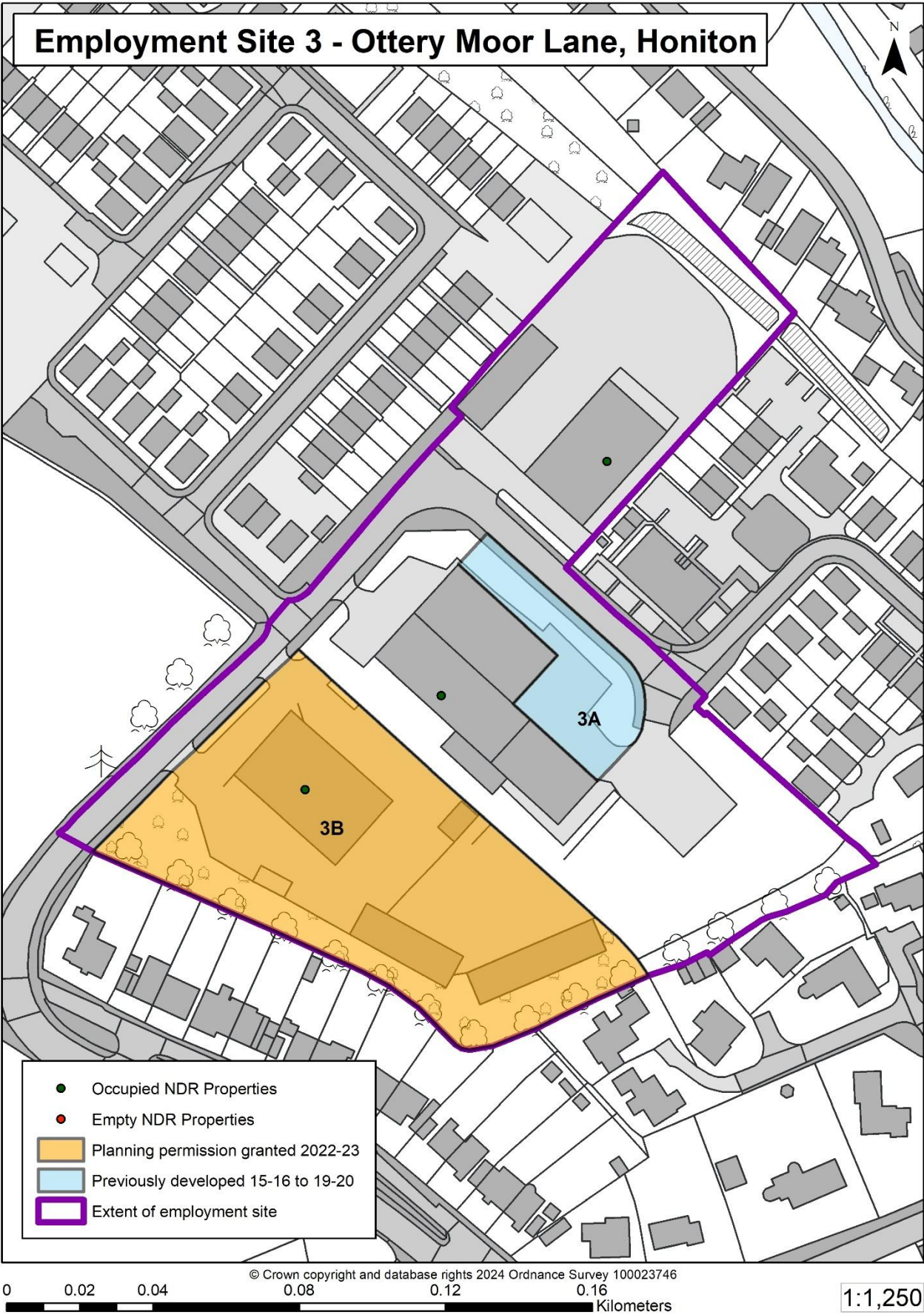
Non-Domestic Rated Properties

There are 3 non-domestic rated properties, none of which are empty.

Planning Activity

Plot 3A was completed in 2015-16 (now Jurassic Fibre).

A permission (22/2712/FUL) was granted on 08.01.2023 for the refurbishment and reconfiguration of depot including partial demolition of existing store, construction of new storage building. Plot 3B. Complete.



7 – East Devon Business Park, near Wilmington

Ownership

The site is thought to be in single ownership.

Description

East Devon Business Park is a small estate, extending to 1.09 hectares, in a central part of East Devon, near Wilmington (east of Honiton). The site is in close proximity to the A35. The estate is occupied by a range of business uses occupying mostly older buildings. The estate is shown on the plans below and a south-westerly part of the estate appears to be underused and might offer some infill development/re-development potential.

Summary of Planning Activity

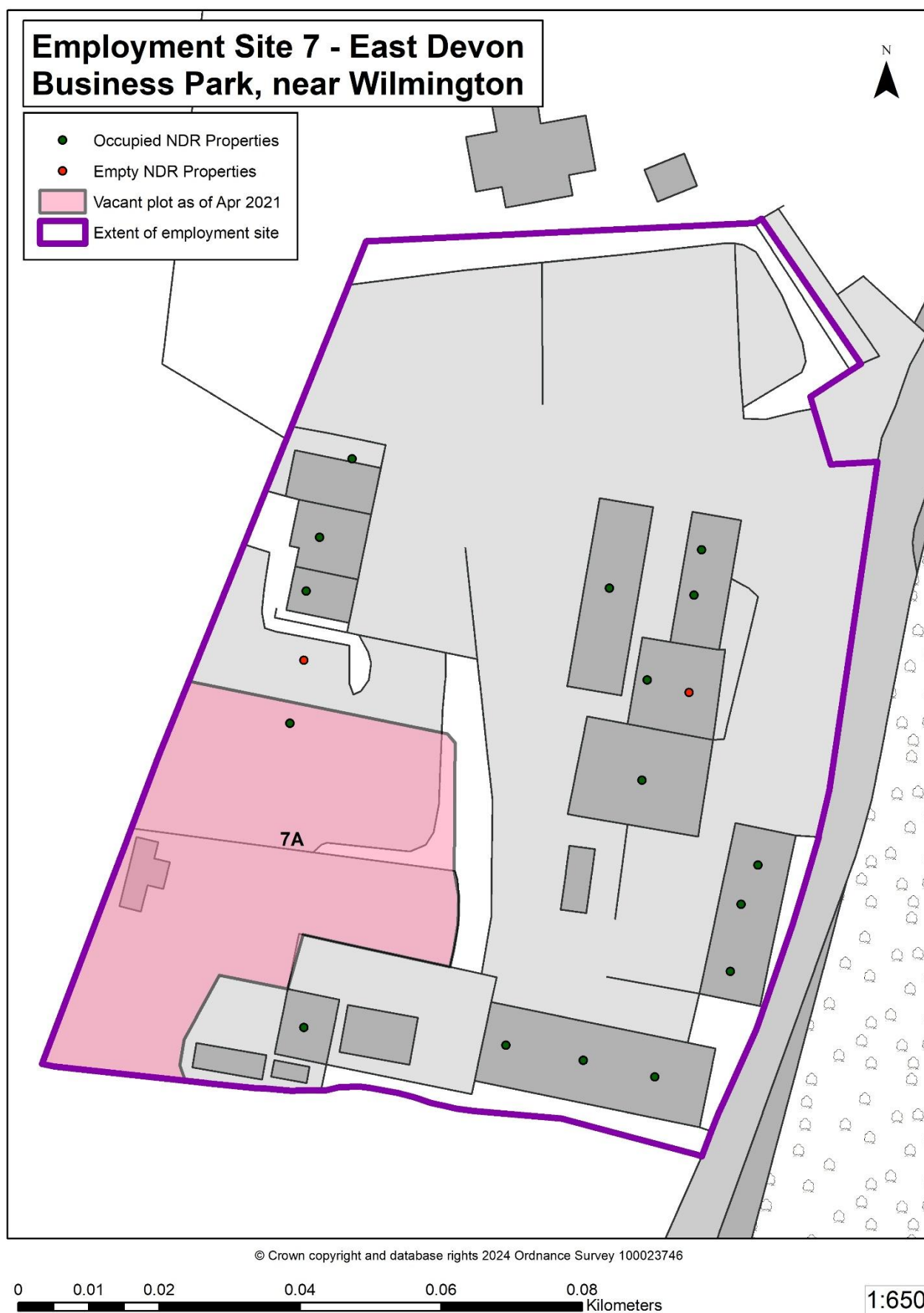
See also Appendix 2 – Plot 7A.

Vacant Land

There is a comparatively large potentially underutilised plot at the south-west boundary of the site covering 0.2 hectares which is currently being used as parking.

Non-Domestic Rated Properties

There are 18 non-domestic rated units at the site, of which 2 are classed as empty. Storage units and workshops account for 5 units each.



8 – Finnimore Industrial Estate, Ottery St Mary

Ownership

Most Finnimore Industrial Estate is understood to be owned by a single private investor, Whatcote Investments (Birmingham) Ltd. However, there are also a few owner occupiers.

Description

Finnimore Industrial Estate lies on the western side of Ottery St Mary with good access to the B3174 Barrack Road, and around three kilometres (two miles) to the A30. The industrial estate contains a range of businesses; it extends to some 6.3 hectares in size and is shown on the plans below. There are three comparatively large vacant plots of land at Finnimore that are allocated in the Local Plan and is covered in the Ottery and west hill policy NP19 for local employment development. The industrial estate is noted for employment use in the Ottery and West Hill NP. The site is within a flood zone because of the River Otter running past the site to the East. Coleridge bridge to the Northeast was recently replaced.

Vacant Land

Plots 8A, 8B, and 8C are allocated for employment use under strategy 24 and cover approximately 2.26 hectares.

Non-Domestic Rated Properties

There are 37 units rated for non-domestic use, of which 5 were empty.

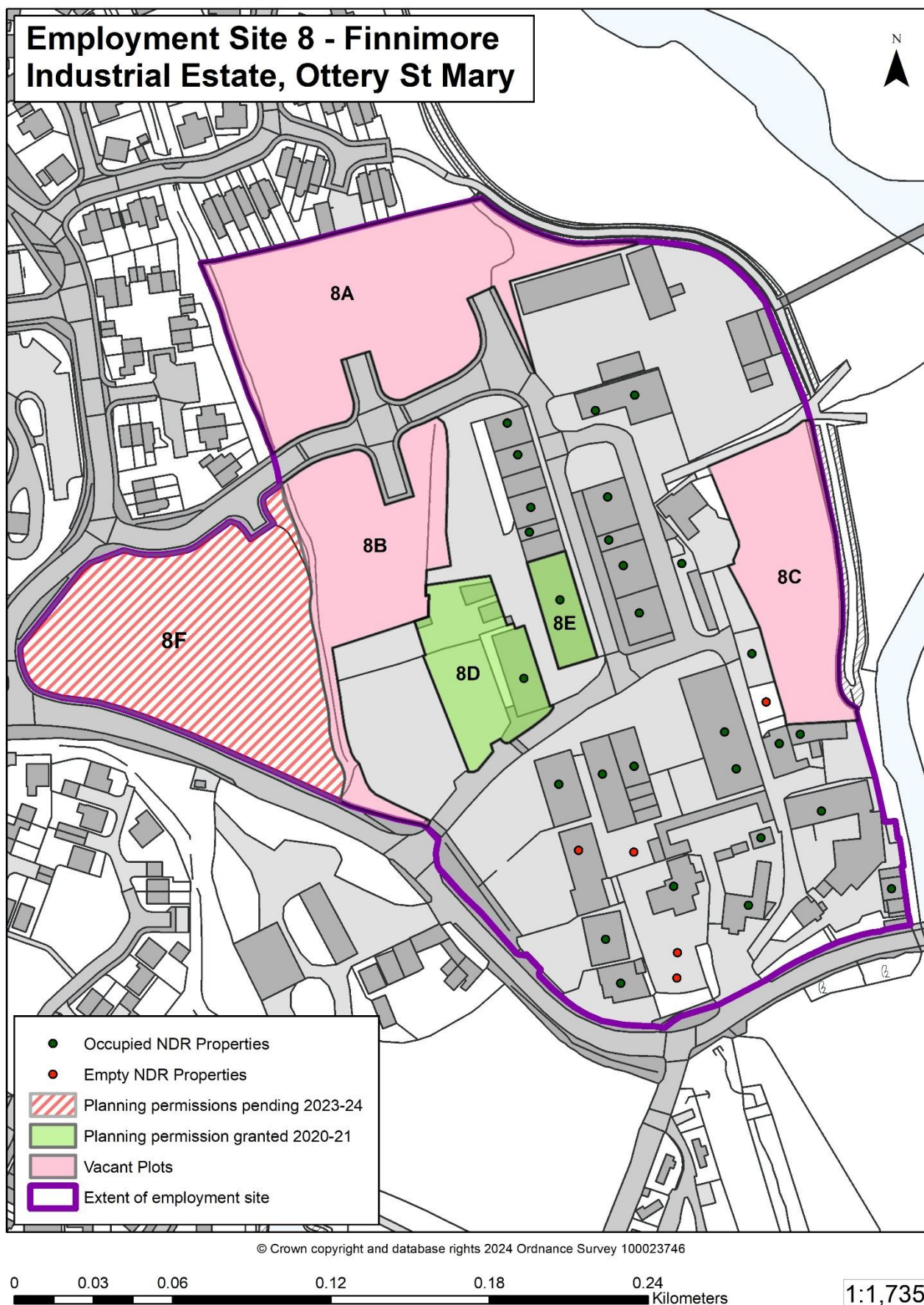
Planning Activity

Appendix 2 – Plots 8A to 8C.

A permission (20/0779/FUL) was granted on 16.7.2020 for a new industrial unit for B1, B2 and B8 use. Plot 8D. 24/0282/VAR, reducing the size of the building.

A change of use (20/1443/COU) application was approved on 4.9.2020 from a Use Class B2 (general industrial) to D2 (gym use). Plot 8E. Complete.

A major outline application (23/2077/MOUT) is pending consideration for the construction of single storey units, use class B2, B8, E(c) and E(g) with floor space of up to 2640 Sqm. Plot 8F.



6 – Dunkeswell Industrial Estate

Ownership

The site is in multiple ownership.

Description

Dunkeswell Industrial Site occupies a very substantial area, 22.63 hectares, and lies to the south-eastern side of Dunkeswell airfield runway. The airfield was built during the Second World War and remains operational for light aircraft.

The sprawling industrial estate contains a variety of premises ranging from large aircraft hangers and associated buildings, some formerly in military use, through to more modern units. The industrial site is shown on the maps below.

The northerly part of the estate is modern and comprises a number of new medium sized units. The slightly larger southern area is far more mixed in nature; it contains the larger and older buildings with their origins dating back through the 20th century and a few more modern units. Road access to the industrial area is via narrow country lanes and it lies around eight kilometres (five miles) to the north of the A35 and Honiton.

The boundary between the Dunkeswell airfield and Dunkeswell industrial site has been shifted for the 2023 ELR to allow the plots with permission and under construction to be clearly viewed in their relevant location's maps. This has also allowed for the allocation of vacant plots to be separated between the two employment sites.

Dunkeswell Neighbourhood Plan holds Policy LE2 – Industrial Estate. This policy seeks to protect B1, B2 and B8 uses and live-work units while sitting alongside the Local Plan policies which cover this area.

Summary of Planning Activity

See also Appendix 2 – Plots 6A to 6J.

Completions

There have been eight completions within the last eight years. In 2013-14, a new unit was built on Plot 6A; in 2014-15, a new storage building was built on Plot 6D and there was a change of use from a museum to light industrial / storage use on Plot 6E; in 2015-16 an extension was built on Plot 6A; in 2016-17, an extension was built on Plot 6Gi; and, in 2017-18, extensions were built on Plots 6Gii and 6Giii and a workshop was erected on Plot 6J.

Approvals

Permission was granted for an extension to be built on Plot 6F in February 2016, but this has yet to begin at 31.3.2019. Also, in 2017, permissions were granted for an extension to be built on Plot 6H and for a replacement structure on Plot 6I.

Vacant Land

There was a vacant plot of land (6VB) in the southern, older part of the estate. Planning permission was granted for construction of an extension to the south-west of an existing industrial building there, but expired on 26 June 2017 and was not implemented – this is no longer counted as vacant (please see Appendix 2). Other vacant plots are detailed on the map, of which 6VA and 6VF are the largest.

Non-Domestic Rated Properties

There are 156 units rated for non-domestic purposes, 5 of which were empty; 58 units are used for warehousing, 30 as workshops, while 34 premises are used for storage purposes.

Planning Activity

A permission (19/1966/FUL) (Plot 6K) was granted on 28.10.2019 for the expansion of a machinery assembly building with north-east extension and south-east lean-to extension and alterations to front of main building at Perry of Oakley Ltd.

The permission (19/2288/FUL) was granted on 6.1.2020 for the Change of Use from light industrial (B1) to Doggie Day Care Centre at Unit 24B Flightway. Plot 6R. See also Appendix 2 & Appendix 3.

A permission (20/0229/FUL) (Plot 6L) was granted on 1.4.2020 for the extension of an existing industrial building for general industrial (Use Class B2) and storage (Use Class B8) use and improvements to car park. Complete.

A further permission (20/0369/FUL) (Plot 6M) was granted on 14.7.2020 for the construction of a two-storey building comprised of a warehouse (Use Class B8) and showroom (sui generis) on the ground floor and offices (Use Class B1a) on the first floor. Under construction.

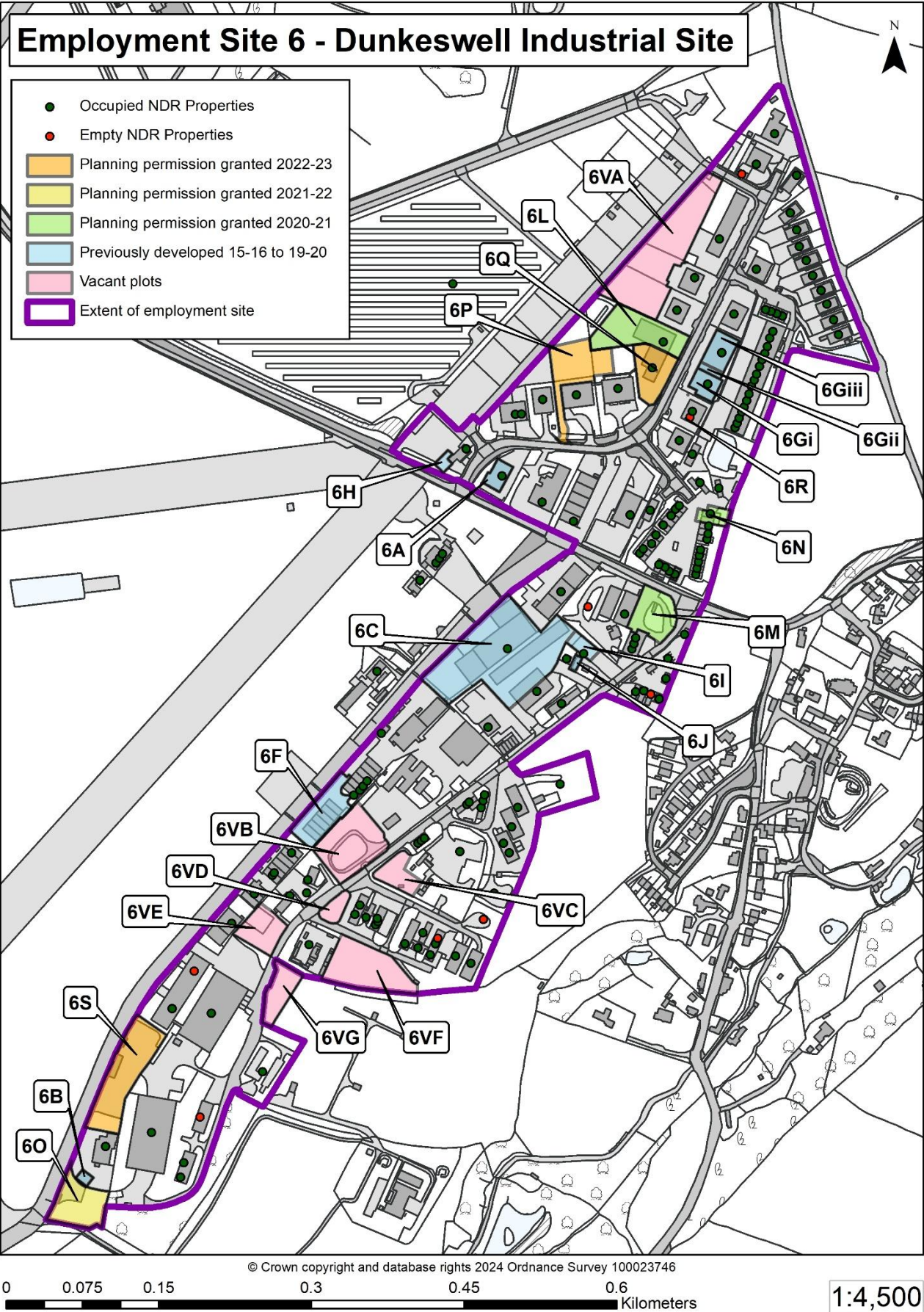
The permission (20/1518/FUL) (Plot 6N) was accepted on 5.11.2020 for the change of use from B2 (general industrial) to Animal Crematorium (sui generis). Complete.

A permission (22/0619/FUL) was granted on 06.04.2022 for the construction of a storage shed (Use Class B8). Plot 6O.

A permission (22/2631/FUL) was granted on 28.11.2022 for the erection of 2 no. industrial units. Plot 6P. Under construction.

A permission (21/2610/FUL) was granted on 25.06.2022 for the creation of a single storey extension to warehouse. Plot 6Q. Under construction.

A permission (22/1058/FUL) was granted on 12.08.2022 for the creation of a single storey extension to warehouse. Plot 6S.



62 – Dunkeswell Airfield

Ownership

Ownership of the airfield site is unknown.

Description

The airfield is directly to the west of Site 6 – Dunkeswell Industrial Site.

The boundary between the Dunkeswell airfield and Dunkeswell industrial site has been shifted for the 2023 ELR to allow the plots with permission and under construction to be clearly viewed in their relevant location's maps. This has also allowed for the allocation of vacant plots to be separated between the two employment sites. Neighbourhood plans specify support the continued use of the airfield for its intended use, encircling the whole area is for display completeness.

Dunkeswell Neighbourhood Plan holds policy BE2 – Supporting the Use of the Historic Dunkeswell Airfield. This policy seeks to enable development which demonstrates complimentary / compatible with the existing uses of the site, which includes employment uses.

To the South-west of the site there are a group of buildings; watch office, fire tender shelter and floodlight trailer, and tractor, that are grade 2 listed.

Vacant sites

Plots highlighted as vacant or underdeveloped plots are shown below as 62VA, 62VB, 62VC, 62VD and 62VE.

Completions

Work on a new building belonging to Mansell Raceway on Plot 62B was completed in 2018/19.

Approvals

Permission was granted for a proposed aircraft storage shed on Plot 62C in June 2017 and an extension to an Air Westward aircraft storage shed on Plot 62A in March 2018.

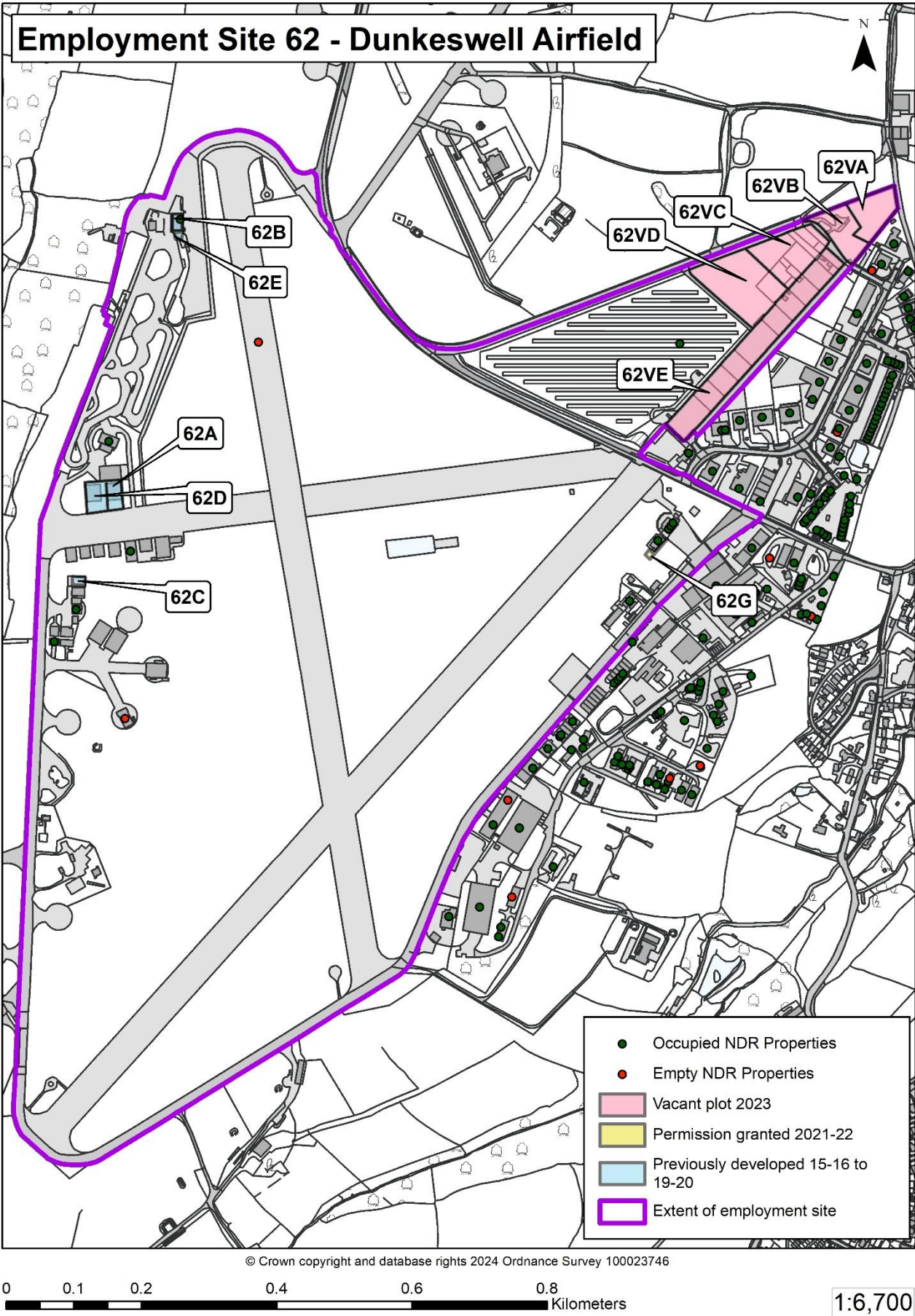
Non-Domestic Rated Properties

There are 16 units rated for non-domestic purposes, 3 of which were empty.

Planning Activity

A permission (19/0198/FUL) (Plot 62H) was granted on 19.06.2020 for the construction of a detached cart workshop with first floor viewing terrace linked to the race building at Mansell Raceway and another (19/0889/FUL) (Plot 62D) was granted on 21.06.2019 for the erection of an aircraft storage building and hard standing for visitor parking. See also Appendix 2.

A permission (22/1137/FUL) was granted on 26.05.2022 for the erection of an office building with a first floor viewing room. Plot 62G.



31 & 32 – Collets Mill and Talewater Works, Talaton

Ownership

Collets Mill is owned by a Mr Hodge and Ms Lane of Feniton and was previously owned by Otter Nurseries Limited. Land adjacent to the site is currently owned by Danebury Building Services (Devon) Limited.

Ownership of the Talewater Works at Talaton is not known.

Description

The employment zone at Collets mill has been reduced due to the permission (20/1086/FUL) was granted in 24.06.2021 as the land use has changed to residential. This reduction in size, collets mill and Talewater works will be monitored together form the 2022/23 report.

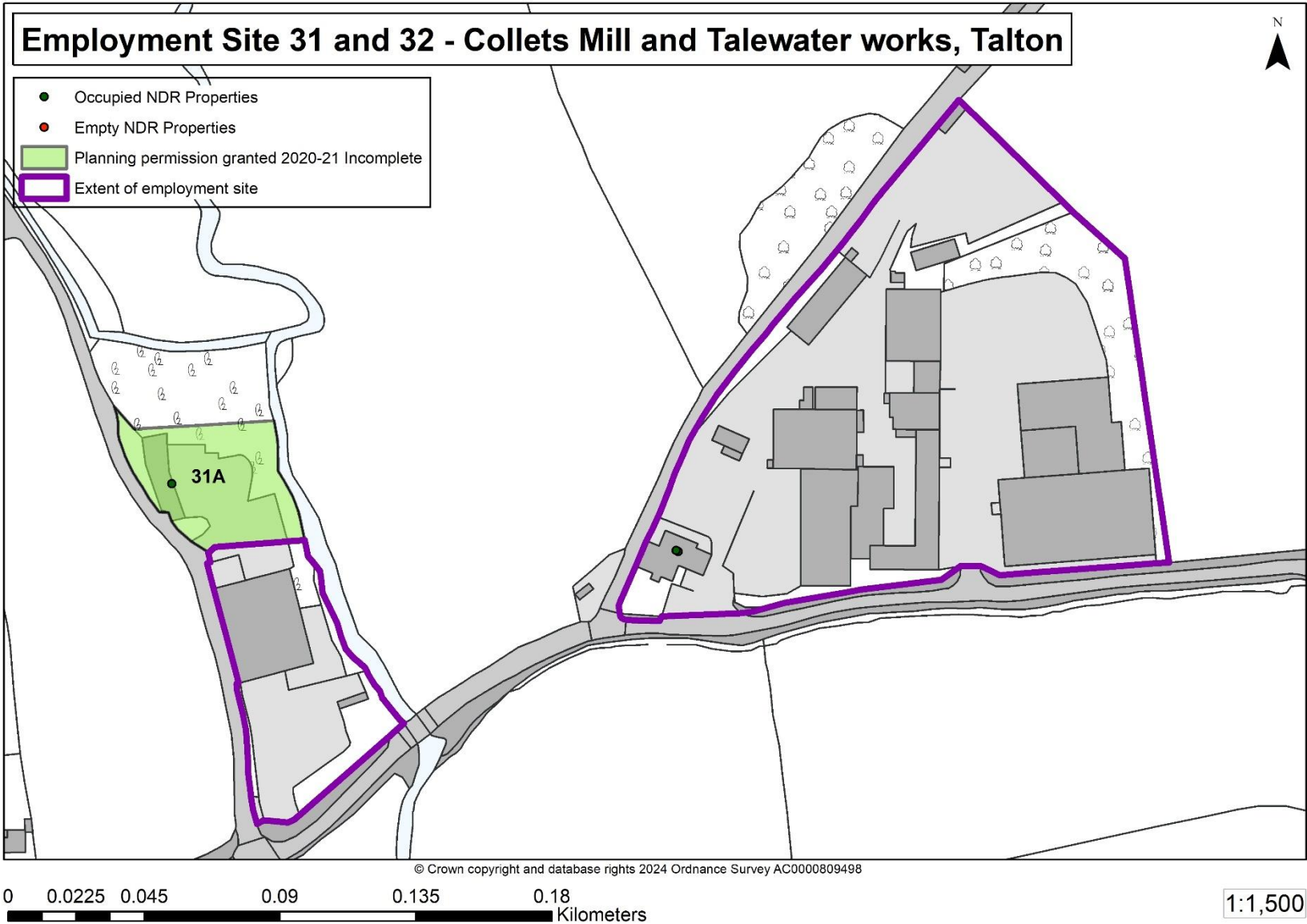
Collets Mill and Talewater works sit in a rural location midway between the villages of Talaton and Feniton. Collets Mill is home to a timber mill and Talewater works includes a range of business, together, there is a total covered area of 2.51 hectares. The combined site is shown on the plans below. It should be note that both sites have areas within the flood zone.

Non-Domestic Rated Properties

At Colletts mill there are 1 unit rated for non-domestic use, all of which are occupied. Whereas at Talewater works there are 4 units rated for non-domestic use, all of which are occupied.

New for 2020/21

A permission (20/1086/FUL) was granted in 24.06.2021 for the conversion of the mill to a residential dwelling. Recent discharge of conditions 24/0424/DOC shows progression of permission.



61 – Colliton Barton, Broadhembury

Ownership

Ownership of the site is not known.

Description

The site comprises a range of business units converted from agricultural to industrial use and covers an area of 0.27 hectares.

Summary of Planning Activity

See also Appendix 2 – Plots 61A and 61B.

Completion

Plot 61A change of use was approved and completed during 2015-16.

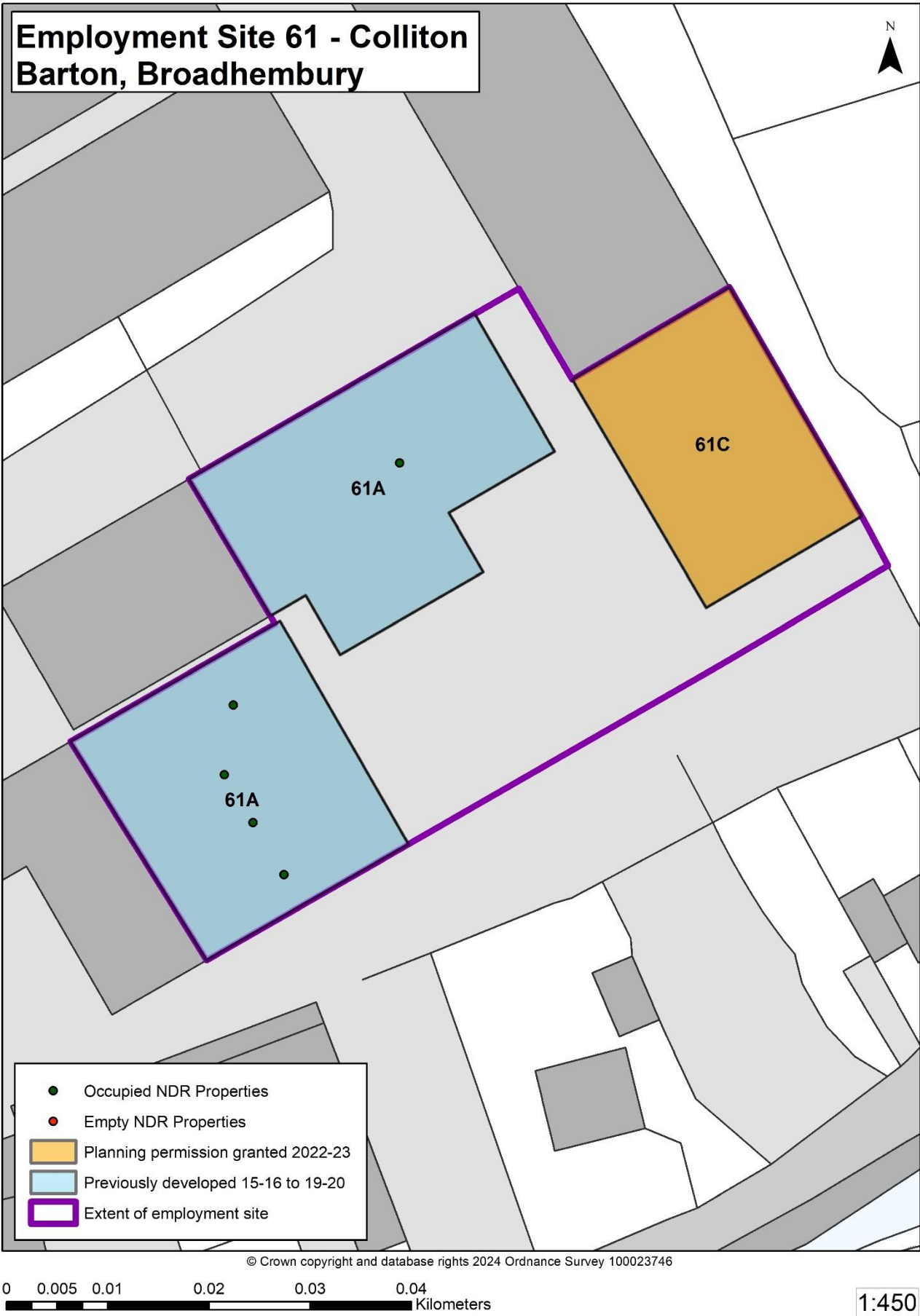
Plot 61B comprises the retention of a relapsed permission for a change of use from agricultural use to B8, for the storage and distribution of food.

Non-Domestic Rated Properties

The site contains five units rated for non-domestic use, none of which were empty.

New for 2022/23

Prior notification (22/2225/PDR) was accepted on 11.10.2022 for the conversion of existing hay shed to commercial/light industrial workshop/storage. Plot 61C. Complete.



Appendix 1E - Southern Area – Coastal Towns

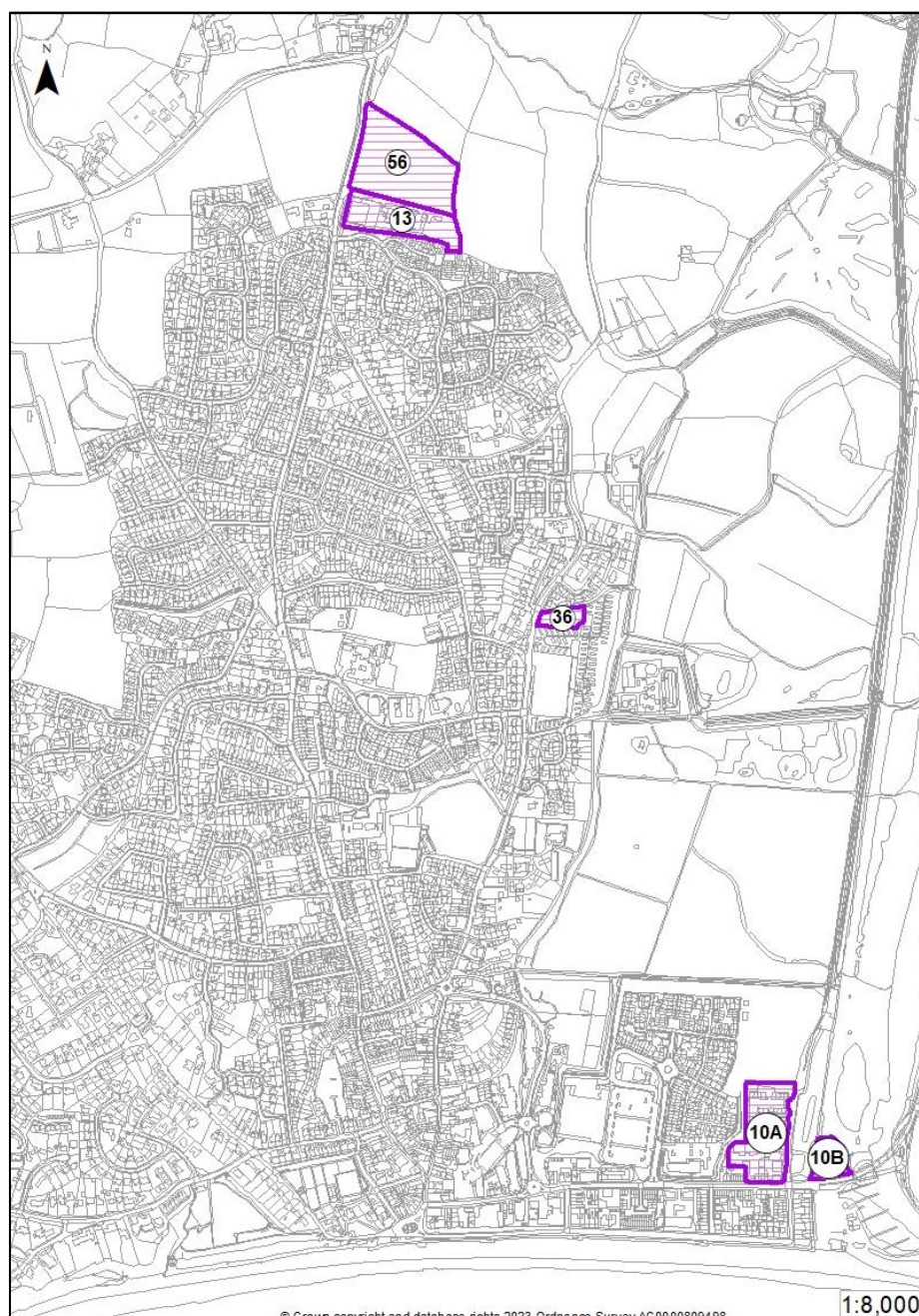
This part of the appendix features sites in or near coastal towns to the south of the District – including Exmouth, Sidmouth, Seaton, Budleigh Salterton, Colaton Raleigh and Newton Poppleford.



Exmouth and Budleigh Salterton



Sidmouth and the surrounding area



Seaton

Included in this section are: Site 1 – Alexandra Trading Estate; Site 10 – Harbour Road Industrial Estate; Site 13 – Harepath Road Industrial Estate; Sites 16, 17 & 45 – Liverton Business Park; Site 18 – Dinan Way; Site 19 – Manstone Lane; Site 23 – Pound Lane; Site 29 – Salterton Workshop; Site 28 – Dinan Way Trading Estate; Site 30 – The Old Sawmills; Site 34 – Victoria Way; Site 35 – Pankhurst Industrial Estate; Site 36 – Colyford Road; Site 40 – South of Redgate; Site 41 – Sidford Employment Site; Site 60 – Dotton Farm; and the employment areas at Goodmores Farm, Exmouth and Harepath Road, Seaton where specific plots are yet to be determined.

16 – Liverton Business Park (Phase 1), Exmouth

Ownership

Liverton Business Park (Phase 1) is controlled by Clinton Devon Estates.

Description

Phase 1 of Liverton Business Park is located on the eastern edge of Exmouth; it extends to 8.59 hectares and is shown on the plans below. Along with the other phases of Liverton Business Park, this site is considered out of town.

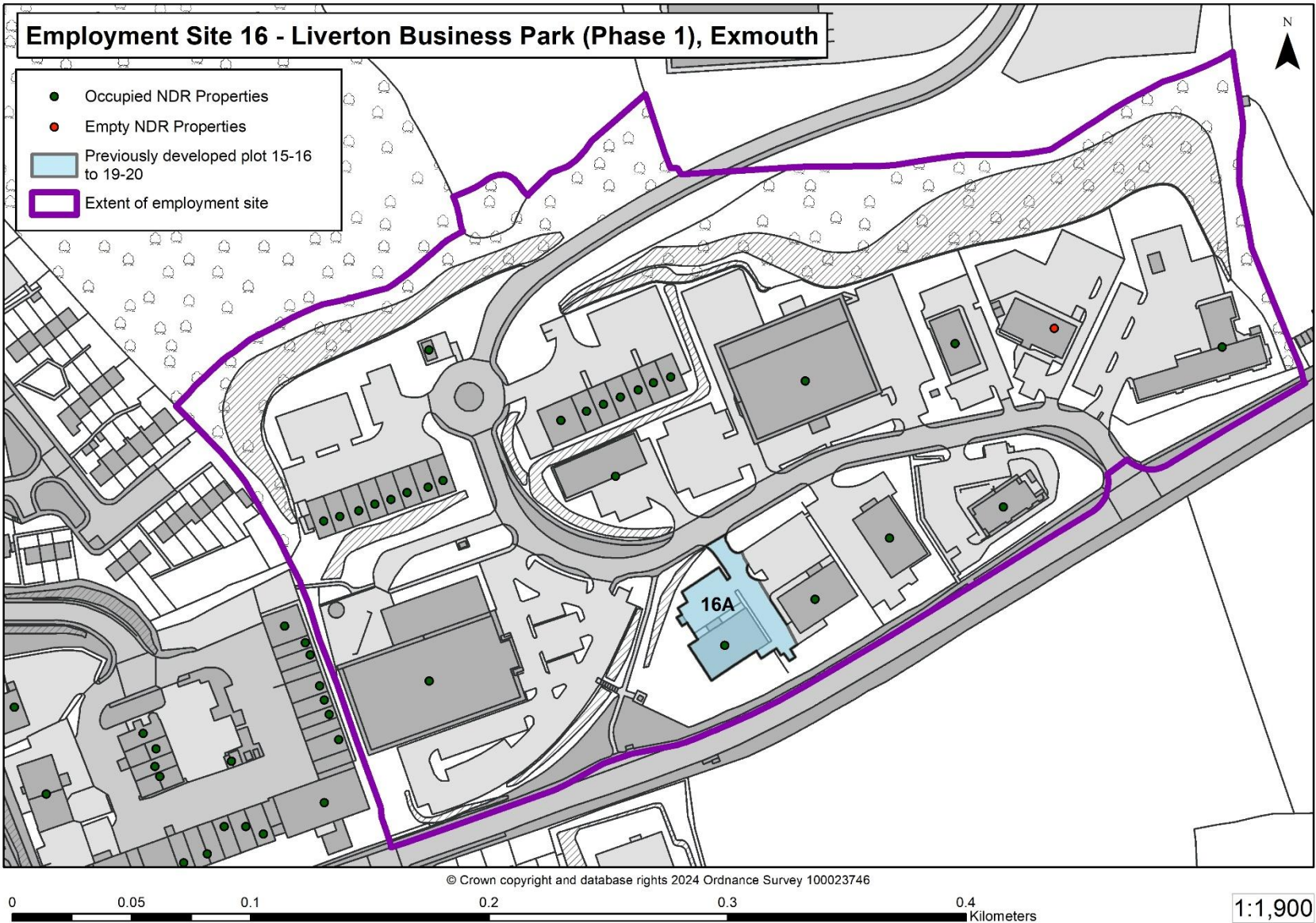
The business park contains a range of predominately modern units, mostly built in the last 15 years, which are of variable size. Larger units are mostly to the southern frontage of the site, Salterton Road. Liverton (Phase 2) lies to the north of Phase 1 and Phase 3 to the east.

Non-Domestic Rated Properties

There are 28 units rated for non-domestic use, two of which are empty. Much of the estate is occupied by large retail premises, but there are other uses including 10 workshops.

New for 2019/20

A permission (19/2318/FUL) was granted on 04.02.2020 for a Change of Use of the former Carpetright retail unit (A1) to use as a gym/health and fitness centre (D2), including construction of mezzanine. Plot 16A. Complete.



17 – Liverton Business Park (Phase 2), Exmouth

Ownership

The site is controlled by Clinton Devon Estates.

Description

Liverton Business Park (Phase 2) extends to an area of 6.5 hectares and lies on the eastern edge of Exmouth, to the north of – and with road access via Liverton (Phase 1) on to – Salterton Road. The site is shown on the maps below. The site is stepped down from Phase 1 and the access road to the site drops down quite sharply.

There are a number of builders' merchant warehouses on site and vacant land with further scope for development around and fronting on to the access road at this site.

There is a flood zone to the north of the site.

Vacant Land

Plot 17F is vacant covering an area of 1.19 Ha. It should be noted that this plot is steeply sloping similar to the rest of the site.

Non-Domestic Rated Properties

There are 8 units rated for non-domestic use, two of which are classed as empty.

Planning Activity

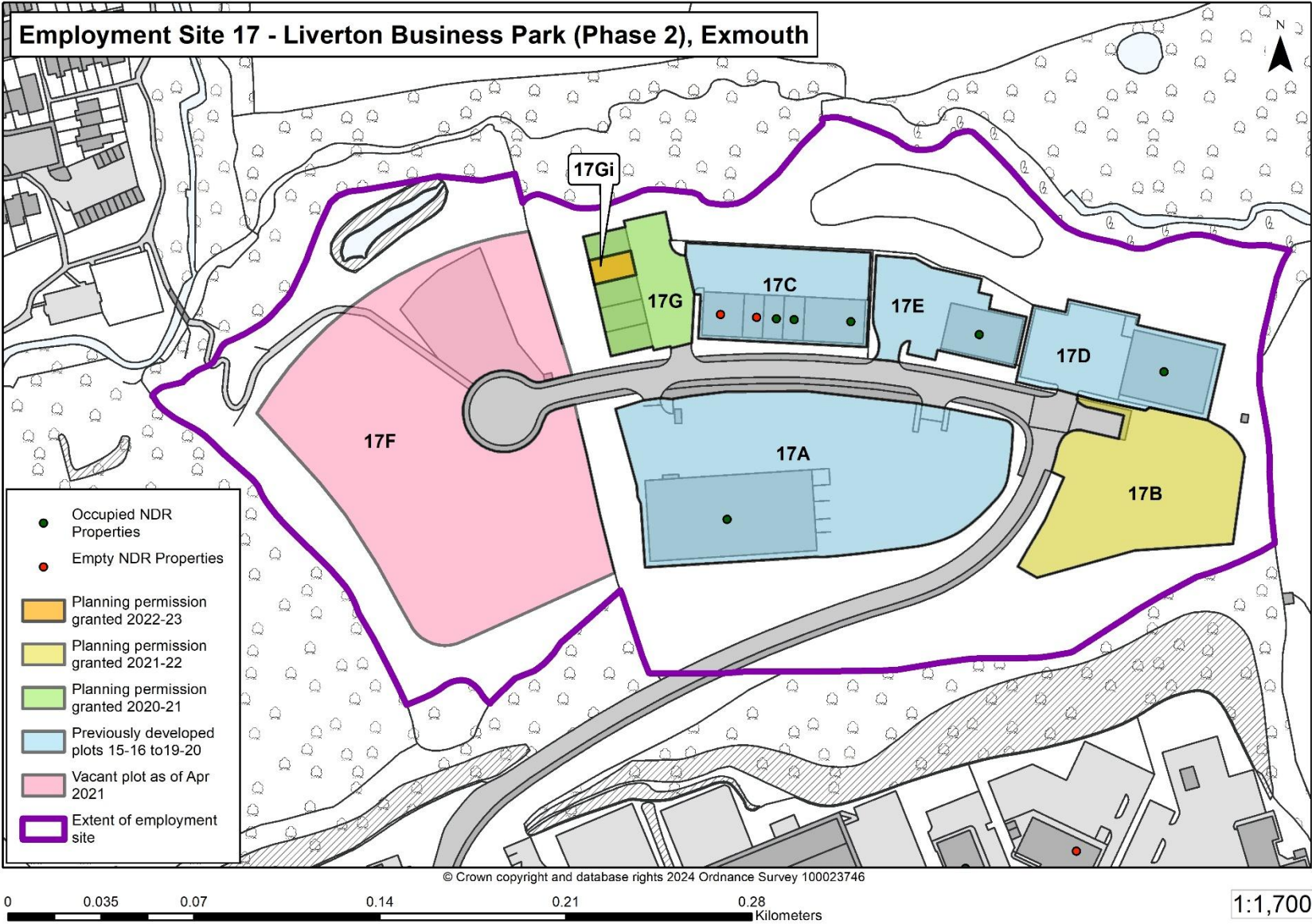
See Appendix 2 – Plots 17A to 17Gi.

Plot 17A (Bradfords) was completed in 2013-14; Plot 17C (a row of new workshops) was completed in 2016-17; Plot 17D (Howdens Joinery) was completed in 2016-17; Plot 17E (Screwfix) was completed in 2017-18.

A permission (20/2493/FUL) was granted on 11.3.2021 for five new industrial units for B1, B2 & B8 use. Plot 17G. Complete.

A permission (21/2071/FUL) was granted on 03.28.2021 for 2 industrial units for Class E (g) (i) (ii) or (iii), B2 and B8 use. Plot 17B. Complete.

A certificate of proposed lawful use (22/0396/CPL) was granted on 20.04.2022 for proposed use of Unit 10 from B1 General Industrial to E(e) Provision of medical or health services (private pharmacy). Plot 17Gi. Complete.



45 – Liverton Business Park (Phase 3), Exmouth

Ownership

Liverton Business Park (Phase 3) is owned by Clinton Devon Estates.

Description

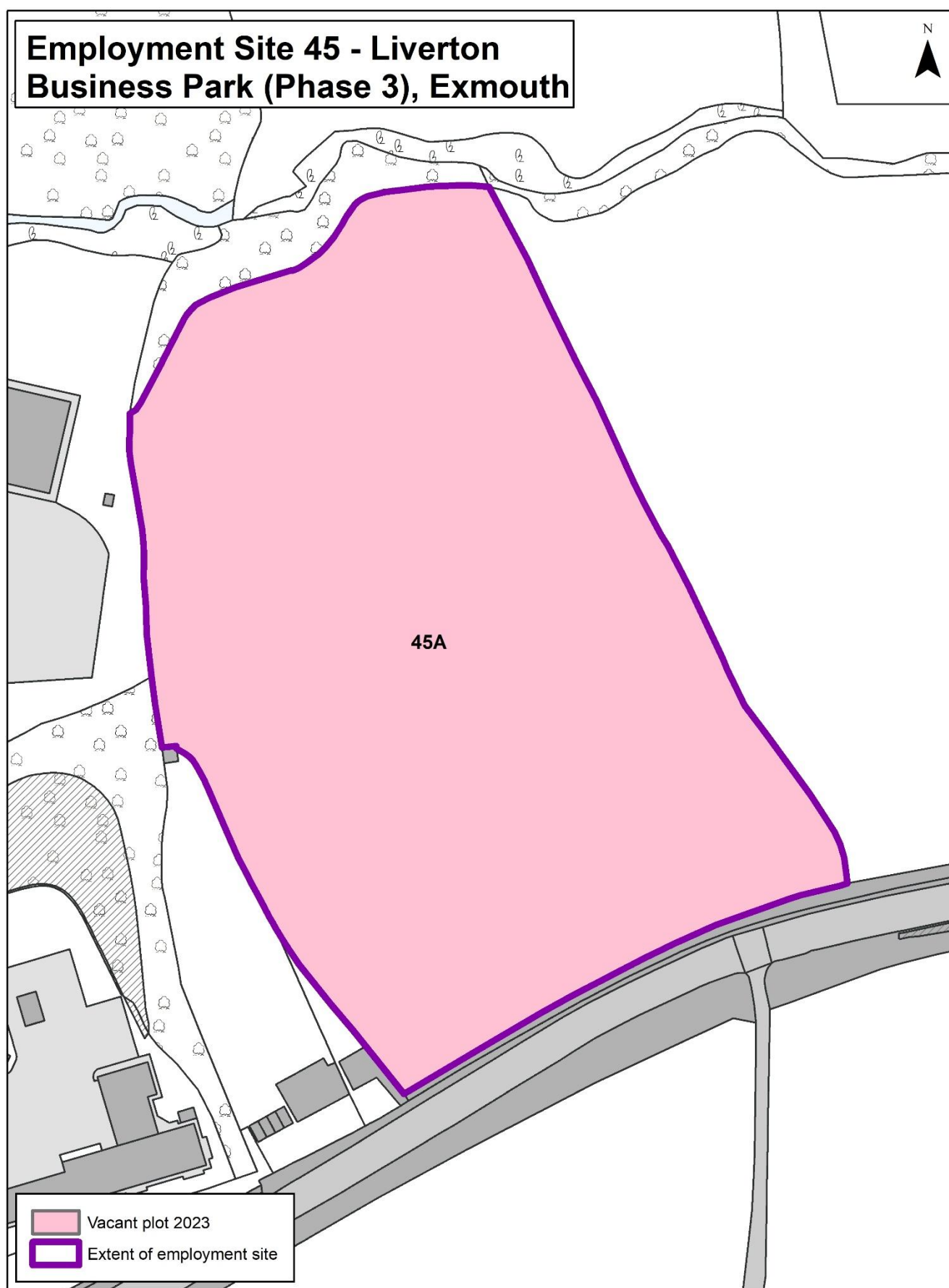
Liverton Business Park (Phase 3) is allocated in the Local Plan for employment use. The site lies at the eastern edge of Exmouth and adjoins the existing Liverton industrial estate with road frontage to the B3178. It is currently a greenfield site and measures 2.76 hectares in area. The site is shown on the plans below.

Summary of Planning Activity

See also Appendix 2 – Plot 45A.

Vacant Land

Plot 45A is allocated in the Local Plan (with no extant permission) and has a total area of 2.76 hectares. The site is still vacant as of 12.07.2023.



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0 0.02 0.04 0.08 0.12 0.16 Kilometers

1:1,250

18 – Dinan Way, Exmouth

Ownership

The site is in multiple ownership, including some land which is owned by the local authority.

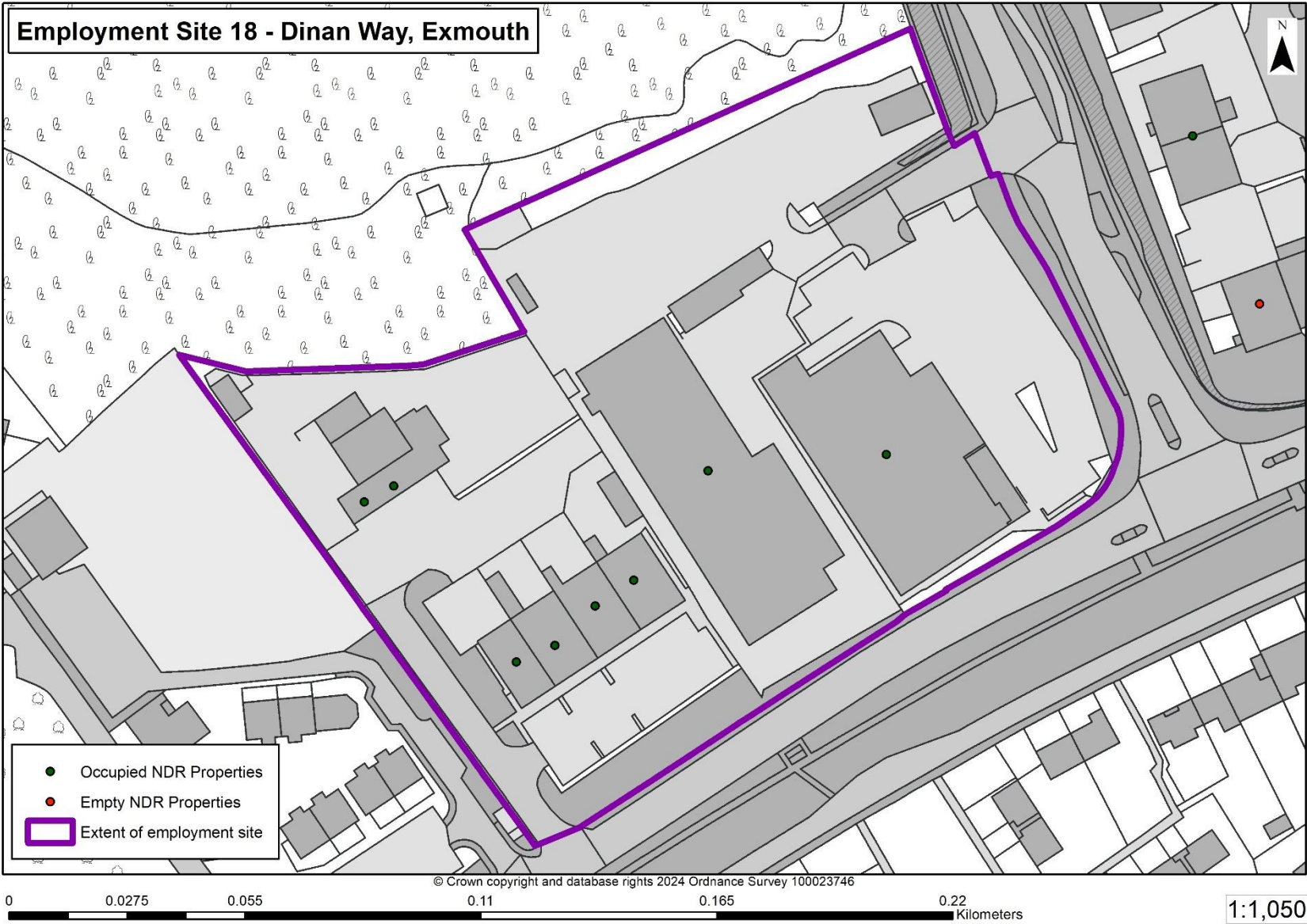
Description

The small employment area to the west of Dinan Way lies on the eastern side of Exmouth and extends to an area of 2.13 hectares. The site has easy access to Salterton Road and is home to a number of smaller and medium sized industrial units. The site is shown on the plans below.

This site is opposite site 28 – Dinan way trading estate. There is residential use to the south and west.

Non-Domestic Rated Properties

There are 9 units rated for non-domestic use, none of which are empty.



28 – Dinan Way Trading Estate, Exmouth

Ownership

Ownership of the Dinan Way Trading Estate is not known.

Description

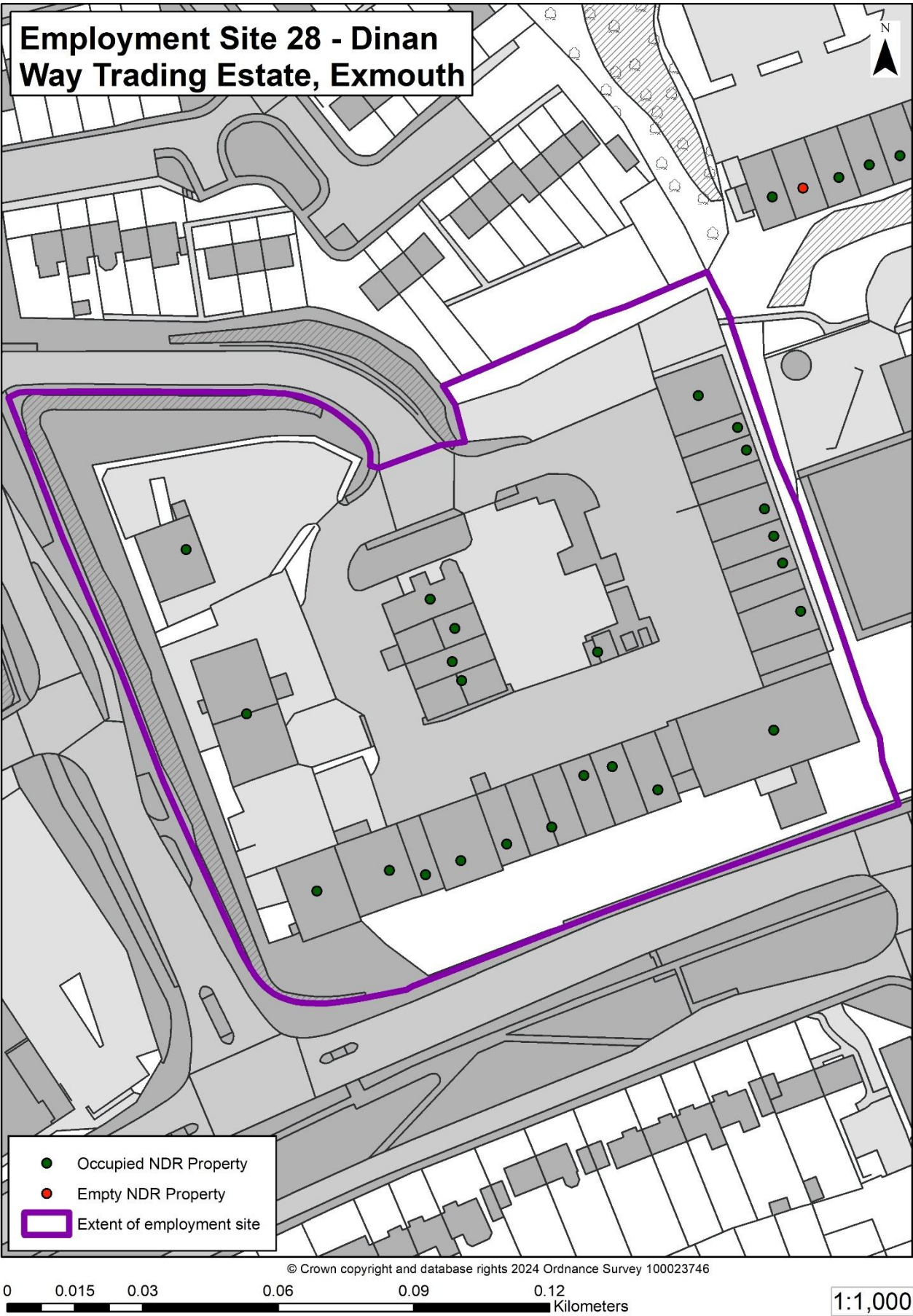
Dinan Way Trading Estate lies towards the eastern side of Exmouth, with good road access to Dinan Way and Salterton Road, and it covers an area of 1.95 hectares. The site is shown on the plans below.

The site contains several late 20th century units and is home to a range of industrial and engineering uses and several trade counter operations.

This site is opposite site 18 – Dinan way.

Non-Domestic Rated Properties

There are 32 properties rated for non-domestic use, with 3 classed as empty.



23 – Pound Lane, Exmouth

Ownership

The Pound Lane site at Exmouth is in multiple ownership.

Description

The site is a well-established employment area containing a range of trade counter, specialist retail and general industrial uses with a range of buildings in varying states of repair. The site is located to the north-east of Exmouth town centre with a prominent road frontage. The buildings at the site generally occupy frontage locations and to the rear there are open space storage areas of varying quality. The site is shown on the plans below.

The Pound Lane site (or parts at least) was formerly a waste disposal landfill site (parts may remain in this use). This will impact upon scope for redevelopment and may account for the presence of vacant plot areas at the site. The site maps show land that may offer scope for infill redevelopment but actual and realistic potential for use may be limited. The rear of the site is accessed via a single lane estate road and has been separated into a number of secure open storage plots. The total area of the employment site is 4.58 Ha.

The Pound Lane site is surrounded by residential and education use and there is a flood zone to the south. Previous use as a landfill site has created a contamination issue with remediation having an impact on viability. Further, potential expansion land (to the rear of the site) identified is poorly accessed and lacks road frontage.

Non-Domestic Rated Properties

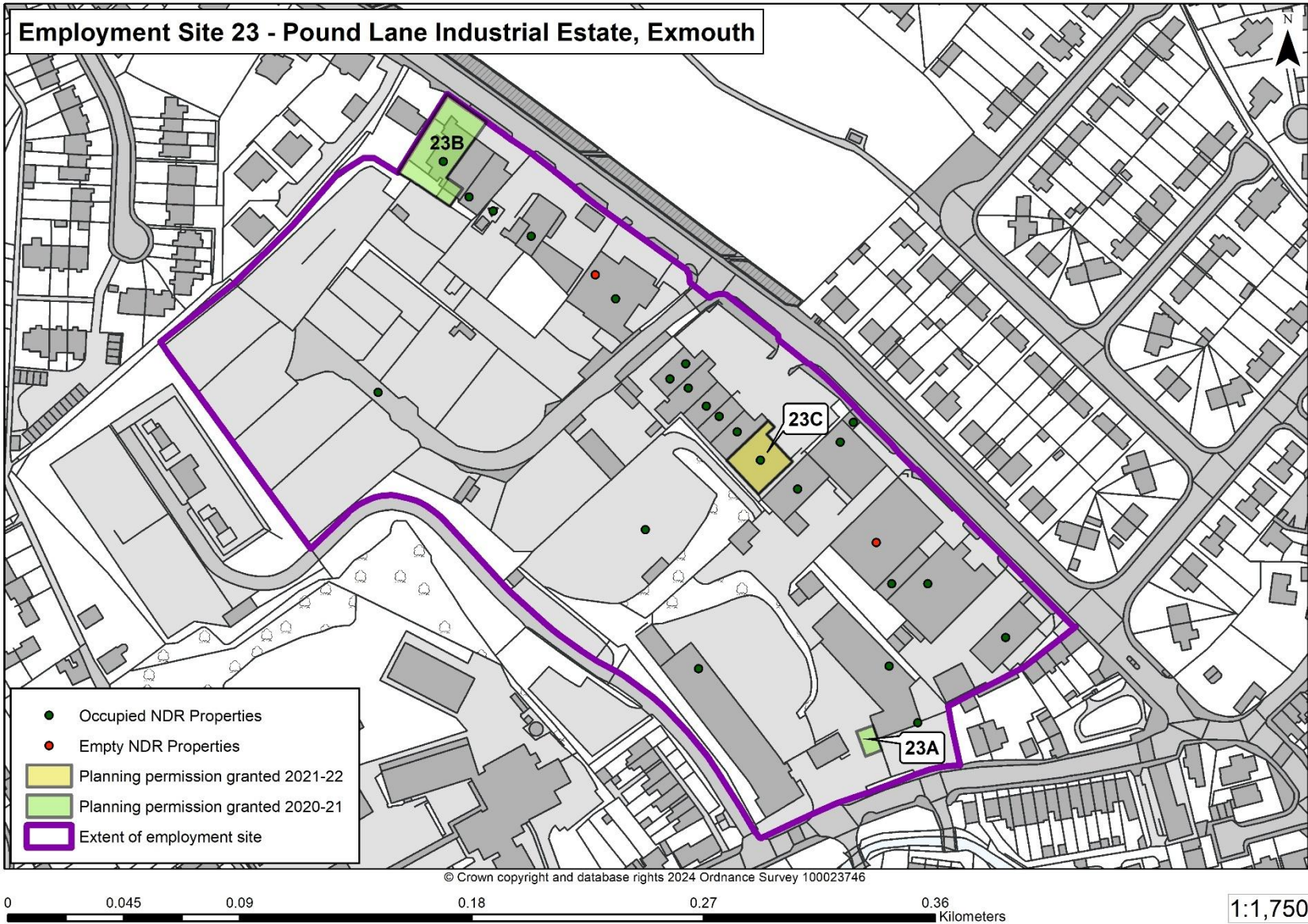
There are 53 non-domestic rated properties, of which 2 are classed as empty.

New for 2020/21

A permission (20/2837/FUL) was granted on 9.2.2021 for a new car showroom and sales spaces. Plot 23A. A further permission (20/0429/FUL) being granted on 9.4.2021 for the demolition of existing outbuildings and the construction of replacement single storey rear extension. Plot 23B. Complete

New for 2021/22

A permission (21/1426/FUL) was granted on 09.09.2021 for the change of use from sui generis use to use class B2 to carry out the sale, storage and fitting of tyres, batteries and exhausts, car servicing and repairs, MOT testing, car sales, renting and ancillary use. Plot 23C.



34 – Victoria Way, Exmouth

Ownership

The Victoria Way site in Exmouth is in multiple ownership.

Description

The site lies close to the town centre with a long frontage along / between Langerwehe Way and Victoria Way. The site is occupied by a range of business but particularly car repair workshops. The site covers an area of 0.44 hectares and is shown on the plans below. Due to its proximity to the coast, the site is within a flood zone.

Summary of Planning Activity

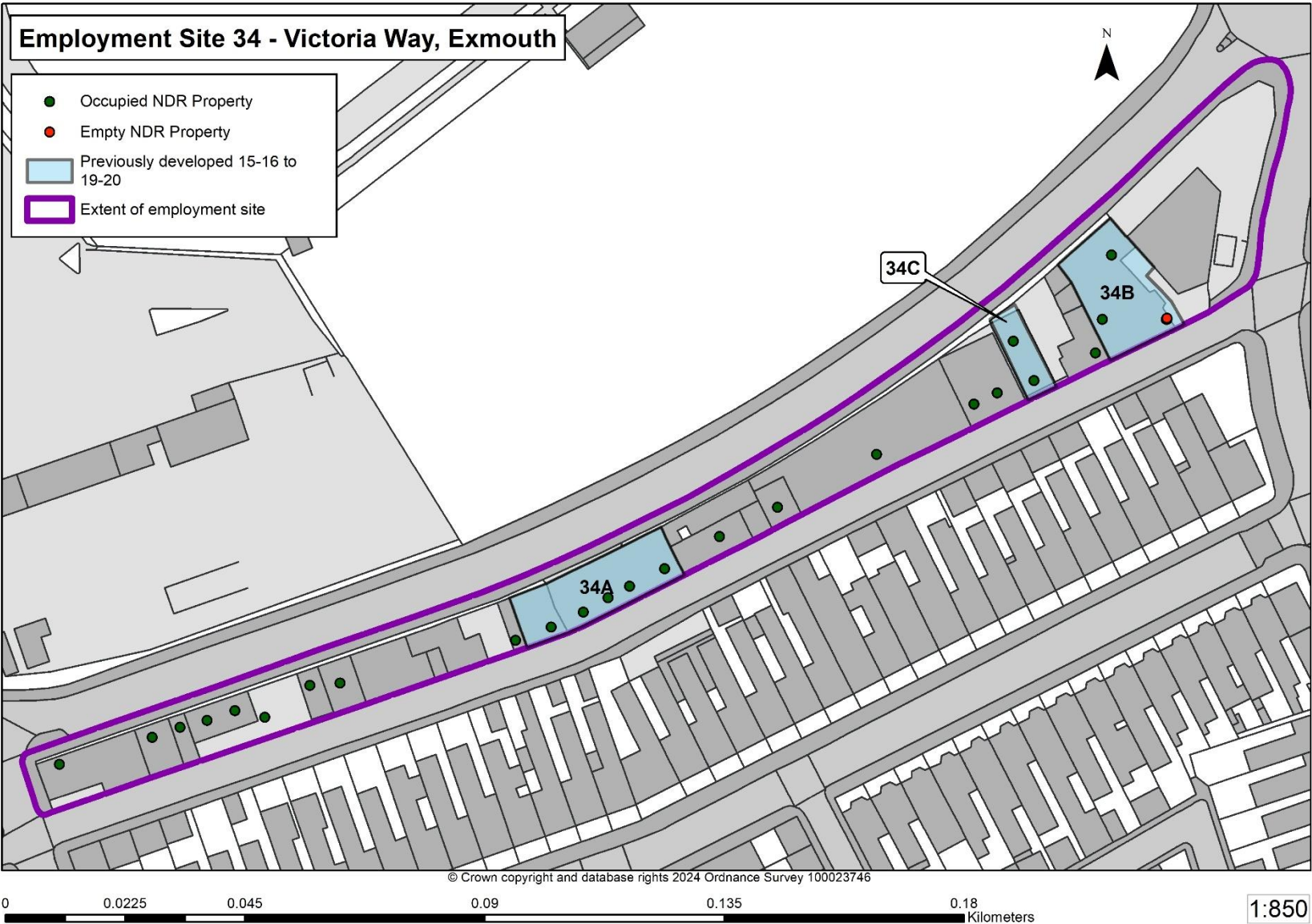
See also Appendix 2 – Plots 34A to 34C.

Completions

There were two completions during 2014-15, both of which involved the replacement of existing buildings, on Plots 34A and 34B respectively. A new light industrial unit for Devon Metalcrafts was completed on Plot 34C during 2017-18.

Non-Domestic Rated Properties

There are 23 non-domestic rated units, of which none were classed as empty. Unit sizes at the Victoria Way site are typically very small.



35 – Pankhurst Industrial Estate, Exmouth

Ownership

Pankhurst Industrial Estate in Exmouth is understood to be in multiple ownership.

Description

The estate lies on the eastern side of Exmouth just off the B3178 in the Littleham area. There are a range of business uses at the site which covers an area of 2.23 hectares, shown on the plans below.

Permission was granted for 120 dwellings, which will take up a large section of the site to the northeast, in June 2019 (18/2272/MFUL); the boundary of the site was amended for the 2020/21 review to take account of this.

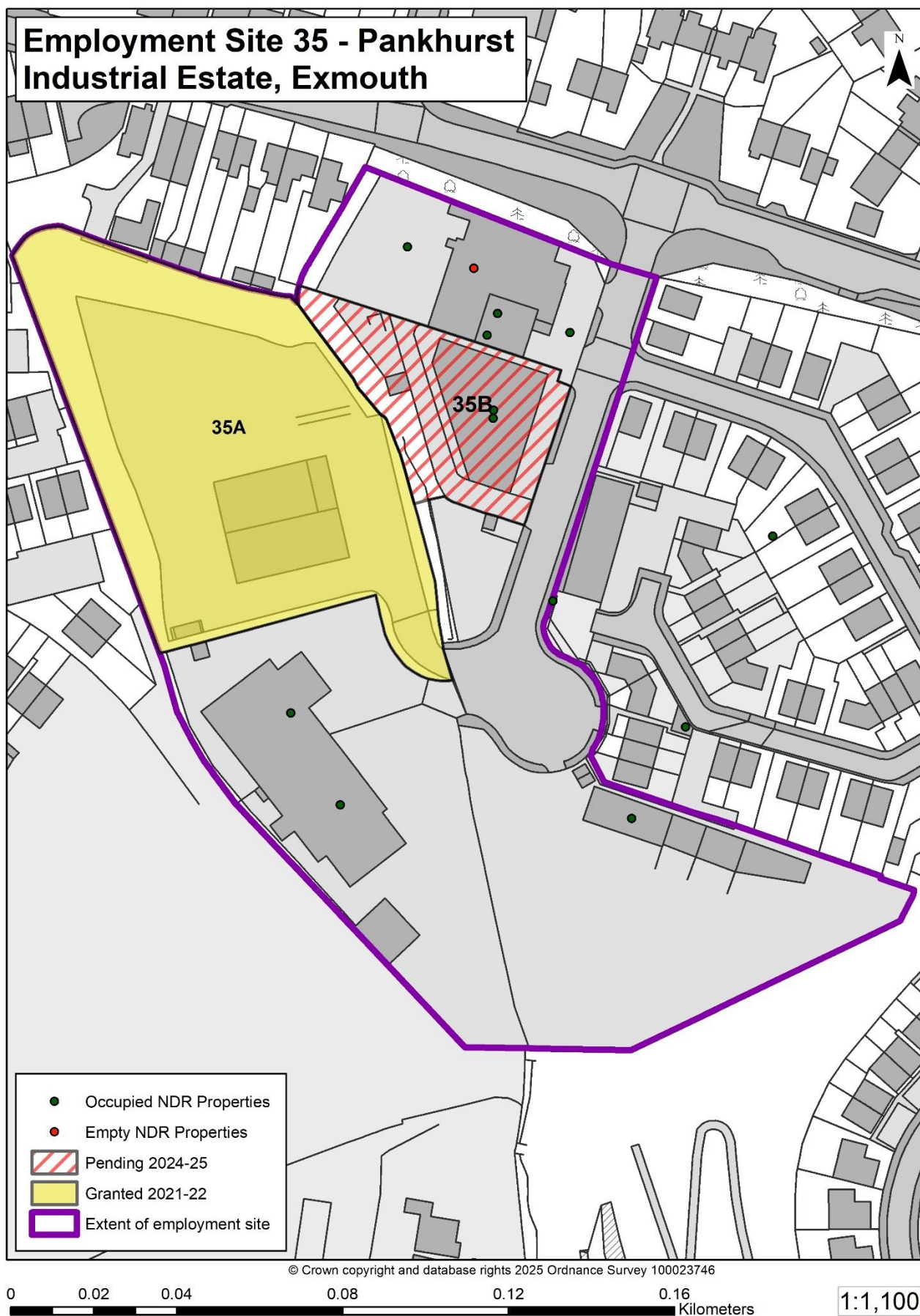
Non-Domestic Rated Properties

There are 23 non-domestic rated units, of which none are classed as empty.

Planning Activity

A Permission (22/0086/FUL) was granted on 17.01.2022 for the subdivision and extension of existing industrial unit to create 12 no industrial units for E (g) (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses, the installation of 13 no container compound areas for B8 (Storage and Distribution) use and 7 no shipping containers for B8 (Storage and Distribution) use. Further to this, both 22/1934/FUL and 23/0476/FUL have been permitted on site, extending the units and developing 4 more units respectively. The extension has been completed but work is incomplete on the new units. Plot 35A.

A Permission (25/0875/FUL) is pending decision for the alteration to the existing industrial unit to split it into 3 units. Plot 35B.



40 – South of Redgate, Exmouth

Ownership

Ownership of the land south of Redgate is not known.

Description

Redgate is an old house on the eastern side of Exmouth and the former garden area to the front is allocated for employment uses in the local plan, covering 0.5 Ha. The site is located off Salterton Road (the B3178). The permission (19/2710/MFUL) has seen most of the site lost to residential land use (extra care/assisted living accommodation) resulting in a far smaller employment zone of 0.18 Ha, shown on the maps below.

Summary of Planning Activity

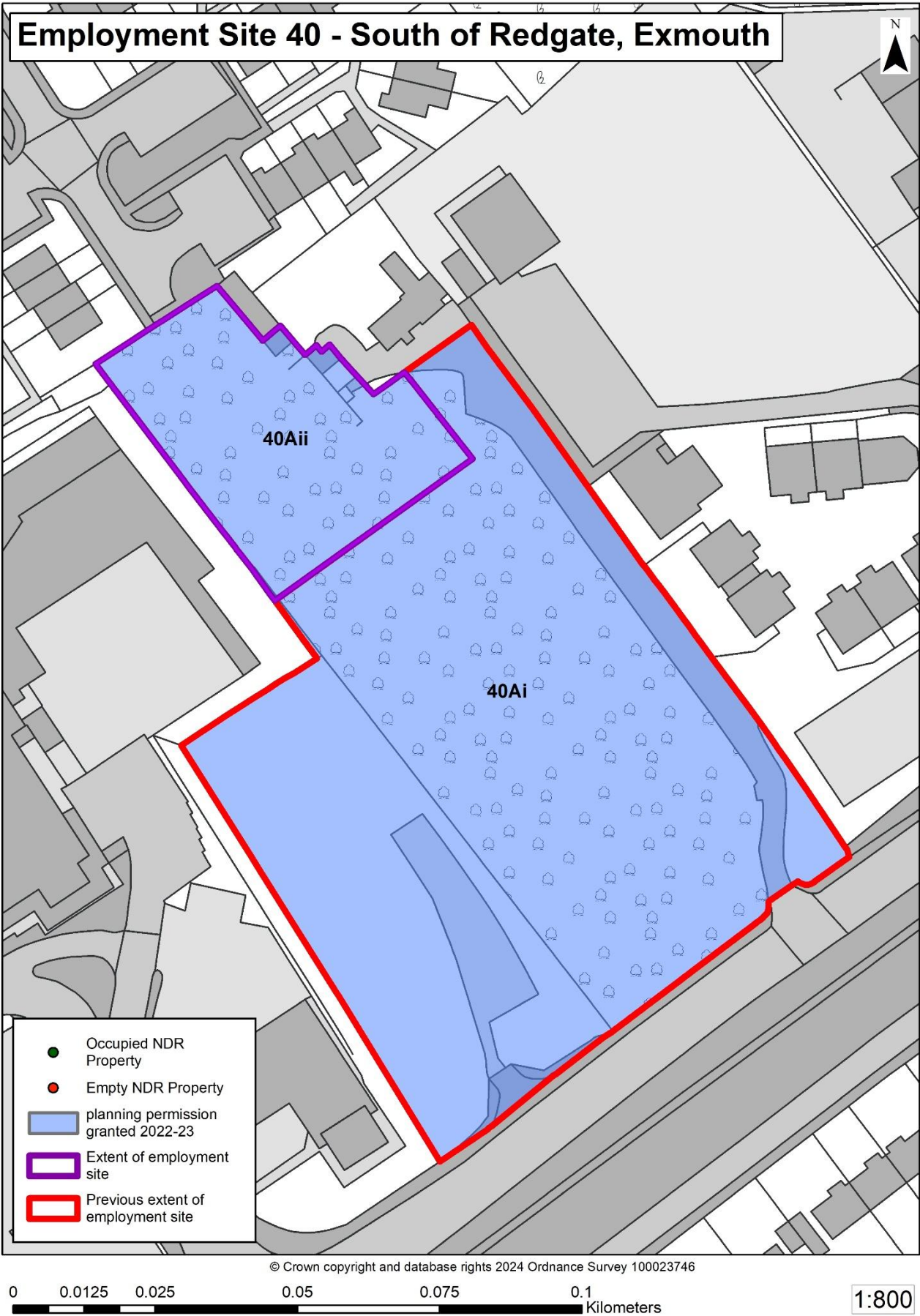
See also Appendix 2 – Plot 40A.

Vacant Land

Plot 40A is allocated in the Local Plan (with no extant permission).

Planning Activity

An application (19/2710/MFUL) for extra care/assisted living accommodation (Use Class C2) with communal facilities and car parking to the south and Use Class B1(b) / B1(c) was refused on 12.03.21. This decision has subsequently gone through appeal (21/00032/REF) resulting in acceptance of the permission, allowing the construction to begin. Construction is underway as of 14.07.2023. Vacant plot 40A is now in development, with the area becoming C2 now plot 40Ai and the extent of the employment zone covering the area of office space plot 40Aii. Work is close to completion on both sites. Under construction.



29 – Salterton Workshops, Budleigh Salterton

Ownership

The site is understood to be in multiple ownership.

Description

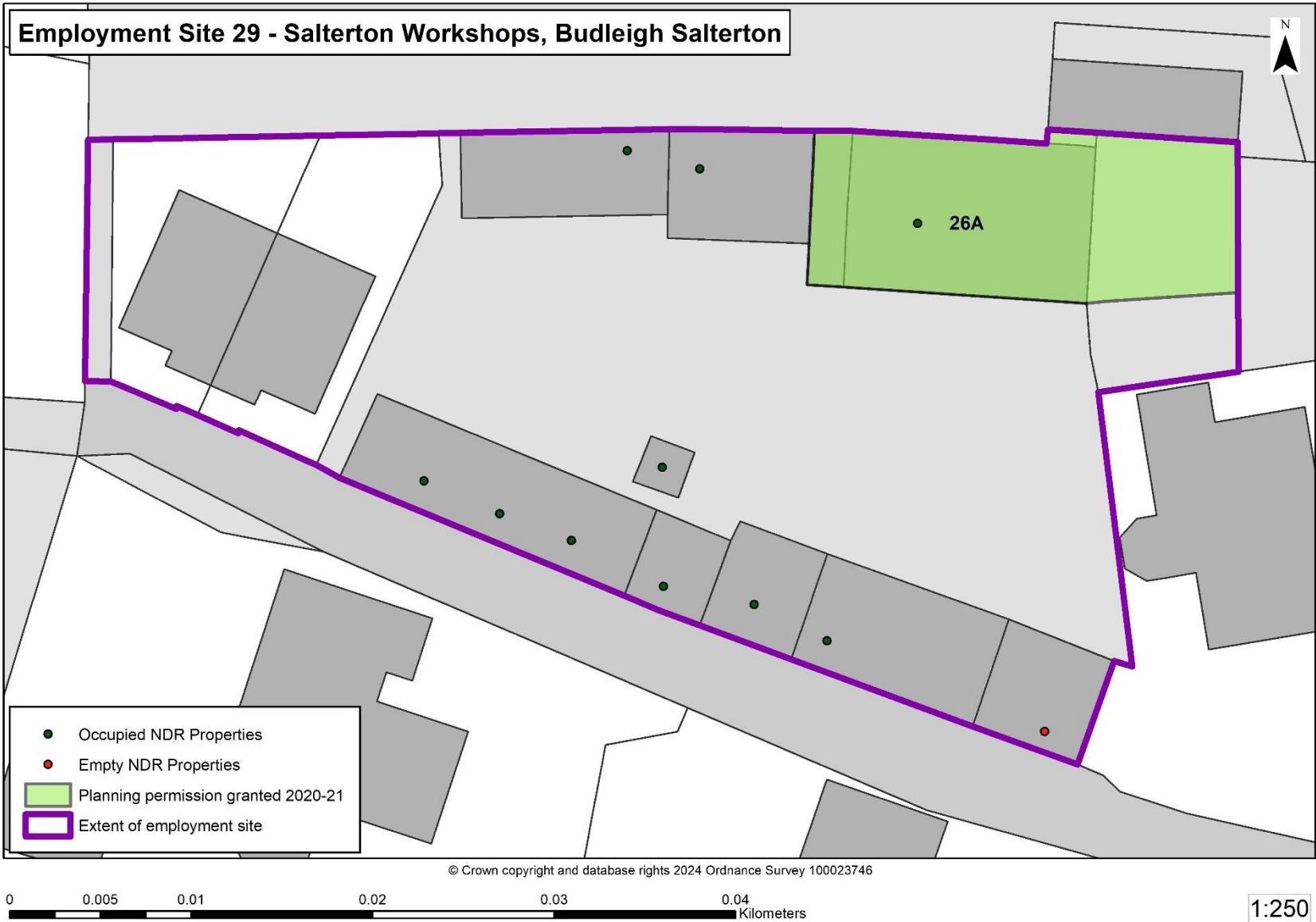
Salterton Workshops form a very small industrial estate near to the town centre of Budleigh Salterton. The site extends to just 0.15 hectares and is shown on the plans below. The southern edge of the site is in a flood zone and there is a conservation area to the south of the site.

Non-Domestic Rated Properties

There are 11 non-domestic rated units, of which one is classed as empty.

Planning Activity

A permission (20/2316/FUL) was granted on 19.1.2021 for the change of use to a community workshop. Plot 29A. Complete.



53 – Goodmores Farm, Exmouth (Mixed Use Allocation)

Ownership

Land at Goodmores Farm is understood to be predominantly or fully owned by Eagle Investments.

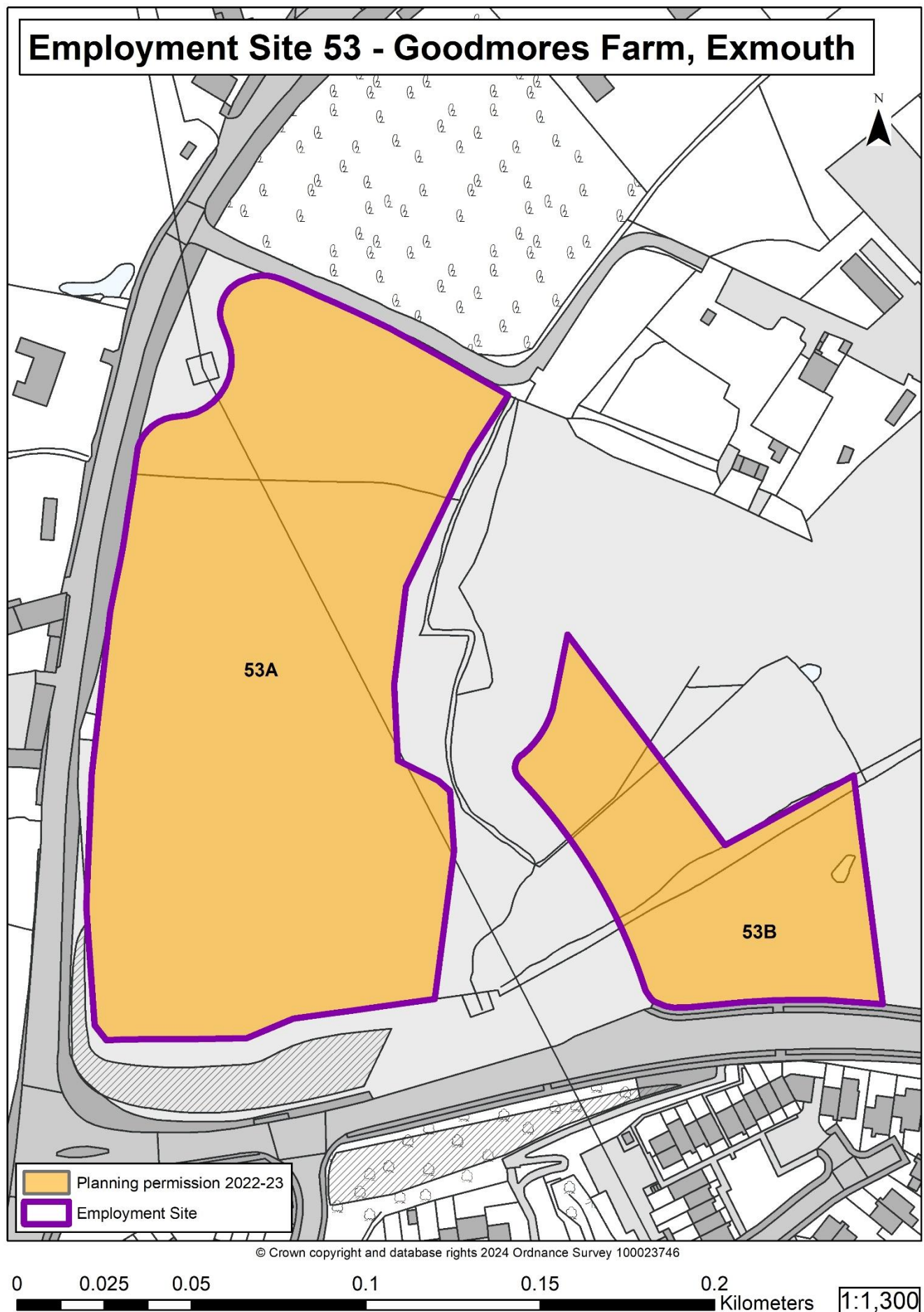
Description

This is a site allocated for mixed use development on the northern edge of Exmouth, including new housing and 5 Ha of employment land.

The map below identifies the extent of the Goodmores Farm site. The employment land provision is within the overall development area though specific plots or locations are not currently allocated.

A residential permission (14/0330/MOUT) was granted on 23.8.2019 for an outline application for residential development (up to 350 dwellings) with associated roads and open space; the provision of land for mixed-use employment; land for commercial and community uses and land for the provision of a primary school (all matters reserved with the exception of the proposed vehicular access points onto Dinan Way). The related reserved matters application (20/0993/MRES) for 317 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin and the provision of serviced land for mixed-use employment/commercial uses and land for the provision of a primary school was approved on 12.2.2021. Partial reserved matters application for 32 houses, 24 apartments with associated roads and parking (21/1516/MRES) was approved on 17.12.2021. The quantity of employment land detailed in the planning permission has changed over time. Taking the most up to date information drawn from the (21/1516/MRES), the employment allocated is shown below. Plot 53A and Plot 53B.

Construction has begun on phase 1 of the development which neighbours 53B. Groundworks on 53B look to be underway as a result.



1 - Alexandria Road Industrial Estate, Sidmouth

Ownership

The site is in multiple ownership.

Description

Alexandra Road industrial area is an ageing site set in two parts. The southern part, with its own access road, is occupied by a builders' merchant in an old railway premises and several small units with road frontage adjacent to the old station building. The northern area is occupied by a range of industrial and business units and a self-storage facility. Road access to the site through Pathwhorlands is not ideal, and this has been a constraining factor on past development. Pathwhorlands is a small residential access road which allows access to the site, this on the map joins the site to the south of plots 1Bi, Bii, and Biii. The estate extends to just over four hectares in area and is shown on the plans below.

Plots 1A and 1B; including 1Bi, ii, iii, are allocated in the current local plan for employment land use. Alexandra Road Industrial Estate is covered by Policy 18, limiting the change of use of the existing land unless the set out criteria or linked criteria's are met.

Summary of Planning Activity

See also Appendix 2 – Plots 1A to 1C.

Non-Domestic Rated Properties

There are 40 non-domestic rated units, of which one is classed as empty.

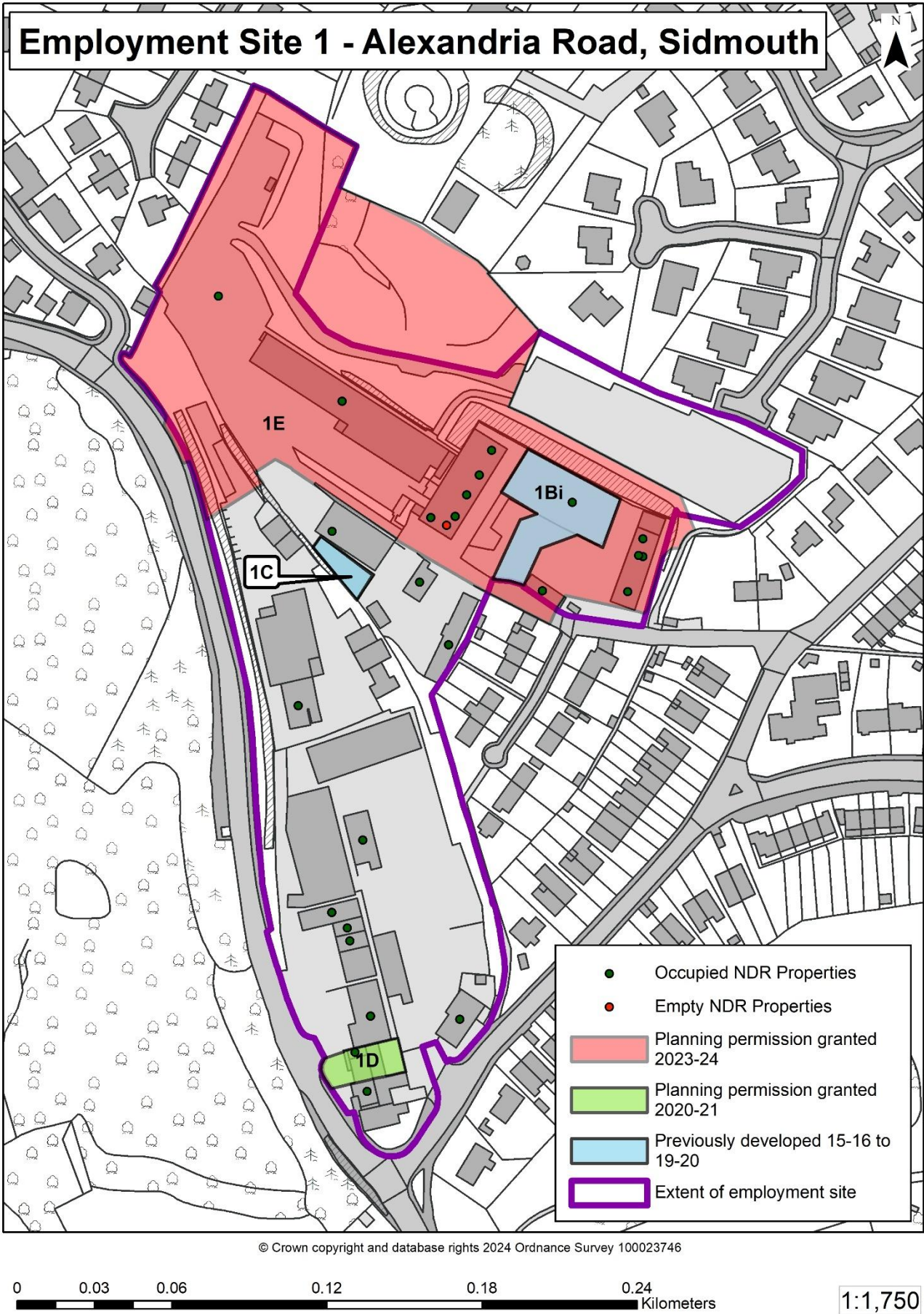
Vacant Land

There are three identified vacant plots at Alexandria industrial area that may offer scope for further employment development, though access to 1A is very constrained. The allocated plots 1A, 1Bii and 1Biii covering 0.17, 0.04 and 0.07 Ha respectively.

Planning Activity

A permission (21/0171/FUL) was granted on 23.3.2021 for an extension and alterations to Station Garage. Plot 1D.

Outline application (22/2063/MOUT) was granted on 06.11.2023 for redevelopment of a total additional business floor space of 1,701m². Consisting of a new access road on vacant site 1A and redesign of all units long the north boundary. Utilising sites 1Bii and 1Biii for access, combined making Plot 1E. Discharge of conditions 24/2400/DOC was allowed and later 25/1224/MRES has been submitted. At time of publishing the application had just been received. No map updates have been taken as a result.



19 – Manstone Lane, Sidmouth

Ownership

The Manstone Lane site is in Local Authority ownership.

Description

Manstone Lane is a small site in a central position of Sidmouth. The site extends to 0.76 hectares, and it is accessed through residential roads. The site is shown on the plans below.

The site falls on two non-road connected plateaus of land. The smaller northern portion is home to nine small units whilst the larger southerly part is a council owned storage yard.

The site is surrounded by residential use with education use to the west of the site.

Approvals

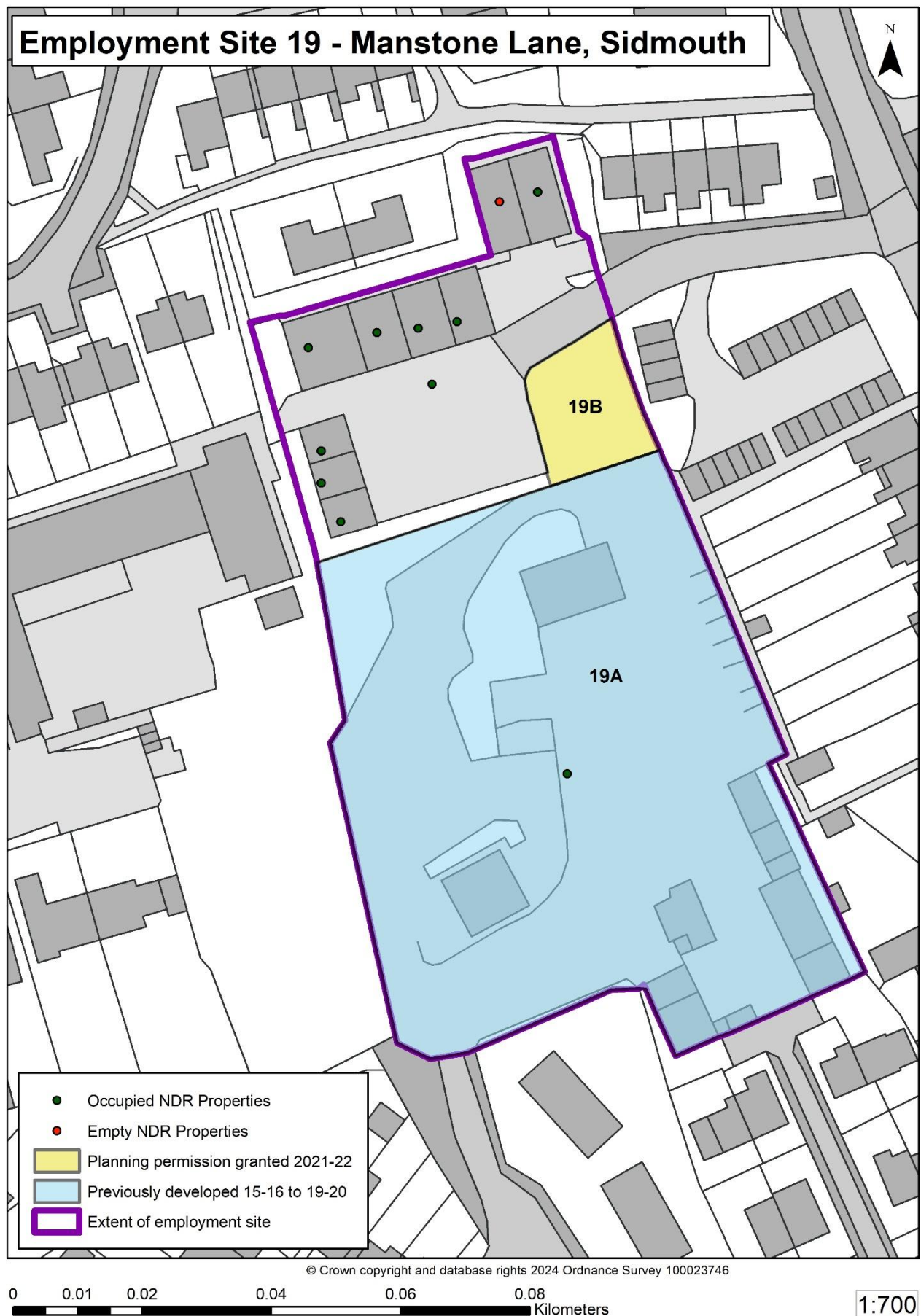
Permission was granted for the construction of a single-storey office building on the Council Yard in January 2017 (16/2526/FUL) Plot 19A.

Non-Domestic Rated Properties

There are ten units rated for non-domestic use, of which one is classed as empty. The units on site are small scale apart from the Council depot.

New for 2021/22

Permission (21/1220/FUL) was granted on the 21.05.2021 for the change of use from Use Class B2 (General Industrial) of external overflow parking/surplus workshops land to Use Class B8 (Storage or Distribution) storage compound. Plot 19B



41 – Sidford Employment Site, Sidmouth

Ownership

The land is owned by the OG Holdings Retirement Benefit Scheme.

Description

This greenfield site lies to the north of Sidford and is currently in agricultural use. Development would have access from Two Bridges Road and is near the A3052 to the south. The site covers an area of approximately 6.02 hectares and is allocated in the Local. Development for a cycle and walking connection to Sidbury is planned. The southern part of the site is in a flood zone and is fully within a National Landscape.

Summary of Planning Activity

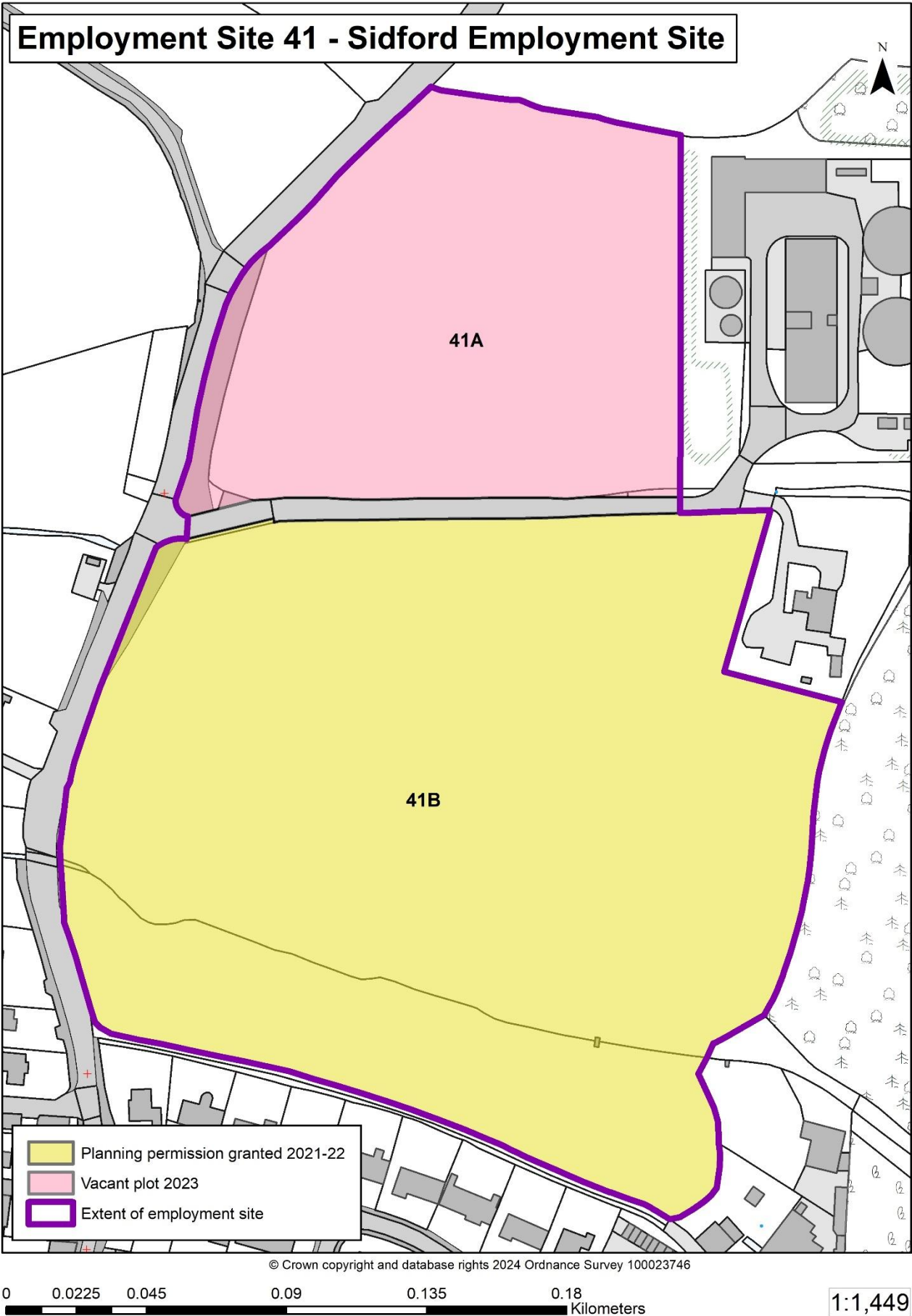
See also Appendix 2 – Plot 41A and 41B.

Vacant Plots

41A to the north of the employment zone is vacant with no planning permission and covers a total of 1.72 hectares.

New for 2021/22

Working from input gained in (18/1094/MOUT) and its public consultation before refusal, reserved matters permission (21/1723/MRES) regarding site size was granted on 17.12.2021 for the change of use of agricultural land to employment land (B1, B8 and D1 uses) to provide 8,445m² of new floorspace, new highway access. Reserved matters permission (22/0249/MRES) regarding appearance was granted on 08.02.2022. Plot 41B.



30 – The Old Sawmills, Colaton Raleigh

Ownership

Ownership of the Old Sawmills at Colaton Raleigh is not known.

Description

The Old Sawmills is located just beyond the built-up area west of Colaton Raleigh village. The estate contains several businesses developed around an old sawmill and timber storage yard. The site is reasonably small scale, covering 1.70 hectares and is shown on the plans below. Access to the site is through country lanes and there is a flood zone to the south of the site.

Non-Domestic Rated Properties

There are 16 units rated for non-domestic use, one of which is classed as empty.

Planning Activity

The planning permission 23/2470/COU was approved on the 28.03.2024 to replace a timber structure with 7 timber clad containers. Plot 30A. Complete.



60 – Dotton Farm, near Newton Poppleford

Ownership

Ownership of the site is not known.

Description

The site, south of Newton Poppleford, which comprises a range of converted farm buildings and a new building, covers an area of approximately 1.09 hectares.

The boundary of the site was expanded for the 2019/20 review to include a non-domestic rated property to the south-west of the site which was not originally included.

Summary of Planning Activity

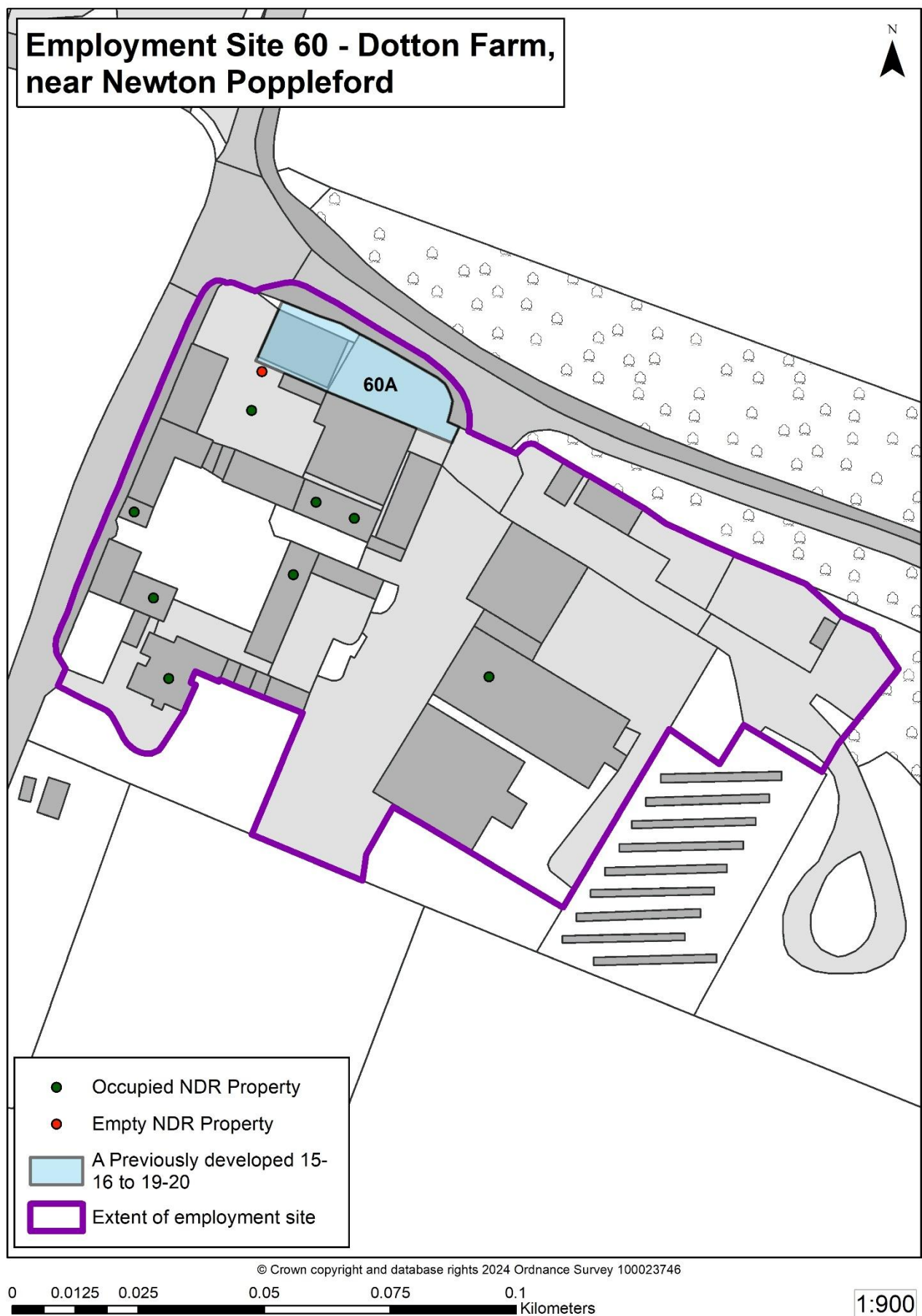
See also Appendix 2 – Plot 60A.

Completions

Plot 60A, a new unit for B2 use, was approved, and completed during 2016-17.

Non-Domestic Rated Properties

There are 9 units rated for non-domestic use, one of which is empty.



10 – Harbour Road Industrial Estate, Seaton

Ownership

The site is in multiple ownership.

Description

This is an industrial site on the eastern edge of Seaton totalling 1.80 hectares, split by the former Racal Factory. The Racal Factory is the new site for the Seaton Quay development of residential dwellings which were under construction as of August 2023. This area of development abutting the Exe estuary, highlighted in green on the map, gained planning permission for residential development first in 2008 (08/2627/MOUT) and after renewal in 2013 (13/0304/MOUT) The boundary of the site was amended for the 2020/21 review to take this into account.

The small cluster of NDR premises in the south-east of the site, also abutting the estuary, have previously had planning permission 14/0784/OUT for predominantly residential development.

The south-western part of the site is still retained in employment uses in a variety of mixed age units, some with direct road access on to the B3176 and others, specifically Riverside Workshops, served by an access road from the main road. Unit sizes are mainly small.

In previous iterations of the ELR there was a residential house included within the boundary of the employment site which has been excluded in the 2023 report. The site is entirely within a flood zone. However, improvements to the estuaries boarder have been completed as part of the housing scheme being implemented on the former radical site.

Vacant Plots

Plots 10D and 10E are newly defined as vacant in the 2023 ELR. These sites could be described as underutilised as there has been previous development, however, seem to have a reduced value when compared to the rest of the employment site.

Completions

Plot 10A – change of use was completed during 2014-15; Plot 10B – a new unit was approved during 2015-16 and completed during 2016-17.

Non-Domestic Rated Properties

There are 27 units rated for non-domestic use, of which nine are classed as empty.

Site Constraints

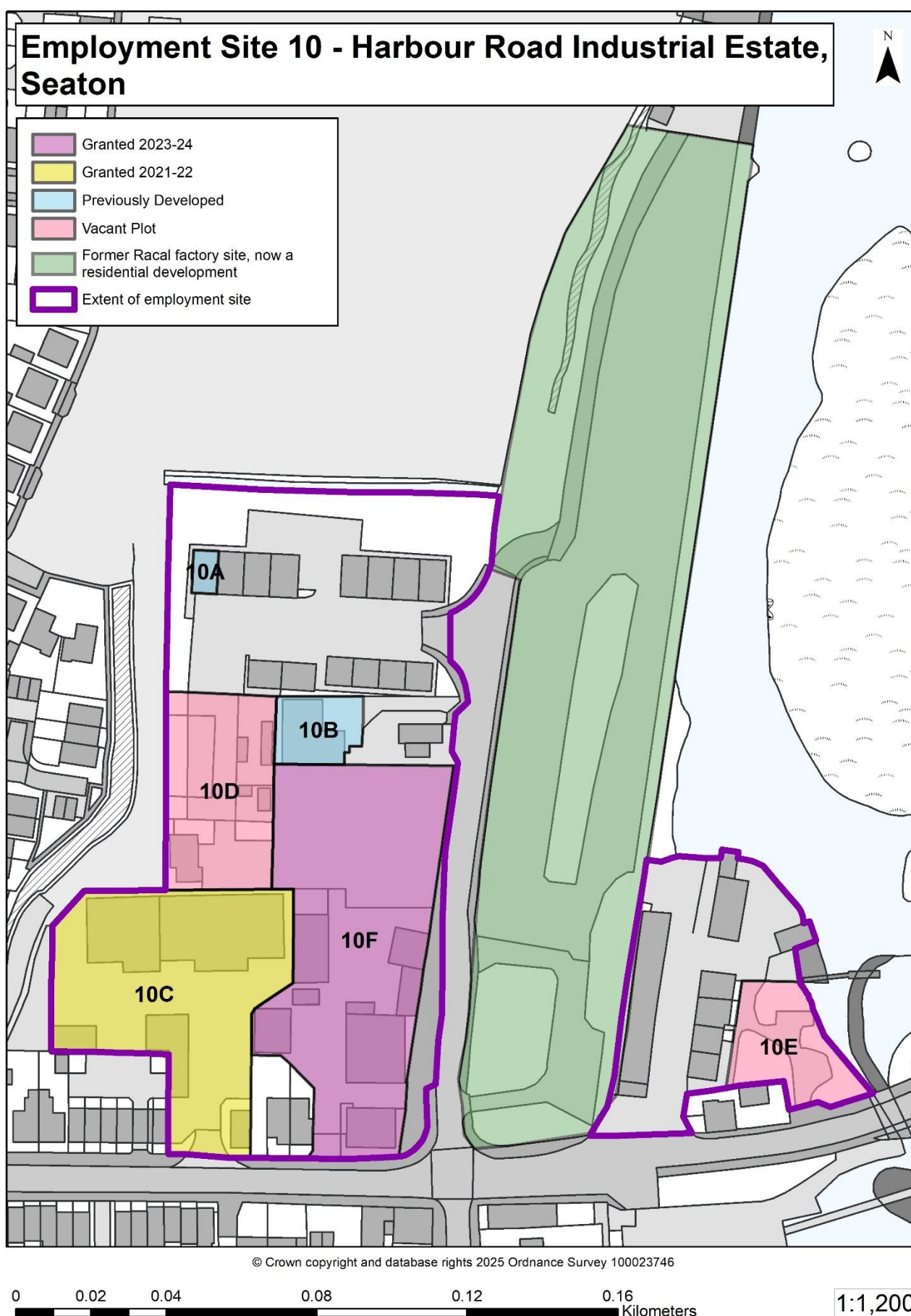
The site is entirely within a flood zone. There is a residential area to the south of the site and ongoing residential development to the west of the site as part of Seaton regeneration area.

Planning Activity

A permission (21/2991/FUL) was granted on 03.02.2022 for the change of use of part of the building and yard to a bus depot, using part of the existing workshop for bus maintenance. Plot 10C.

The planning permission 23/0741/FUL was granted on 16.10.2023 for the construction of 2 units and a storage container. Plot 10F. Part complete.

See also Appendix 2 – Plots 10A and 10B



13 – Harepath Industrial Estate, Seaton

Ownership

Harepath Industrial Estate is in multiple ownership.

Description

The estate is a small site of 1.2 hectares on the northern edge of Seaton and close to the A3052, to which it enjoys good road access. The site is shown on the plans below.

Completions

Plots 13B and 13D are completed changes of use, and 13C completed new units.

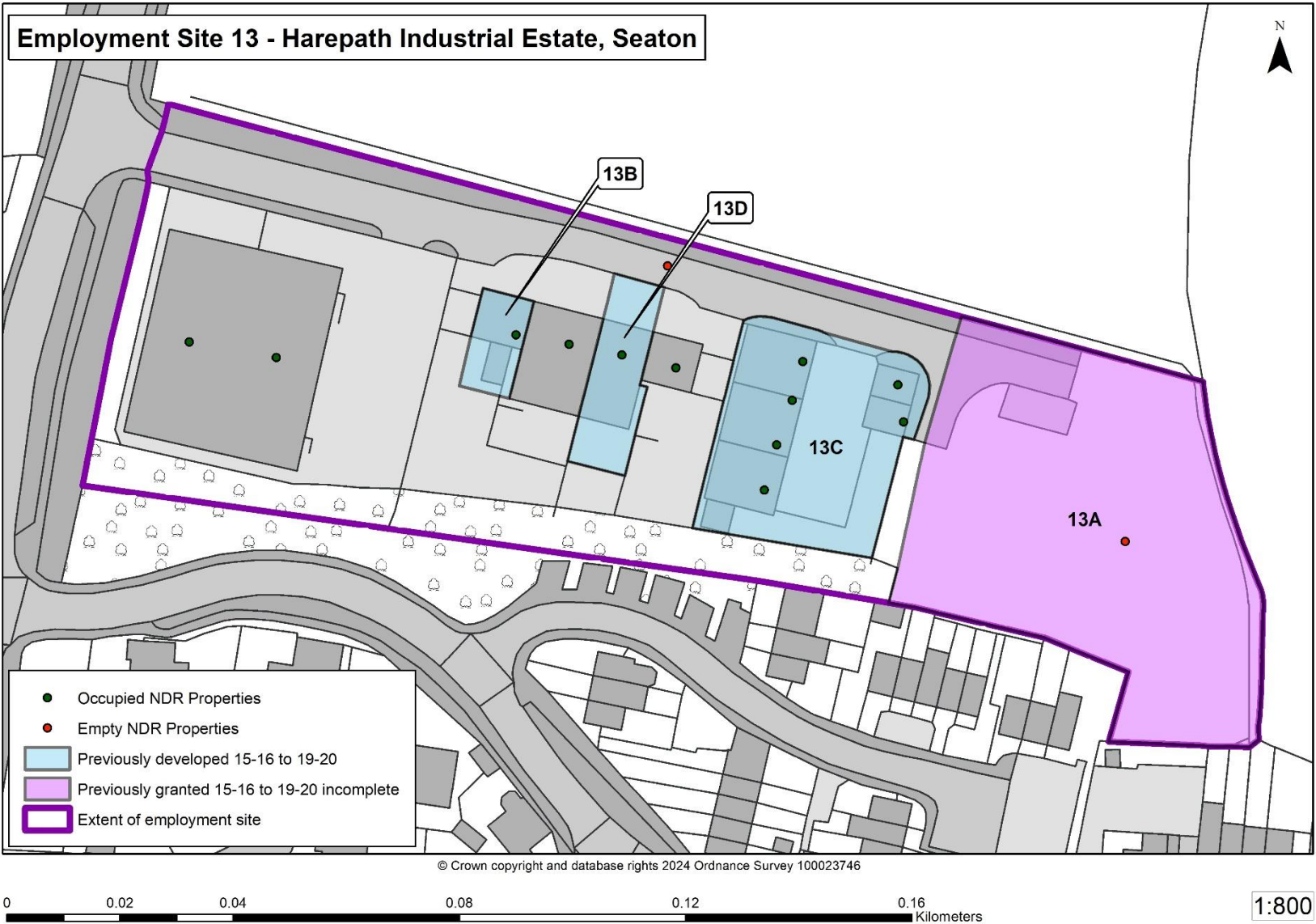
Non-Domestic Rated Properties

There are 15 units rated for non-domestic use, of which two are classed as empty.

Planning Activity

Plot 13A – A permission (14/0047/FUL) was granted in 2014-15 for the construction of seven new units. Has shown material start but still incomplete. The land is being partly used for storage.

See also Appendix 2 – Plots 13A to 13D.



36 – Colyford Road, Seaton

Ownership

The Colyford Road site is in split ownership between East Devon District Council and Devon County Council.

Description

The site is located in Seaton and has access onto Colyford Road approximately 1.5 kilometres from the A3052. The site is small covering an area of 0.25 hectares, shown on the plans below. The site has been used for the storage of construction vehicles and materials while the implementation of a new cycle path linking existing pathways to the eastern edge of Seaton was underway. This cycle way is now complete.

Summary of Planning Activity

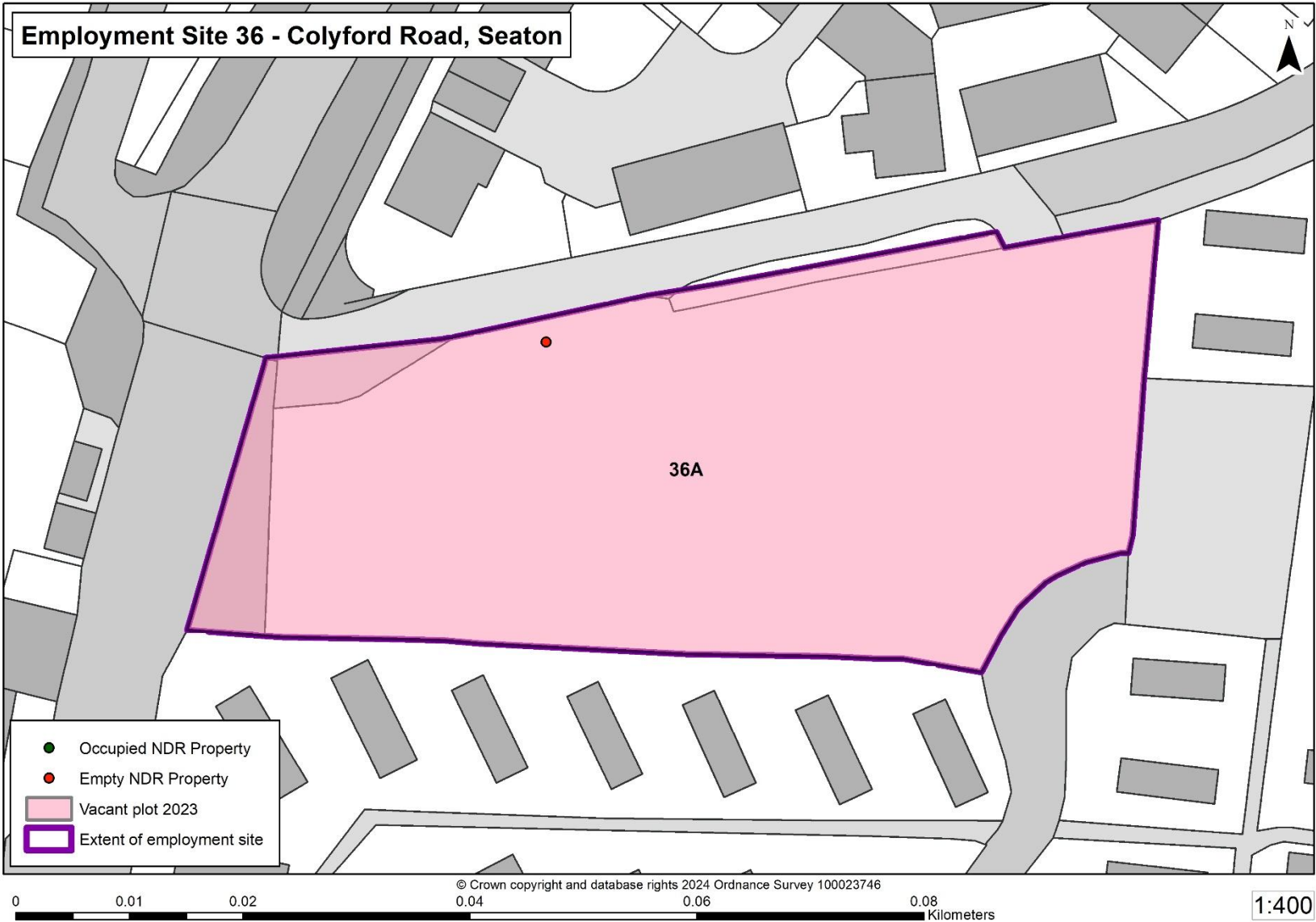
See also Appendix 2 – Plot 36A. Planning permission was granted in 2014 for 14 industrial units which has now expired.

Vacant Land

The entire site is currently seen as being allocated but vacant.

Non-Domestic Rated Properties

There is one unit rated for non-domestic use, previously a workshop, which is classed as empty.



56 – North of Town / Harepath Road, Seaton (Mixed Use Allocation)

Ownership

Land ownership to the North of Town in Seaton is unknown.

Description

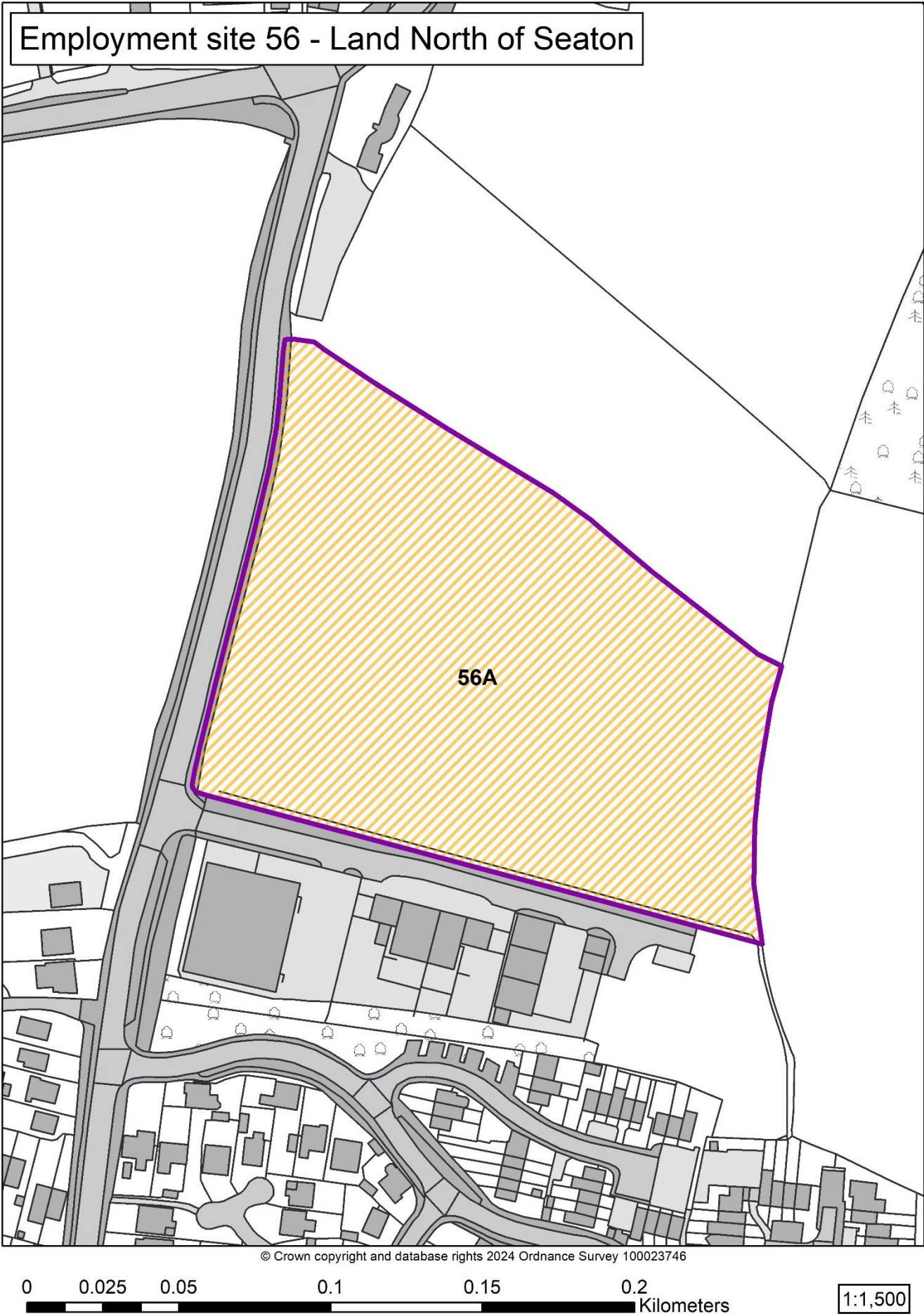
The site lies on the northern edge of Seaton and land in the Local Plan is allocated for mixed use, a sports pitch and employment use.

New for 2022/23

Outline planning application (22/2781/MOUT) was granted on 23.01.2023 for mixed use development comprising of up to 130 dwellings to the east of Harepath Road it allocates approximately 2.3 Ha of employment land adjacent to Harepath industrial estate.

Specific to the employment section within this permission, 24/2292/MOUT is pending consideration. Full application for the provision of 2no. Class E retail warehouse units with external sales area and EV charging centre with capacity for 8no. spaces together with associated infrastructure onsite, to include landscaping, access, servicing and parking. And due to the nature of the hybrid application there is also a section regarding an outline application (with all matters reserved) for the provision of 1no. drive-thru cafe/restaurant.

The section defined for employment use in this permission is highlighted in the map below. This Permission follows earlier permissions, 13/1641/MOUT and 15/2188/MOUT. Plot 56A.



Appendix 1F – Eastern Area

This part of the appendix features sites in the east of the District in Axminster and Colyton.



Included in this section are: Site 2 – Axminster Carpets; Site 15 – Millwey Rise Business Park; Site 21 – Coal Yard at Castle Gate; Site 24 – Colyton Business Park; Site 33 – Former Woodmead Road Sawmills; Site 58 – Hunthay Farm; and the employment area on land to the north and east of Axminster where specific plots are yet to be determined.

2 - Axminster Carpets, Axminster

Ownership

The site is understood to be in single ownership.

Description

The site is widely known as Axminster Carpets manufacturing factory and is located close to the town centre of Axminster. It is a generally a good quality site with good internal road servicing. There are also several other larger companies which operate from this site, including Aries Machine Services, Atkins Auctions and Vapormatic UK Limited alongside smaller units occupied by AHL Motorcycle repairs, AutoRack and Caramarine.

The site has access points from Musbury Road, Woodmead Road and Gamberlake. The site is close to the A358 linking to the A35 and is in close proximity to Axminster Railway Station. The plans below show the extent of the 5.13 hectares site. A large proportion of the site is on a floodplain.

Non-Domestic Rated Properties

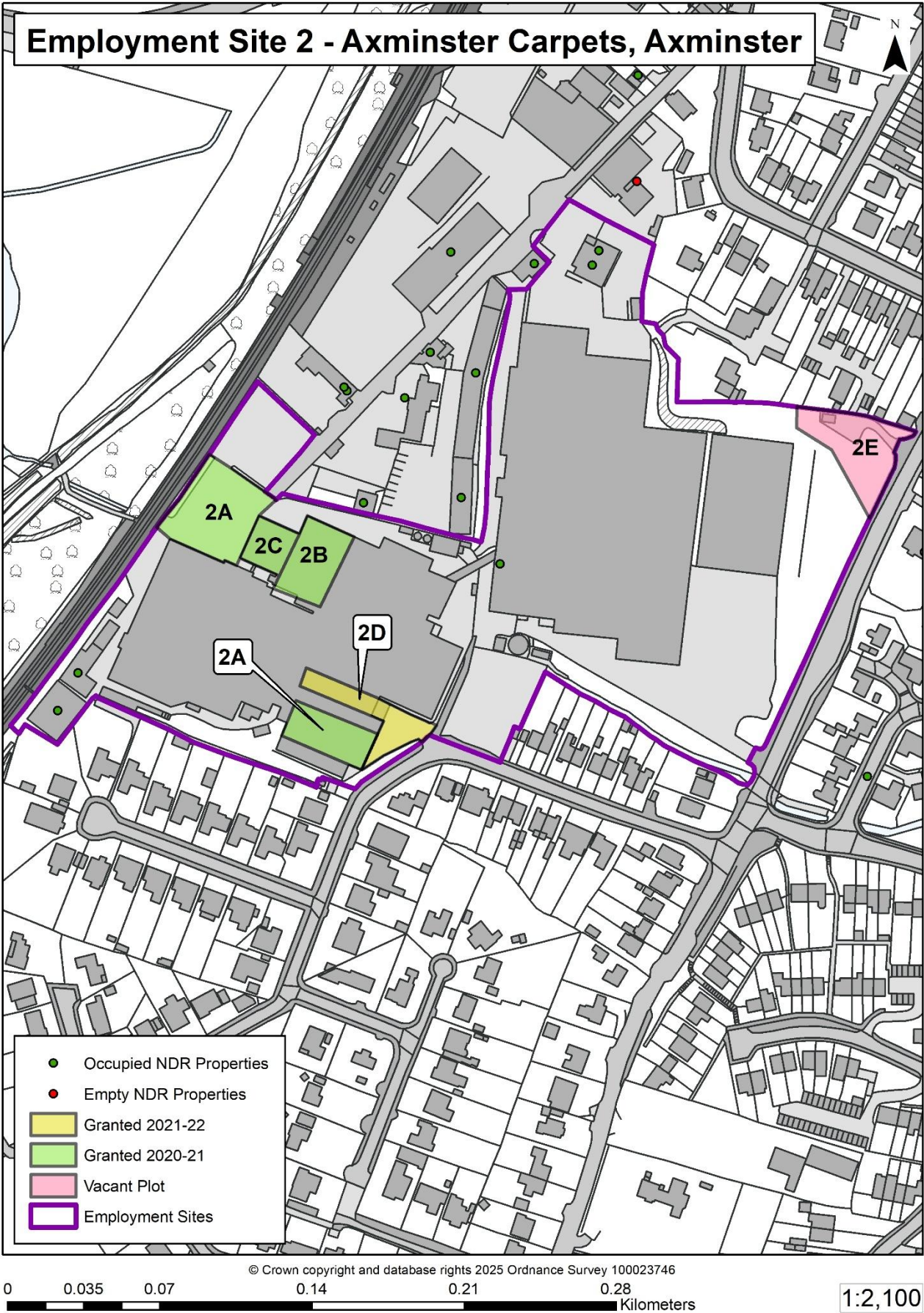
There are 27 units rated for non-domestic use, 2 of which are classed as empty.

Planning Activity

A permission (20/1788/FUL) (Plot 2A) was granted on 24.11.2020 for the change of use from Use Class B2 to an Auction House at Unit L2. Complete.

A change of use (20/2521/FUL) (Plot 2B and overlapping plot 2A) was granted on 27.1.2021 for an industrial unit (Use Class B2) to a gymnasium (Use Class E). Adjacent to this, at Unit 23, on 8.2.2021 there was a permission (20/2575/FUL) (Plot 2C) for the change of use from B2 to a gymnasium. Complete.

Proposed certificate of lawfulness (21/1121/CPL) was granted on 13.05.2021 for the change of use from use class B2 to B8 within Axminster Carpets Unit 3. Plot 2D overlapping plot 2A's Sothern extent. Complete.



33 – Former Sawmills, Woodmead Road, Axminster

Ownership

The ownership of the former Sawmills site at Woodmead Road in Axminster is not known.

Description

The site is located to the south of Axminster town centre, adjacent to the railway station. There is a warehouse building and industrial premises on the site. The site covers an area of 2.33 hectares and is shown on the plans below.

The Woodmead Road site may have potential for redevelopment due to low density. However, land to the south and west of the site is in a flood zone and the site abuts the Exeter-waterloo trainline to the West.

Summary of Planning Activity

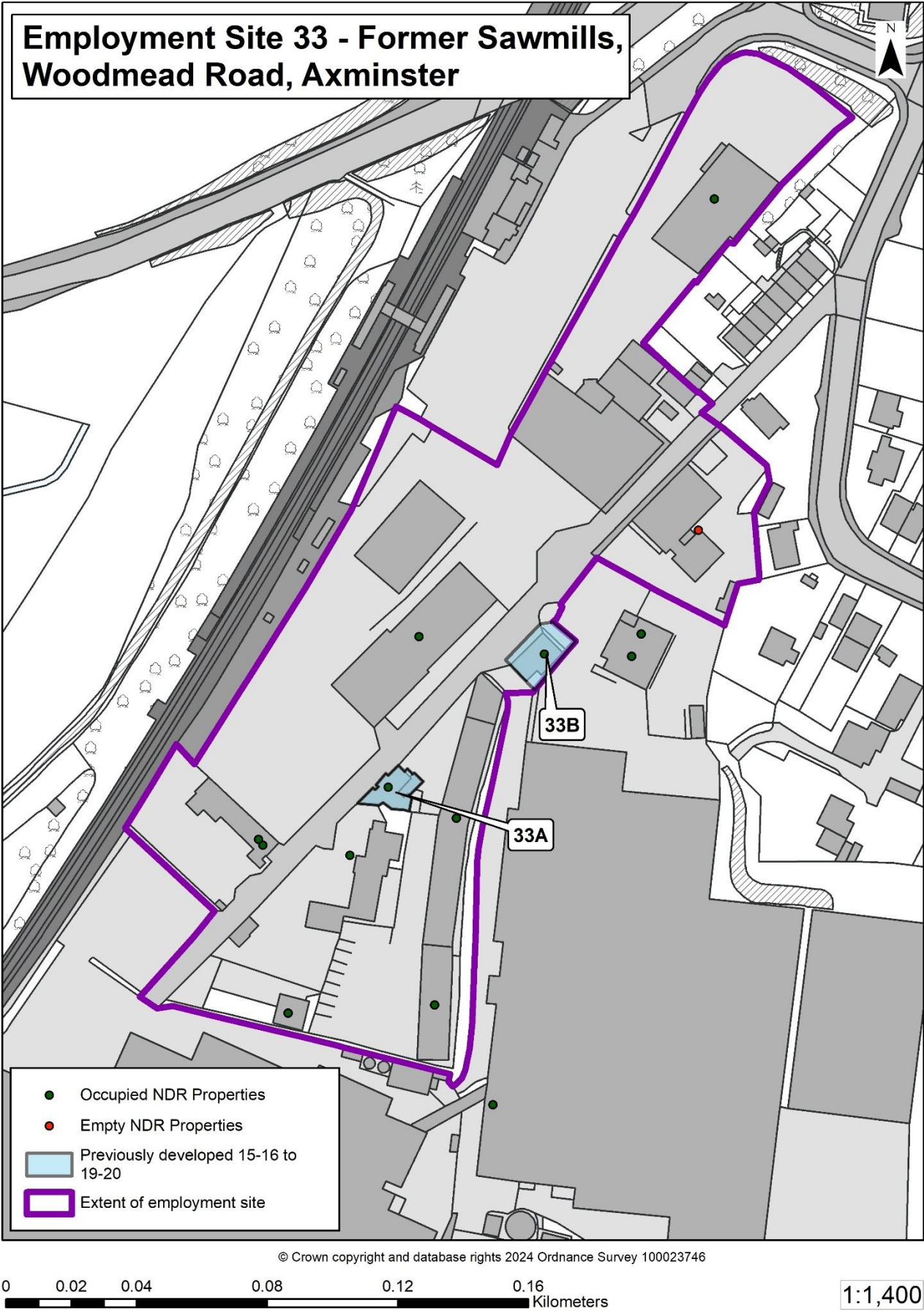
See also Appendix 3 – Plot 33A, 33B.

Loss of Employment Use

Plot 33A – Permission was given for a change of use at to a restaurant during 2016-17, which was completed during 2017-18.

Non-Domestic Rated Properties

There are 12 units rated for non-domestic use, one of which is classed as empty.



15 – Millwey Rise Business Park, Axminster

Ownership

Millwey Rise Business Park is in multiple ownership.

Description

The site is a large-scale business park, extending to 11.34 hectares, on the northern edge of Axminster situated just off the A358 and is shown on the plans below. 1.05 Ha is allocated in the local plan, covering 15A and 15B.

The site is a popular location for business and whilst there are several older smaller units on the site there are some significant larger scale modern premises with a number being completed in recent years. Axminster Power Tools is the largest company based at the site.

Loss of Employment Use

Plot 15Aii – Construction of nursery and soft play centre; plot 15E - change of use from Class B1 (Office & Lightweight Industrial) to Class D2 (Assembly & Leisure).

Non-Domestic Rated Properties

There are 59 units rated for non-domestic use, none of which were classed as empty.

Planning Activity

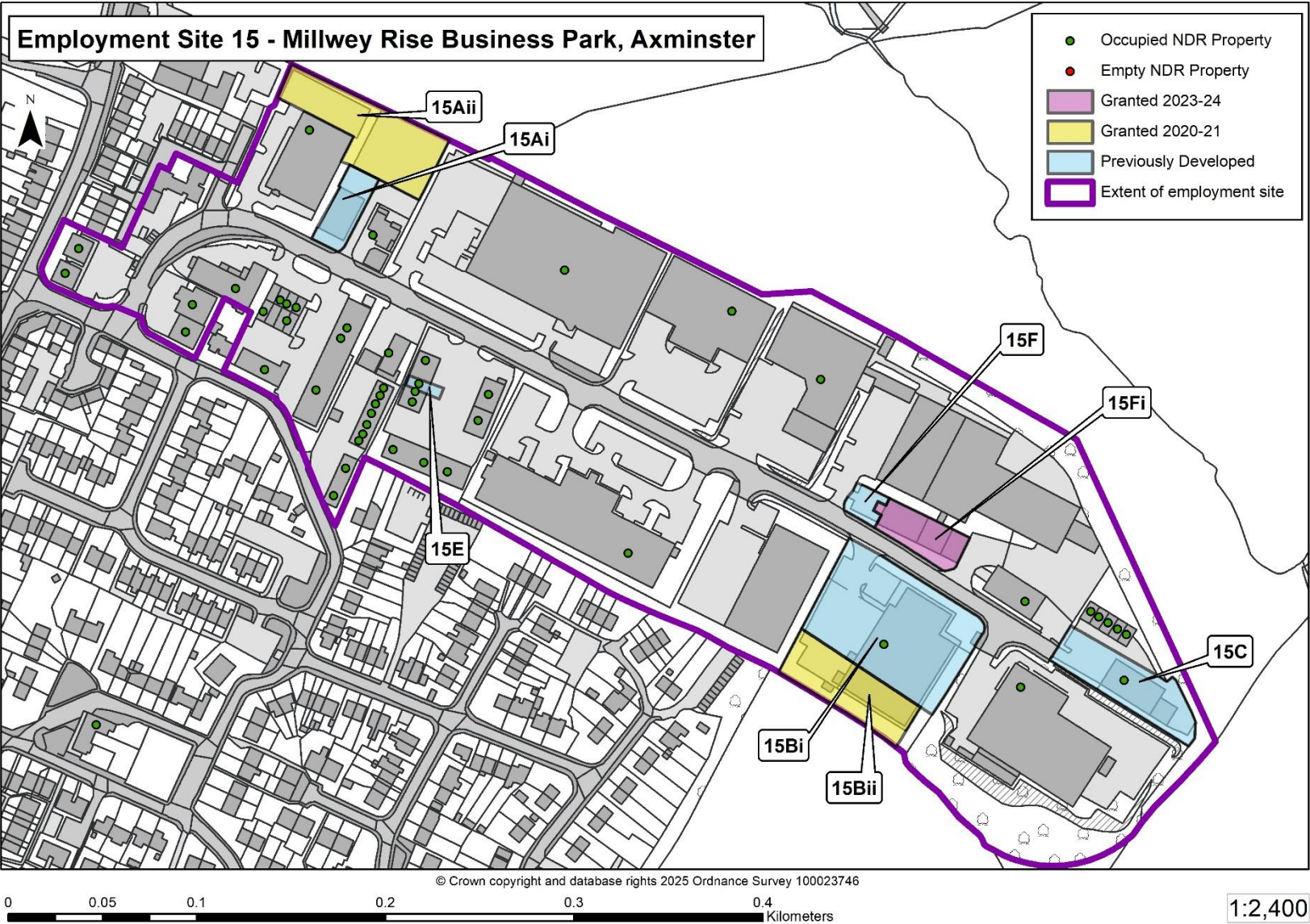
A permission (19/0547/FUL) was granted on 1.5.2020 for the extension of a commercial unit at Axminster Power Tools, another (19/1328/FUL) was granted on 10.7.2019 for a two-storey extension to a light industrial unit at Seymours Yard and another (19/2075/FUL) on 20.12.19 for the construction of a new two-storey unit comprising warehouse space on the ground floor and offices on the first floor, adjacent to Tick Tock Day Nursery. See also Appendix 2.

A permission (20/2604/MFUL) was granted on 11.06.2021 for the construction of new industrial units at Whitty Court, Weycroft Avenue. Plot 15Ai. Complete.

A permission (21/1637/FUL) was granted on 03.12.2021 for the change of use from Industrial (Use Class B2) to Warehousing/Distribution (Use Class B8) with minor external alterations. Erection of Bin Store. Plot 15Biii. Complete.

A permission (22/1022/FUL) was granted on 26.07.2022 for the change of use of workshop building Use Class E(g)(iii) to trade counter with showroom (sui generis). Plot 15G. Complete.

See also Appendix 2 & 3 – Plots 15A to 15E.



21 – Coal Yard, Castle Gate, Axminster

Ownership

Site ownership of the Coal Yard at Castle Gate in Axminster is not known.

Description

The Coal Yard at Castle Gate in Axminster lies on the western side of the Exeter to Waterloo railway line and close to the town centre of Axminster. The site was formerly a coal yard associated with the railway and is small scale, covering just 0.62 hectares. The site is shown on the plans below.

The site is of comparatively poor quality and is currently understood to be occupied by a mechanics workshop with open air car sales space and some general open space for storage use.

The site is entirely within a flood zone and the river to the west of the site is a Special Conservation Area. The eastern boundary is bordered by a railway line.

Summary of Planning Activity

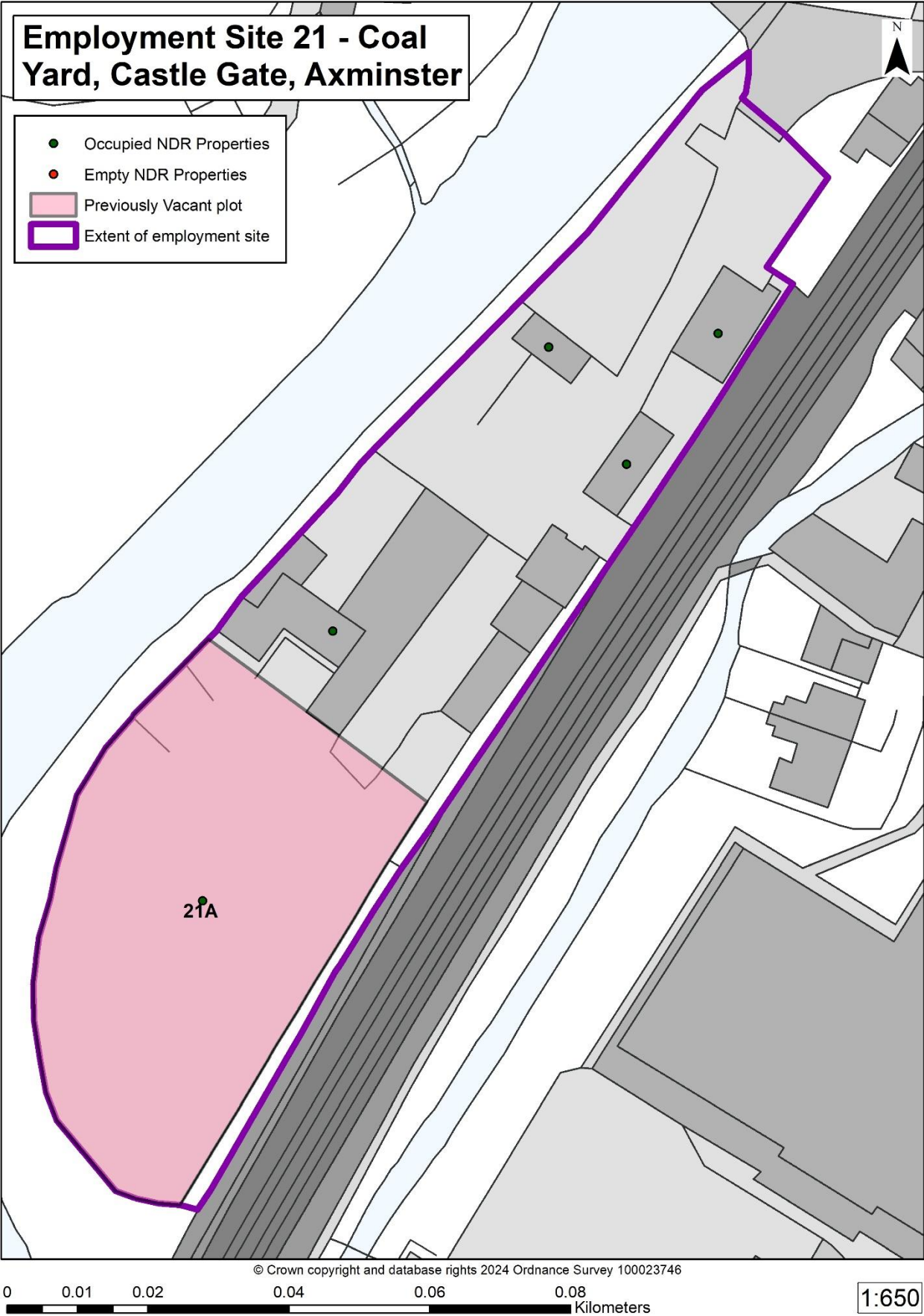
See also Appendix 2 – Plot 21A.

Previously Vacant Land

The southern part of the site (Plot 21A – the former PR Hutchings & Co / Brit Fuels store), as shown on the map, appears to be underused and may offer some scope for development or reuse. However, there are flooding concerns at this site that could impact on potential for development and the access to the site may cause issues. This area does, however, have NDR pip showing that it is occupied, resulting in this area being a location for density development but not to be viewed as vacant.

Non-Domestic Rated Properties

There appears to be 6 units rated for non-domestic use, none of which are classed as empty.



57 – Land North and East of Town, Axminster (Mixed Use Allocation)

Future of the site

With progress of the emerging local plan, this site will be retired for monitoring purposes in favour for allocated sites when the emerging plan is made.

Ownership

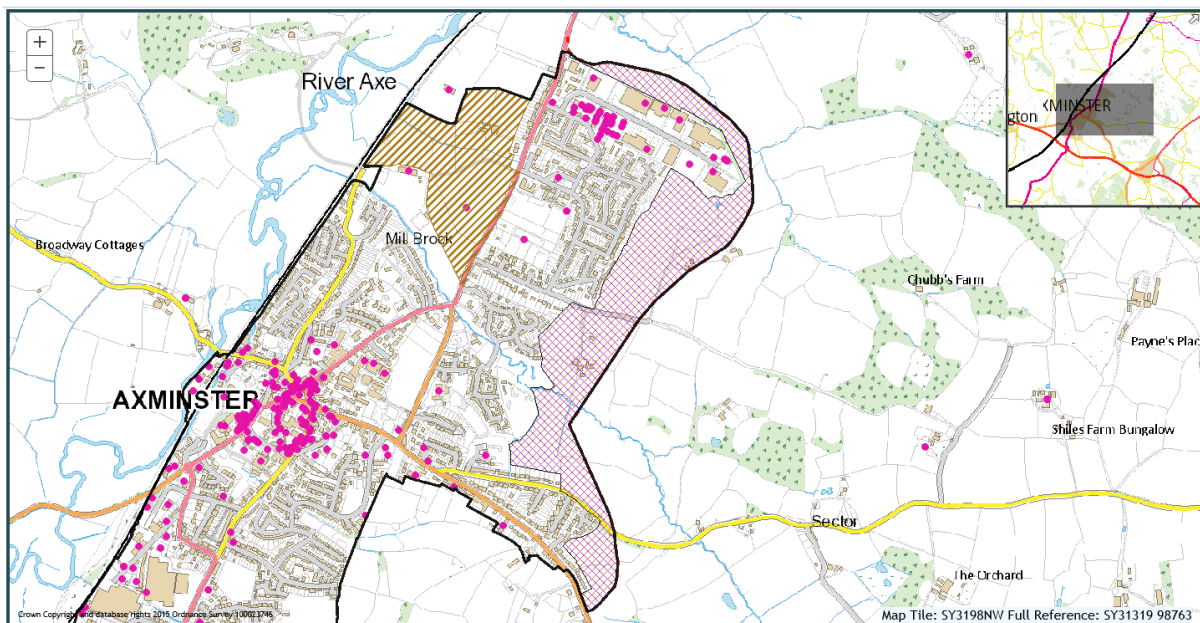
Land to the North and East of Axminster is believed to be partly owned by the Crown Estates and partly optioned for development to Persimmon Homes.

Description

A substantial area of land is allocated for mixed use development to the east of Axminster as part of the town's Masterplan area. As part of this overall allocation provision is made for employment use. 8 Ha is allocated for job generating employment land, of which some may become the land use type covered in this report. Individual plots or sites are not, however, identified at this point. The overall extent of the land allocation is shown on the map below.

Three applications are currently pending consideration: 19/0108/MOUT, 19/1074/MOUT and 19/0150/MFUL.

Homes England have changed the grant destined for the access road into a loan resulting in financial shortfalls, it is very unlikely if the project in its current form will reach fruition.



58 – Hunthay Farm, West of Axminster

Ownership

Ownership of the site is not known.

Description

The site occupies an area of 3.34 hectares, formerly of agricultural use. A large area of the site is used for by container self-storage.

Summary of Planning Activity

See also Appendix 2 – Plots 58A and 58B.

Completions

Approvals were granted in 2015-16 for the construction of offices with parking (58A) and for 27 additional containers (plot 58B); both completed in 2018/19

Non-Domestic Rated Properties

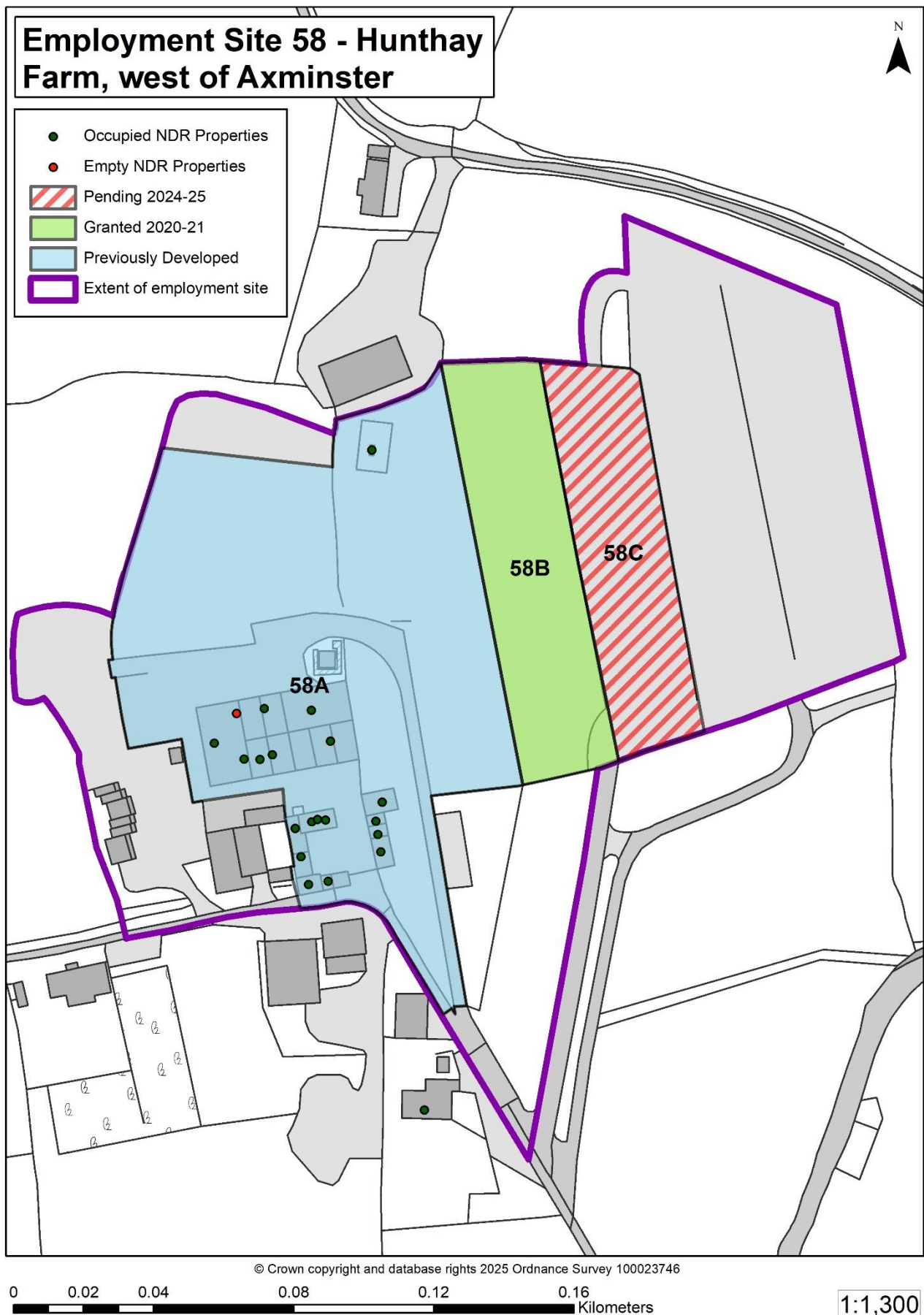
There are 20 units rated for non-domestic use, one of which is classed as empty.

Planning Activity

A permission (19/0570/VAR) was granted on 7.5.2019 for the Variation of Condition 8 of the planning consent 09/1103/FUL to facilitate the siting of more than 165 storage container units on the site at any time. Plot 58A. Complete.

A permission (20/0883/COU) was granted on 4.6.2020 for the change of use of part of the existing caravan storage area to permit the siting of 85 storage containers in addition to the storage of touring caravans. Plot 58B. Complete.

The permission 25/0549/MFUL is pending consideration for the change of use from caravan storage to 76 more storage containers, with no more than 360 containers on site. 58C



24 – Colyton Business Park, Colyton

Ownership

Ownership of Colyton Business Park is not known.

Description

Colyton Business Park is small scale at 0.58 hectares and is sited around 200 metres to the north-west of Colyton. The site comprises of a few small business units and is shown on the plans below.

The site is entirely within a flood zone and adjoins a Conservation Area to the South

Summary of Planning Activity

See also Appendix 2 – Plot 24A.

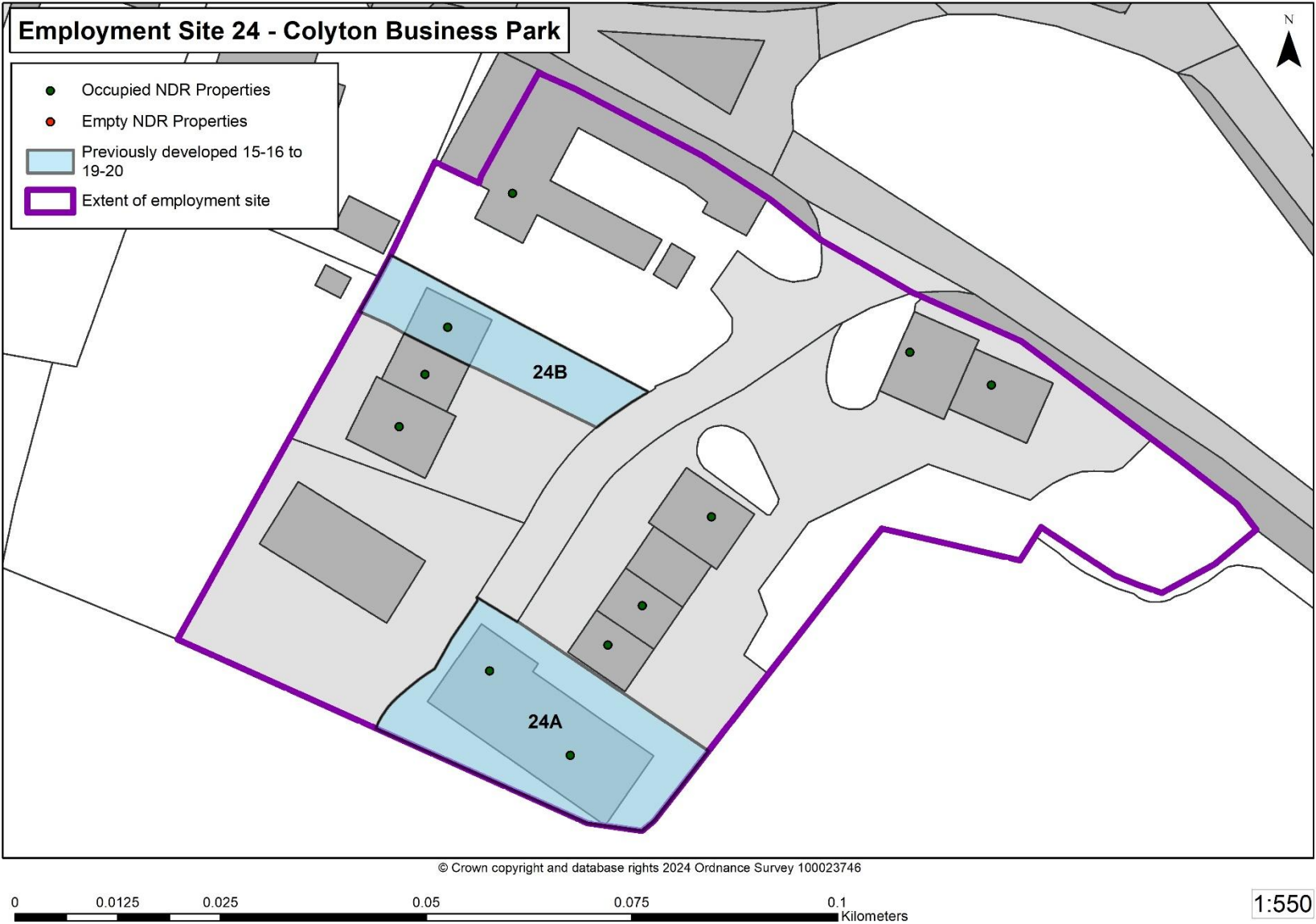
Completions

Plot 24A, a new workshop and offices, was completed in 2015-16.

A permission (19/2688/COU) was granted on 24.2.2020 for the Retrospective Change of Use from business use (B1) to general industrial (B2) use at Unit 2C. See also Appendix 2.

Non-Domestic Rated Properties

There are 11 units rated for non-domestic use, all were in use.



Appendix 1F – Recently added and potential future employment site monitoring.

Over time small sites have potential to develop further. Where permitted, development can gradually form smaller groups of employment land use premises. In this section, sites which have potential, via permission, to become employment sites will be noted making the process to development clearer. Some of these sites will have been allocated or noted in neighbourhood plans and other processes meaning there is value in employment land monitoring. This said, a reduction in size is still possible so a continued allocation is not certain.

For the 2021-2023 ELR the following sites were added:

63 - Hatchland road industrial estate, Poltimore Barton, Poltimore. Exeter, EX4 0BQ

65 - Beare Trading estate, Broadclyst.

67 - Bishops Court Gardens, Bishops Court Lane, Clyst St Mary, EX5 1DH

Broadclyst Neighbourhood plan.

64 - Beare Farm, Beare, (South of the B3181), Broadclyst, Exeter, EX5 3JX

66 - Winters Gardens, Broadclyst, Exeter, EX5 3BX

For the 2024-2025 ELR the following sites were added:

69 (A, B and C) - Station Yard and The Old Cider Works, Hele

This list will expand as sites are found through planning permissions, notably small site recurrences and neighbourhood plans.

Appendix 3 – Schedule of Sites and Plots: Developed and Permitted.

Appendix 2 will be published alongside this report and will provide the full schedule of activity during the Local Plan period with more detail on each plot. It is suggested to be read in conjunction with site plans. Small sites are also included in this section however don't appear on site plans.

n.b. Net Additional Area measurements are taken from the Planning Application or measured using eMap; Net Floorspace Gained measurements are taken from the Planning Application or measured using Civica.

Overview of Employment Land Review for 2020-24

Planning permissions

25 planning permissions were granted during 2020-21 and amounted to approximately 8.01 hectares of net additional site area.

17 planning permissions were granted during 2021-22 and amounted to approximately 15.82 hectares of net additional site area.

17 planning permissions were granted during 2022-23 and amounted to approximately 12.84 hectares of net additional site area.

15 planning permissions were granted during 2023-24 and amounted to approximately 2.49 hectares of net additional site area.

15 planning permissions were granted during 2024-25 and amounted to approximately 7.54 hectares of net additional site area.

Outstanding permissions

49.93 hectares over 44 sites have planning permission but are yet to start development.

sites under construction

3.81 hectares over 11 sites are currently under construction.

Completions

The completions, as shown in Appendix 2 are laid out below, with the number of sites completed in each year next to the resultant total land developed in Ha.

Completion Year	Completions (No. Sites)	Land Developed (Ha)
2013-14	15	4.20
2014-15	9	2.10
2015-16	28	7.90
2016-17	15	3.10
2017-18	31	30.80
2018-19	17	5.80
2019-20	22	23.50
2020-21	27	6.02
2021-22	36	14.35
2022-23	19	9.09
2023-24	14	3.08
2024-25	16	5.76
Totals	249	115.69

For the 2024-25 monitoring point Appendix 2 was re assessed resulting in some of the previous year's completion totals being adjusted. Resulting in a more accurate and representative set of data for future work and decisions to be based upon.

Allocated sites.

75.08 HA of allocated land has been developed or has planning permission within the 2006 – 2026 Local plan leaving a total of 123.3 Ha of land not in employment use; developed as infrastructure, other uses, or vacant. NP and CP values can be found in Appendix 5.

Small adjustments of data have been made in each iteration of the ELR in efforts to hone accuracy of reported data. Findings at the time of publishing stand as definitive values, however, the table in Appendix 2 holds the updated findings after successive interrogations of the data.

Appendix 4 – Schedule of employment land ‘lost’ to other uses (2013-2025)

Yearly Totals of ‘Land lost’

During the 2019-2020 monitoring period there were 16 sites lost, with a combined total floorspace loss of 3194.5 M²

During the 2020-2021 monitoring period there were 5 sites lost, with a combined total floorspace loss of 2370 M²

During the 2021-2022 monitoring period there were 4 sites lost, with a combined total floorspace loss of 1538.6 M²

During the 2022-2023 monitoring period there were 2 sites lost, with a combined total floorspace loss of 420 M²

During the 2023-2024 monitoring period there were 1 site lost, with a combined total floorspace loss of 151 M²

During the 2024-2025 monitoring period there were 5 sites lost, with a combined total floorspace loss of 2663 M²

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
Woodbury, Woodbury Business Park	46B	15/2056/COU - Change of use from industrial unit (use class B2/B8) to D2 (Assembly and Leisure)	712
Honiton, Heathpark Industrial Estate	11C	17/0428/FUL - This site had permission (15/0364/FUL) for construction of single storey industrial building for 381 m2 of B1 uses, development was completed, and the site marketed, but not occupied. A subsequent permission was granted and implemented (17/0428/FUL) for change of use to a gym for B1 Health & Fitness. The site was operational at Summer 2018	1,800
Sidmouth, East Devon District Council Offices	38	16/0872/MFUL - Following the Council's move to Blackdown House, the former EDDC HQ will be re-developed into an extra care retirement home by PegasusLife	7,722
Axminster, Former Sawmills, Woodmead Road	33A	16/2881/COU – Change of use from industrial storage building (B2/B8 use) to (A3) – Safar Restaurant	190
Axminster, Millwey Rise	15Aii	16/2470/FUL – Construction of Tick Tocks Day Nursery / Soft Play Centre and associated access and landscaping works	Site was previously vacant
Axminster, Millwey Rise	15E	18/1765/COU – Change of Use from use class B1 (Office & Lightweight Industrial) to use class D2 (Assembly & Leisure)	1,000
Ottery St Mary, Toadpit Lane West	Small Site	16/0133/PDP - Prior approval for a change of use from storage and distribution (Class B8) to a use falling within Class C3 (dwelling houses)	269
		Recorded Pre 2019 Total	11693
Exmouth, St Andrews Road	Small Site (2019-2020)	18/2778/FUL - Change of use of workshop and store to a fitness studio and store (Class D2 Use). Alterations to roof to form a parapet wall with flat roof behind	32

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
Dunkeswell, Dunkeswell Industrial Estate	6 (2019/20)	19/2731/COU - Change of use from light industrial (B1) to Doggie Day Care Centre.	47.7
Honiton, Heathpark Industrial Estate	11 (2019/20)	19/2150/VAR - Variation of Condition 3 of application 17/0428/FUL (change of use of building from B1/B8 (light industry/storage) to D2 (health club and gymnasium) together with the insertion of a first floor and associated external alterations) to permit extended opening hours	569
Honiton, Dolphin Court (Honiton Carpets)	Small site (2019/20)	19/0308/COU - Change of use of existing first floor office into six residential flats	253
West Hill, The Pygthle, Lower Broad Oak Road	Small site (2019/20)	19/0481/PDP - Prior approval for a change of use of 'West Pigsty' from storage (Class B8) to a use falling within Class C3 (dwelling houses)	187.42
Honiton, High Street (My Support And Care Services)	Small site (2019/20)	19/0846/FUL – Change of use from Class B1 to D1	268
Seaton, Church House (John Wood)	Small site (2019/20)	19/1688/FUL - Change of use of existing first floor picture gallery and picture framing unit (B1c Light Industrial) to form one residential unit (C3 dwelling house) and associated external works	100.4
Axminster, Axminster Railway Station Offices	Small site (2019/20)	19/1931/FUL - Change of use from office space (Class B1) to a micro pub (Class A4)	36
Upexe, 1 Upexe Farm	Small site (2019/20)	19/2225/PDP - Notification of prior approval for change of use from premises (Barn 3) in light industrial use (Class B1c) to a residential dwelling house (Class C3)	147
Upexe, 2 Upexe Farm	Small site (2019/20)	19/2224/PDP - Notification of prior approval for change of use from premises (Barn 2) in light industrial use (Class B1c) to a residential dwelling house (Class C3)	455
Exmouth, 51 Parade	Small site (2019/20)	19/2174/PDO - Prior approval of proposed change of use of upper floor offices (Class B1a) to four flats (Class C3)	199.7

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
Stoke Canon, Unit 303 Imbert Green Technology Park	Small site (2019/20)	19/2498/PDT - Notification for Prior Approval for proposed change of use of building and land within the curtilage from a carpenter's workshop (Class B1) to registered	56.2
		nursery (Class D1) under Schedule 2, Part 3, Class T of the General Permitted Development Order	
Salcombe Regis, Unit 6 Kingsdown Business Park	Small site (2019/20)	19/2731/COU - Change of use from B1(c) (Light Industrial) to dog grooming/small dog day care (Sui Generis)	81.6
Rousdon, Charton Reservoir	Small site (2019/20)	19/1050/FUL - Demolition of existing and construction of (smaller) replacement workshop and storage building	22
Honiton, Former TIC @ Lace Walk	Small site (2019/20)	19/2466/COU - Change of use from business B1(a) use to restaurants and cafes (A3) and hot food takeaways (A5) use	70.1
Broadclyst, Instant MOT Centre	Small site (2019/20)	20/0119/COU – Change of use from general industrial unit (Use Class B2) to a gym (Use Class D2)	669.4
		2019-2020 Totals	3195
Axminster, Axminster Carpets. Unit L2, Gamberlake, Axminster, EX13 5JZ	2 (2020/21)	20/1788/FUL - Change of use from B2 to Auction House (sui generis)	926
Axminster, Axminster Carpets Ltd, Woodmead Road, Axminster, EX13 5PQ	2 (2020/21)	20/2521/FUL - Change of use of industrial unit (use Class B2) to gymnasium (use Class E) and external alterations including new disabled ramp and steps	926
Axminster, Axminster Carpets, First Floor Of (Former) Unit 23, Axminster Carpets, Woodmead Road, Axminster, EX13 5PQ	2 (2020/21)	20/2575/FUL - Change of use from B2 to gymnasium (Class E)	414
Dunkeswell, Dunkeswell Industrial Estate, Unit 1 & 2, Block A, Flightway, Dunkeswell Business Park, Dunkeswell, Honiton, EX14 4PE	6 (2020/21)	20/1518/FUL - Change of use from B2 (general industrial) to Animal Crematorium (sui generis); external changes to include one additional window at first floor rear and new flue for the proposed cremator	180

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
Ottery St Mary, Finnimore Industrial Estate, Units 1 To 3, Finnimore Industrial Estate, Ottery St Mary, EX11 1NR	8 (2020/21)	20/1443/COU - Change of use from class B2 general industrial to D2 gym use	275.1
East of Exeter Airport, McBains, Unit 14, McBains Business Units, Exeter Airport, Clyst Honiton, EX5 2BA	50 (2020/21)	20/2856/PDO - Prior approval of proposed change of use from Class B1 (office) to Class C3 (dwelling house)	63
		2021-2022 Totals	2784
High Street, Honiton EX14 1LP	Small site (2021/22)	A permission (21/0943/FUL) was granted on 09.06.2021 for the conversion of stores (B8) to form 2 dwellings (C3).	140
Honiton Cattle Market Silver Street Honiton	Small site (2021/22)	A permission (20/2410/MFUL) was granted on 22.07.2022 for the demolition of existing structures and redevelopment to form 57 retirement living apartments for older persons including communal facilities, parking, and landscaping.	800
		2021-2022 Totals	940
Westcott Mill, Honiton	Small site (2022/23)	A permission (22/1962/FUL) was granted on 15.09.2022 for the proposed change of use class to new pharmacy E(a) from storage use (B8) with alteration to fenestration.	200.61
Opposite harbour road, Seaton	Small site (2022/23)	AN application was made (22/1478/FUL) on the 08.07.2022 for the demolition of existing STC store and Bus Garage on site to be replaced by 9 residential units with landscaped gardens and private parking. Site still in use awaiting approval	198
Collets mill, Talaton	32 (2022/23)	A permission (20/1086/FUL) was granted on 24.06.2021 for the conversion of the mill to a residential dwelling.	270
Liverton Business Park	17G (2022/23)	A certificate of proposed lawful use (22/0396/CPL) was granted on 20.04.2022 for proposed use of Unit 10 from B1 General Industrial to E(e) Provision of medical or health services (private pharmacy).	150

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
		2022-2023 Totals	819
1 Old Steam Laundry, Laundry Lane, Sidford	Small site 2023/24	A Permission (23/2117/FUL) was <u>pending</u> for the conversion of workshop building to form 2 no. live/work units, comprising business use (Class E(g)) at ground floor and dwelling (Class C3) at first floor, and formation of associated parking area.	30 – Extant
36A Fore Street, Sidmouth	Small site 2023/24	A Permission (23/1902/FUL) was granted on 09.11.2023 for the proposed change of use from Office (Class E) to apartment (Class C3).	151
Devon And Somerset Fire and Rescue Service HQ, Clyst St George	Small site 2023/24	A Permission (23/2200/FUL) was granted on 21.12.2023 for the change of use from office to dwelling, with associated works and landscaping	129
Shoobridge Funeral Services, Silver Street, Honiton	Small site 2023/24	Prior approval was given to (23/2391/PDMA) on 26.01.2024 for the proposed conversion of a two-storey building currently classified under Class E (Commercial, business, and service) to a new classification within Class C3 (dwellinghouses)	481 - Extant
Nelson House, Coombe Lane, Axminster	Small site 2023/24	Prior approval was given to (23/2509/PDMA) on 11.02.2024 for the change of use of offices (use class E(g)) to a single dwellinghouse (use class C3).	444 - Extant
Bridge House, Weston	Small site 2023/24	A Permission (23/2550/COU) is <u>pending</u> for the Change of use from B8 (storage of tractor parts) back to agricultural use	203
Coverstructures House, Exeter Road, Ottery St Mary	Small site 2023/24	A variation (24/0282/VAR) was <u>pending</u> at the monitoring point, approved on 03.04.24, Variation of condition no. 2 (approved plans) of planning permission 20/0779/FUL - New industrial unit for B1, B2 and B8 use. Proposal for reduction in the size of the building.	Variation of permission so no land lost, permitted development was not complete. Loss of potential employment floorspace of 180. Not counted in the total.
		2023-2024 Totals	483
Hill Barton Business Park, Hill Barton Business Park	14N 2024/25	Change of use of an industrial unit, B2 / B8, to an Indoor Sport Paddle Tennis Centre, E (d). - 24/0588/FUL	2038

Site Name or Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application reference	Net Floorspace Lost (m ²)
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43E 2024/25	the demolition and redevelopment of the site to provide two replacement employment buildings. (will result in a loss of employment land) - 24/1049/FUL	456 - Pending
Fairfield House New Street Honiton Devon EX14 1BS	Small site 2024/25	Conversion to 4no. residential flats and retention of part commercial element as offices - 24/0668/FUL	240
Sunnynook 9 Newtown Sidmouth EX10 8PZ	Small site 2024/25	Change of use from light industrial use to a private dwelling. - 24/1071/FUL	59
35 Queen Street Seaton EX12 2NY	Small site 2024/25	Change of use of ground floor of building from commercial to a single flat - 24/1151/PDMA	114
51 High Street Budleigh Salterton EX9 6LG	Small site 2024/25	Commercial offices to 3No. dwellings Remaining ground floor space to be retained as a commercial unit. - 24/2577/FUL	212
		2024-2025 Totals	2663

Appendix 5 – Non-Domestic Rated Properties

On April 1st, 2024, there were 1,326 premises within East Devon employment sites rated for non-domestic use; 109 of which (8%) were classed as empty, up 3% from 2022-23. Resulting in an occupancy of 92%.

The joint most common unit use types are workshops and warehouses, both accounting for 18% of units which are in use. Storage and office units account for 15% and 9% of the other units which are in use.

Exeter Science Park has 13 empty units while Dunkeswell Industrial Estate and Heathpark Business Park have 9 empty units. These 3 sites have the highest number of empty units, together accounting for 28% of all empty units across East Devon.

Past counts may have inadvertently included NDR car parking spaces and mobile telecommunication masts, etc, an effort has been made to ignore these points. Open air storage bays / compounds and storage containers have been included. Units which have been rated as one property (e.g. having a postal address of “Units 1-3”) may have been rated as separate units in previous count. This survey uses data from the Council’s Non-Domestic Rated Properties GIS layer verbatim (including units classified as exempt).

2024-25 NDR data is being updated as an error occurred between the link between geolocation and NDR status. This will be rectified for the 2025-26 ELR.

Employment Site Name	Total	Empty	Occupied	FACTORY	OFFICE	RETAIL	SHOWROOM	STORAGE (Including Land where counted)	UNKNOWN / OTHER	VEHICLE REPAIR	WAREHOUSE	WORKSHOP (Not Vehicle Repair)
01: Alexandria Road Industrial Estate	40	1	39				2	5	18	1	9	5
02: Axminster Carpets, Woodmead Road	27	2	25			1		2	18	1		5
03: Ottery Moor Lane/ Bramble Hill Industrial Estate	3		3			1	1					1
04: Odhams Wharf	13	1	12		4			3	2		1	3
05: Darts Business Park	29	2	27				1	12	7		1	8
06: Dunkeswell Industrial Estate	156	9	147	6	3		2	34	18	5	58	30
07: East Devon Business Park	18	2	16		4			5	1	2	1	5
08: Finnimore Industrial Estate	37	5	32	4	5		1	5	8	4	8	2
10: Harbour Road, Industrial Estate E	27	9	18		1	1	1	7	1	2	1	13
11: Heathpark Industrial Estate	138	9	129	7	6	3	1	15	30	3	43	30
12: Greendale Business Park	58	2	56	2	2			16	27		10	1
13: Harepath Industrial Estate	15	2	13			2		1	2	1	2	7
14: Hill Barton Business Park	57	7	50	4				4	28		19	2
15: Millwey Rise Industrial Estate	59		59	4	1	1		3	31	1	2	16
16: Liverton Business Park (Phase I)	28	2	26	1	1	5	1		5			15
17: Liverton Business Park (Phase II)	8	2	6			2			5		1	
18: Dinan Way	9		9	1	1		1		1	1	3	1

[illegible]

[illegible]

Employment Site Name	Total	Empty	Occupied	FACTORY	OFFICE	RETAIL	SHOWROOM	STORAGE (Including Land where counted)	UNKNOWN / OTHER	VEHICLE REPAIR	WAREHOUSE	WORKSHOP (Not Vehicle Repair)
58: Hunthay Farm	20	1	19					1	14		3	2
59: Yeo Business Park	8		8						8			
60: Dotton Farm	9	1	8					2	4		2	1
61: Colliton Barton	5		5						3		1	1
62: Dunkeswell Airfield	16	3	13		1			11	3	1		
63: Poltimore, Hatchland road	3	1	2						3			
64: Beare Farm	N'hood Plan Allocation											
65: Beare Trading estate, Broadclyst	14	5	9					5	5	1	1	2
66: Winter Gardens	N'hood Plan Allocation											
67: Bishops court	23	6	17		4			5	13		1	
68: Old primary school, Uplyme	1		1						1			
	Total	Empty	Occupied	FACTORY	OFFICE	RETAIL	SHOWROOM	STORAGE (Including Land	UNKNOWN / OTHER	VEHICLE REPAIR	WAREHOUSE	WORKSHOP (Not Vehicle Repair)
Total	1326	109	1217	47	124	19	19	200	398	47	238	234
Percentage of total / Percentage of 'In use'		8%	92%	4%	9%	1%	1%	15%	30%	4%	18%	18%

Appendix 6 – Employment Site Allocations

A total of 75.54Ha of land has been permitted for development on all allocations within the Local plan, Cranbrook Plan and Neighbourhood plans. The remaining total area of land allocated is 122.87Ha. Specifically, the remaining area of land allocated by the Local Plan covers 111.73Ha. These totals use the employment site boundaries drawn in this document where allocation is solely by name.

Through Local and Neighbourhood Plans, areas of potential future development are allocated. This designates the land within these areas for of a certain land use type or mixed-use development. Although allocated, development is still required to align with policy. The table below areas are examples of this and have descriptions of the land use alongside the area and name of the site.

The LP totals show scope for significant development for B and E(g) class uses. It should be noted, however that some other job-generating uses have been permitted within employment sites that have reduced the capacity for industrial and logistics use. Two examples of this are: land south of Redgate, in which the permission for extra care/assisted living accommodation has resulted in less employment land than allocated, and Land west of Hayne Lane as there has been a garden centre built on the south side of the site. LP policy resists the further loss of land on employment sites to non- B and E(g) uses. Further detail in Ap.2.

The values for the Cranbrook development and subsequent expansion areas come from the Cranbrook plan (CP); in which the definition of employment land is different. The CP considers all the Class E land use types whereas the ELR looks specifically at the E(g) land use types, E(g) i, ii, iii. E(a) through to E(f) may not be captured in this report, however, will be captured in the retail report. It is likely that because of the hubs of employment land, brought forward with each new expansion zone, there will be pockets of employment land which together represent the Cranbrook policy allocations in the LP and CP.

It should be noted that it is unlikely that 100% of any allocated or consented employment site will be used for employment purposes as sites will also need to accommodate other, supporting, land uses such as infrastructure, landscaping, open space, parking and biodiversity net gain as well meeting other planning conditions outlined in planning permissions. This is also described in paragraphs 6.7 and 6.8. The maps in the report give a clear indication of the main built development on each allocation.

The 2025-26 ELR will begin the monitoring of the new employment allocations as they progress through the local plan process.



Local Plan Allocated Areas								
Site Name and Location	Area Allocated in Msq	Area Allocated in Ha	Site/Plot Number	Development status	Area Assigned by Planning Permission in Msq	Area Assigned by Planning Permission in Ha	Remaining Allocated Area in Msq	Remaining Allocated Area in Ha
Sidmouth, Alexandria Road Industrial Estate	1702	0.17	1A	Permissions outline	1702	0.17		
Sidmouth, Alexandria Road Industrial Estate	2417	0.24	1B	Permissions outline	2417	0.24		
Sidmouth Employment site	60226	6.02	41	Partially permitted	30454	3.05	29772	2.98
Ottery St Mary, Finnimore Industrial Estate N	7100	0.71	8A	Vacant			7100	0.71
Ottery St Mary, Finnimore Industrial Estate W	12000	1.20	8B	Vacant	7000	0.70	5000	0.50
Ottery St Mary, Finnimore Industrial Estate E	3500	0.35	8C	Vacant			3500	0.35
Honiton, Heathpark Industrial Estate	12800	1.28	11A	Vacant			12800	1.28
Honiton, Heathpark Industrial Estate	9600	0.96	11B	Permission Undecided	9600	0.96		
Honiton, Heathpark Industrial Estate	2800	0.28	11D	Permission Undecided	2800	0.28		
Honiton, Heathpark Industrial Estate	2230	0.22	11K	Complete	2230	0.22		
Axminster, Millwey Rise	10500	1.05	15A & 15B	Partially Complete	10500	1.05		
Exeter Logistics park - Allocated by name (est values)	673064	67.31	25	Partially Complete	351165	35.12	321899	32.19
Exeter Skypark	400000	40.00	26	Partially Complete	118153	11.82	281847	28.18
Exeter Science Park	250000	25.00	27	Partially Complete	124338	12.43	125662	12.57
Exmouth, Land South of Redgate	5000	0.50	40	Complete	1799	0.18		
Honiton, Land West of Hayne Lane	150000	15.00	42	Vacant	6204	0.62	143796	14.38
Exeter Airport Business Park Phase 2	50000	5.00	44	Vacant			50000	5.00
Exmouth, Liverton Phase 3	30000	3.00	45	Vacant			27300	2.73
Clyst St Mary, Winslade Park	7000	0.70	51	Permission Granted	7000	0.70		
Goodmores Farm, Exmouth	50000	5.00	53	Under construction	21425	2.14	28575	2.86
Urban Expansion of Pinhoe Old Park Farm/Pinn Court Farm	30000	3.00	54	Under construction	5800	0.58		
Land to the north of Seaton	22730	2.27	56	Permissions outline	22730	2.27		
Axminster, Land North of Axminster	80000	8.00	57	Permissions Undecided			80000	8.00
Totals	1,872,668	187.27			725,316	72.53	1,117,251	111.73

Neighborhood Plan Allocated Areas								
Site Name and Location	Area Allocated in Msq	Area Allocated in Ha	Site/Plot Number	Development status	Area Assigned by Planning Permission in Msq	Area Assigned by Planning Permission in Ha	Remaining Allocated Area in Msq	Remaining Allocated Area in Ha
Beare Farm	5656	0.57	64	Decision Pending			5656	0.57
Winter Gardens	5431	0.54	66	Vacant			5431	0.54
Totals	11,087	1.11				0	11,087	1.11

Cranbrook Allocated Areas								
Site Name and Location	Area Allocated in Msq	Area Allocated in Ha	Site/Plot Number	Development status	Area Assigned by Planning Permission in Msq	Area Assigned by Planning Permission in Ha	Remaining Allocated Area in Msq	Remaining Allocated Area in Ha
Cranbrook Town Centre			52	Under construction				
Treasbeare from Cranbrook plan	49000	4.90	52	Vacant			49000	4.90
Treasbeare additional area	48500	4.85	52	Vacant			48500	4.85
Site Name and Location	Floorspace Allocated in Msq	Floorspace Allocated in Ha	Site/Plot Number	Development status	Floorspace Assigned by Planning Permission in Msq	Floorspace Assigned by Planning Permission in Ha	Remaining Allocated Floorspace in Msq	Remaining Allocated Floorspace in Ha
Cobdens	1250	0.13	52	Vacant			1250	0.13
Grange	1600	0.16	52	Vacant			1600	0.16
Bluehayes - mixed use - employment required	No Value Stated		52	Vacant				
Totals	100,350	10.04					100,350	10.04

Appendix 7 – Vacant Plots with no Allocation

Within some Employment sites there are plots and areas of land which could lend themselves to development. Given their proximity to an employment site, applications for planning permissions may be looked on more favourably compared to isolated employment development. Some of these plots are in use but not for employment creating purposes, meaning there is potential for redevelopment. Unlike allocations there has been no site assessment work completed to define these sites, this work will be expected to be undertaken by the applicant.

Site Name	Plot	Area Msq	Area Ha
Axminster Carpets	2E	1211.7	0.12
East Devon Business Park	7A	1975.8	0.20
Finnimore Estate	8A	7118.6	0.71
Finnimore Estate	8B	4086.5	0.41
Finnimore Estate	8C	3668.8	0.37
Harbour Road Industrial	10D	1494.5	0.15
Harbour Road Industrial	10E	792.2	0.08
Coal Yard	21A	2599.0	0.26
Colyford Road	36A	2460.9	0.25
Sidford	41A	17186.8	1.72
Dunkeswell Industrial	6VA	5975.8	0.60
Dunkeswell Industrial	6VB	3232.1	0.32
Dunkeswell Industrial	6VC	1063.6	0.11
Dunkeswell Industrial	6VD	549.3	0.05
Dunkeswell Industrial	6VE	1453.3	0.15
Dunkeswell Industrial	6VF	3111.1	0.31
Dunkeswell Industrial	6VG	1257.3	0.13
Dunkeswell Airfield	62A	3704.3	0.37
Dunkeswell Airfield	62B	3605.9	0.36
Dunkeswell Airfield	62C	3653.7	0.37
Dunkeswell Airfield	62D	5947.0	0.59
Dunkeswell Airfield	62E	8721.5	0.87
Dunkeswell Airfield	62F	13038.4	1.30
		97908.1	9.80

The table of vacant but not allocated sites above shows there is around 10Ha of land within or around employment sites which has potential for successful planning permission applications. These sites tend to be outside of the west end offering a wider range of development potential across East Devon.

East Devon - Employment Land Review – Appendix 2

For the monitoring year ending 31 March 2025

The following table contains all monitored planning permissions with detailed information including:

- Site name and address
- Plot number, relating to employment site within the Employment Land Review (ELR) for referencing.
- Notes on the development, often including the planning reference which can be used to find more information using [East Devons online planning application portal](#).
- Net Additional Plot Area Developed
- The year of completion or if the site is extant or under construction.
- The Floorspace which has been brought forward by the development broken down in to the monitored use classes, as set out in the ELR.
- An incomplete note has been left in the table where a site has gained planning permission, but the development has not been completed, and the future continuation of the site is unknown.

Small sites are also present within Appendix 2 and are located at the bottom of the table. These are sites which have smaller plot size and do not fall within any employment site.

All figures in the table are in Meters Squared; however, Hectare units have been used to allow greater understanding of totals at the very bottom of the table.

Work has been undertaken to improve the accuracy of completion dates in this updated 2024-25 version.

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sidmouth, Alexandria Road Industrial Estate	1A Site of former station and factory	This site is a Local Plan allocation for 1700Sqm however has seen the planning application covering 1E utilise this site area.																		
Sidmouth, Alexandria Road Industrial Estate	1Bi Alexandria Industrial Estate	Provision of 20 self-storage containers estimated to provide 295 m ² of B8 floorspace on a site area of 960 m ² . Relevant planning applications - 17/2939/FUL						960											295	
Sidmouth, Alexandria Road Industrial Estate	1C Sidmouth Tyres and Exhausts	New replacement vehicle repair and MOT workshop. Relevant planning applications - 12/1978/FUL	208															208		
Sidmouth, Alexandria Road Industrial Estate	1D Station Garage Station Road Sidmouth EX10 9DN	Extensions and alterations – 21/0171/FUL														87				
Sidmouth, Alexandria Road Industrial Estate	1E Large site redevelopment	large scale phased redevelopment of Alexandria Road TE 22/2063/MOUT, now 25/0476/MRES (Pending) for phase 1.														21409				
Axminster carpets, Axminster	2A	Change of use to an Auction house - 20/1788/FUL								0								-926		926
Axminster carpets, Axminster	2B	Change of use to a gym – 20/2521/FUL								-805								-805		
Axminster carpets, Axminster	2C	Change of use to a gym – 20/2575/FUL								-414								-414		
Axminster carpets, Axminster	2D	change of use from use class B2 to B8 - 21/1121/CPL									765							-497	497	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²											Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution
Honiton, Ottery Moor Lane	3A Goonvean Fibres	Erection of extension to existing industrial unit. Relevant planning applications - 14/2300/MFUL			1071													1,071	
Honiton, Ottery Moor Lane	3B	refurbishment and reconfiguration of depot 22/2712/FUL									7356						-36		
Odhams Wharf, near Ebford	4A Armada House Odhams Wharf Ebford EX3 OPB	Demolition of existing industrial unit and construction of <u>replacement building</u> , raising of site levels and construction of new bridge – 18/2504/MFUL later 20/2866/VAR										504						1400	
Dart Business Park Clyst St George	5B	Redevelopment of part of the business park (fuel storage depot and motor sales area) and extension to create 6 additional units to be used for offices and Light Industry use (Use Class B1), Storage and Distribution (Use Class B8) - 19/1849/MFUL										7106					600		
Dunkeswell, Dunkeswell Industrial Site	6A Alpha Lifting Services Unit 1 Flightway	Extension to existing business unit. Relevant planning applications - 14/0384/FUL			140												140		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6B Supacat Ltd Dunkeswell Airfield Honiton EX14 4LF	Planning permission was granted for construction of an extension to the southwest of an existing industrial building. But permission expired on 26 June 2017 and was not implemented. Not recorded as a vacant plot, net site area recorded as zero. Relevant planning applications - 14/0914/MFUL														Incomplete				
Dunkeswell, Dunkeswell Industrial Site	6C Unit 3B New Way Estate Dunkeswell Industrial Estate	Construction of industrial unit (B1/B2/B8 uses). Relevant planning applications - 12/0833/FUL	1400														34	222	524	
Dunkeswell, Dunkeswell Industrial Site	6D CJ Keitch Engineering Dunkeswell Airfield	Construction of storage building. Relevant planning applications - 12/1418/FUL		400															180	
Dunkeswell, Dunkeswell Industrial Site	6E Dunkeswell Industrial Site	Retrospective change of use from museum to light industrial/storage use. Relevant planning applications - 13/1175/COU		76															135	-143
Dunkeswell, Dunkeswell Industrial Site	6F Units B1 - B6 Dunkeswell Industrial Park	Extension on southeast elevation and alterations to southwest elevation. Additional 354 m ² workshop and office space. Relevant planning applications - 15/2910/FUL possibly expired.														Incomplete				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6Gi Unit 21 Flightway Dunkeswell Business Park	Extension to existing industrial unit. Measured extension is 432 m ² of B2 use which is recorded as the net site area. Gross site area recorded as 1,520 m ² . Relevant planning applications - 16/2512/FUL				432													432	
Dunkeswell, Dunkeswell Industrial Site	6Gii Rain Nutrience Ltd Unit 21 Flightway	Extension to existing industrial unit to provide an additional 96 m ² of B2 floorspace. It should be noted that this is a further extension to the development undertaken under permission 16/2512/FUL (on the southern side of the existing building). Relevant planning applications - 17/0891/FUL					98											98		
Dunkeswell, Dunkeswell Industrial Site	6Giii Unit 22 Flightway Dunkeswell	Extension to existing industrial unit to provide 189 m ² of additional B2 floorspace. The development is on the western side of the existing building. Relevant planning applications - 17/2562/FUL					189											189		
Dunkeswell, Dunkeswell Industrial Site	6H Unit 2 Flightway Dunkeswell Business Park	Extension to provide further office and living accommodation. To include 93 m ² of extra B1 office accommodation. Relevant planning applications - 17/0710/FUL							93								93			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6L Unit 29 Marcus Road Dunkeswell	Demolition of existing structure and the erection of a portal frame building for manufacturing, storage and distribution of goods. Gross new building floorspace 297 m ² - net additional area 181 m ² of B2 floorspace. Relevant planning applications - 17/2519/FUL								873								180.7		
Dunkeswell, Dunkeswell Industrial Site	6J The Tower Marcus Road Dunkeswell	Erection of building for use as workshop space for artisan/craftsperson (use class B1) on land to the rear of The Tower - building floorspace 70 m ² and gross and net site area measured at 215 m ² . Relevant planning applications - 17/0876/FUL					215										215			
Dunkeswell, Dunkeswell Industrial Site	6K Perry Of Oakley Ltd Dunkeswell Airfield Honiton EX14 4LF	Expansion of machinery assembly building with northeast extension and south east lean-to extension and alterations to front of main building - 19/1966/FUL								9253							330	593		
Dunkeswell, Dunkeswell Industrial Site	6L Unit 8 Flightway Dunkeswell Business Park Dunkeswell EX14 4RD	Extension of existing industrial building for general industrial (Use Class B2) and storage (Use Class B8) use and improvements to car park – 20/0229/FUL								360								360		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Industrial Site	6M Land adjacent 3F, Marcus Road Dunkeswell	Construction of two storey building comprised of a warehouse (use class B8) and showroom (sui generis) on the ground floor and offices (use class B1(a) on the first floor – 20/0369/FUL													1700					
Dunkeswell, Dunkeswell Industrial Site	6O	Construction of storage building. 22/0619/FUL												360					360	
Dunkeswell, Dunkeswell Industrial Site	6P	The erection of 2 no. industrial units 22/2631/FUL													2450					
Dunkeswell, Dunkeswell Industrial Site	6Q	extension to warehouse 21/2610/FUL													1703		82			
Dunkeswell, Dunkeswell Industrial Site	6R Unit 24B Flightway	Change of Use from light industrial (B1) to Doggie Day Care Centre - 19/2288/FUL														Incomplete				
Dunkeswell, Dunkeswell Industrial Site	6S	the creation of a single storey extension to warehouse. 22/1058/FUL												230			195			
Wilmington, East Devon Business Park	7A Plot in southwest corner of business park	This is a potential vacant plot of land at the East Devon Business Park that has not been subject to any recent planning applications but may offer some development potential 2,000 Msq. Parking for other units is likely occurring on site.																		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Ottery St Mary, Finnimore Industrial Estate	8A Northern vacant Plot	Site allocated for employment use and no extant planning permission. 7100Sqm																		
Ottery St Mary, Finnimore Industrial Estate	8B Western vacant plot - Land south of Hansford Way	Site allocated for employment use and no extant planning permissions. Will be reduced to 5000Sqm if 23/2077/MOUT is permitted.																		
Ottery St Mary, Finnimore Industrial Estate	8C Eastern vacant plot	Site allocated for employment use and no extant planning permissions 3500Sqm																		
Ottery St Mary, Finnimore Industrial Estate	8D Cover structures House Exeter Road Ottery St Mary EX11 1RE	New industrial unit for B1, B2 and B8 use – 20/0779/FUL								2274							136.6	136.6	136.6	
Ottery St Mary, Finnimore Industrial Estate	8E	Change of use to a gym – 20/1443/COU								272								-275		
Ottery St Mary, Finnimore Industrial Estate	8F	Construction of single storey units - 23/2077/MOUT - Pending																		
Seaton, Harbour Road Industrial Site	10A Harbour Road Industrial Site	Change of use to B2 (General Industry) for the maintenance and repair of vehicles. Scheme involved zero net new floorspace. Net site area also recorded as zero. Relevant planning applications - 14/2829/COU		0													-94	94		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Seaton, Harbour Road industrial Site	10B Riverside Way Harbour Road	Erection of steel framed building for storage and distribution purposes (class B8). Relevant planning applications - 16/0017/FUL				400													400	
Seaton, Harbour Road industrial Site	10C	Creation of a new bus depo 21/2991/FUL														3168				
Seaton, Harbour Road industrial Site	10F	Reconfiguration of site including the creation of 2 new units and a storage container -23/0741/FUL													3900					
Honiton, Heathpark Industrial Estate	11A Land at Heathpark Devonshire Road	Site allocated in the Local Plan for employment use and no recent planning permissions																		
Honiton, Heathpark Industrial Estate	11B Land at Heathpark Devonshire Road	23/1632/MOUT - Phase 2a and 2b of the development of class B2, B8 and E(g)(iii) workshops.														7,000				
Honiton, Heathpark Industrial Estate	11D	23/1199/MFUL - Construction of new industrial units.														2,800				
Honiton, Heathpark Industrial Estate	11E Great Western Business Units (Unit 1) Devonshire Road	Construction of business studios (Class B1). Relevant planning applications - 12/0080/FUL		277													144			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11F Otter Valley Products Footprint place Duchy Rd	Change of use to B2 (General Industry) from B8 (Storage or Distribution). Development was completed 2013-14 and, as it was a change of use, no net extra site area was recorded. Relevant planning applications - 13/1920/COU	0															381	-381	
Honiton, Heathpark Industrial Estate	11G Parnell Coaches Unit 7 Alliance Court	Construction of a covered area on the eastern elevation of Unit 7. Relevant planning applications - 15/1788/FUL			102													102		
Honiton, Heathpark Industrial Estate	11H Land at the west end of Devonshire Road (unit A)	Construction of single storey industrial building (Unit A) for use classes B1, B2 and B8; alterations to car park layout, internal access and omission of Unit E as approved under application 07/3056/FUL. Floorspace 370 m ² (assumed evenly split across use classes), Application area 0.18 ha. Relevant planning applications - 16/1099/FUL						1800									124	123	123	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11I Diamond House Reme Drive	Single storey extension to existing industrial unit (on southern elevation) adding 357 m ² of additional B1 floorspace on a gross site area of 0.22 hectares, net site area taken as 357 m ² . Relevant planning applications - 17/2351/FUL											220				357			
Honiton, Heathpark Industrial Estate	11J Unit G Reme Drive Heathpark Industrial Estate	Proposed steel frame side extension to provide 120 m ² of additional floorspace on a gross site area of 550 m ² (net site area taken to be 120 m ²). Relevant planning applications - 17/2954/FUL											550				120			
Honiton, Heathpark Industrial Estate	11Ki Devonshire Road	Construction of single storey industrial unit 20/2751/FUL									2700						600		140	
Honiton, Heathpark Industrial Estate	11Kii Devonshire Road	Site 11Kii - 21/1350/FUL. Workshop and Offices.									1300						365			
Honiton, Heathpark Industrial Estate	11L East Devon District Council Blackdown House Border Road	Construction of office block and associated car parking for new East Devon District Council headquarters. Relevant planning applications - 16/1292/MFUL						7640									2,613			
Honiton, Heathpark Industrial Estate	11M North and west of Coastguard Road Ltd industrial unit	23/1631/MFUL - The Development of 17 commercial units, 3164 Sqm of B2, B8 and E(g)(iii).														10787				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Heathpark Industrial Estate	11N Orchard House Duchy Road Heathpark Industrial Estate Honiton	Installation of two pressure car washing bays and six customer parking bays. Relevant planning applications - 18/0130/FUL														316				
Honiton, Heathpark Industrial Estate	11O Honiton Retail Park Reme Drive Heathpark Industrial Estate Honiton	Change of Use and subdivision of: Unit 1, A1. Unit 1a, A1. Unit 1b A1 and Unit 1c A1 and B8. Unit 2 Country Store restricted retail to Unit 2a A1 and B8. Unit 2b A1. Associated alterations to elevations. No net additional area as permission is a COU but 536.5 m ² has transferred from Class A1 to B8 and is recorded as such. Relevant planning applications - 18/1774/FUL, 18/0130/FUL									0								536.5	
Honiton, Heathpark Industrial Estate	11P Land at the West end of Devonshire Road Heathpark Industrial Estate Honiton	Construction of single storey industrial unit for use classes E(g), B2 & B8 including alterations to car park layout approved under - 07/3056/MFUL	2700														600		140	
Honiton, Heathpark Industrial Estate	11Q	Retrospective change of use of Unit E from B1/B2/B8 19/1859/FUL							840										-317.2	317.2
Honiton, Heathpark Industrial Estate	11R	Construction of a secure vehicle store for Use Class B1(c) - 23/1940/FUL														855				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12A Unit 55 Greendale Business Park	Retrospective application for the construction of industrial building (B2 General Industrial Use) and associated compound off existing spine road. Relevant planning applications - 13/0157/FUL and 13/2340/VAR	2713															784		
Greendale, Greendale Industrial Estate	12Bi Unit 38D Greendale Business Park	Reserved matters application (discharging appearance, landscaping, layout and scale) for two storey building and compound. Relevant planning applications - 14/2733/RES		1532															500	
Greendale, Greendale Industrial Estate	12Bii Unit 38D Greendale Business Park	Proposed extension to existing building (see 14/2733/RES) to provide an additional 114 m ² of B1 floorspace. Two storey extension is on the southern side of the existing building. Relevant planning applications - 17/1337/FUL					114										114			
Greendale, Greendale Industrial Estate	12C Unit 58 Greendale Business Park	Open compound for vehicle parking and storage. Relevant planning applications - 14/0265/RES				4600													471	
Greendale, Greendale Industrial Estate	12D FWS Carter And Sons Unit 56	Construction of building for storage and distribution use including yard, parking, cycle store and fencing. Relevant planning applications - 13/1941/RES			3860												500		3,610	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12E Unit 31 Greendale Business Park (DHL)	Retention of new building for B1 (Business), B2 (General Industrial) and B8 (Warehousing) uses and construction of security fencing, temporary office/welfare accommodation. Relevant planning applications - 15/0287/FUL			6315														570	
Greendale, Greendale Industrial Estate	12F Unit 38C Greendale Business Park	Construction of warehouse (B8 use). Relevant planning applications - 15/0288/MFUL			1568														1,568	
Greendale, Greendale Industrial Estate	12G Unit 21 Greendale Business Park. FWS Carter and Sons	Proposed extension to existing warehouse building to form office at ground floor level and store above. B1(c), B2, B8 additional 716 m ² . Relevant planning applications - 16/1874/FUL				1000											300		416	
Greendale, Greendale Industrial Estate	12H Compound 60 Greendale Business Park	Construction of office and welfare building and compound depot for commercial vehicles, storage of bin containers, fuelling bay, wash bay, outside storage, storage containers and palisade fencing. Relevant planning applications - 15/1783/MRES and 16/1212/FUL				3900											165			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²											Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution
Greendale, Greendale Industrial Estate	12I Compound 59 Greendale Business Park	Proposed fuel depot with seven 125,000 litre fuel tanks; LGV tanker and HGV tanker unloading facilities; 240 square metre (B1 use) modular office building; tanker, staff and visitor parking; and associated development. Site area of 3,900 m ² . Relevant planning applications - 17/0547/FUL					3900									240			
Greendale, Greendale Industrial Estate	12Ji Unit 52 Greendale Business Park	Proposed wood processing building including yard, off street parking and cycle store. Relevant planning applications - 11/0873/MFUL				5700											1,400		
Greendale, Greendale Industrial Estate	12Jii Unit 52 Greendale Business Park	Extension to industrial unit for B2 and B8 use. Additional 386 m ² of floorspace, also recorded as net site area, of B2 use. Site recorded as completed in 2017/18. Relevant planning applications - 16/1881/FUL					386										386		
Greendale, Greendale Industrial Estate	12K Compound 62 Greendale Business Park	Compound for the storage of empty roll off bins and Skips (B8 use), and installation of palisade fencing. There are no buildings involved so zero m ² floorspace. Site area equals 3,740 m ² . Relevant planning applications - 17/2391/FUL					3740												

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²											Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution
Greendale, Greendale Industrial Estate	12L Compound 61A Greendale Business Park	Compound for vehicle parking (B8 use), temporary building for welfare facilities for drivers and installation of palisade fencing. No building floorspace recorded. Site area of 2,100 m². Relevant planning applications - 17/2898/FUL					2100												
Greendale, Greendale Industrial Estate	12M Unit 46 Greendale Business Park	Erection of building for B1, B2, B8 and Sui Generis use for offices, workshop, parts storage and distribution, welfare, together with outside storage of vehicles. To provide 260 m² of B1 floorspace and 926 m² of B2 floorspace. Relevant planning applications - 17/0561/MFUL					6000									260	926		
Greendale, Greendale Industrial Estate	12N FWS Carter And Sons Greendale Business Park	Proposed first floor extension to estate building to create additional office space. To provide 126 m² of additional floorspace. Net site area taken to also be 126 m², gross area 0.2 hectares. Relevant planning applications - 17/2182/FUL					126									126			
Greendale, Greendale Industrial Estate	12P Land at rear of Brooklands Farm Woodbury Salterton	Certificate of lawfulness for established use as an open storage compound (use class B8) and associated engineering works – 19/0411/MFUL						2280											

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Greendale, Greendale Industrial Estate	12Pi Unit 50 Greendale Business Park Woodbury Salterton Exeter EX5 1EW	Proposed extension and change of use to B8 storage – 19/0411/MFUL								10238									1,812	
Greendale, Greendale Industrial Estate	12Pii Unit 50 Greendale Business Park Woodbury Salterton Exeter EX5 1EW	Erection of extension to warehouse (use class B8), new HGV turning head, creation of a new footpath link, regrading and associated earthworks and landscaping – 20/0270/MFUL											1190						1,190	
Greendale, Greendale Industrial Estate	12Piii	21/2898/MFUL									3210								3210	
Greendale, Greendale Industrial Estate	12Q	The creation of on new business unit over multiple compounds 21/2238/MFUL and later 22/0926/MFUL												2881						1712
Greendale, Greendale Industrial Estate	12R	The continued use of the medical/ health care facility E(e) not the correct land use to be counted in this table - 23/2749/MFUL 19500 site area, 1935 floorspace.											0							

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Seaton, Harepath Industrial Estate	13A Land Off Harepath Road at end of Fosseyway Park	Construction of seven industrial units/workshops. At summer 2019 no development has appeared to have taken place. Relevant planning applications - 14/0047/FUL no progress seen but material start shown													3000					
Seaton, Harepath Industrial Estate	13B Harepath Industrial Estate	Change of use from B2 (food preparation) to B1c (light industry). Net site area recorded as zero as no net site area increase. Relevant planning applications - 14/2732/FUL	0														71	-71		
Seaton, Harepath Industrial Estate	13C Land adjacent to Harepath Road Seaton	Provision of depot for scaffolding firm at the south end of site, with five smaller self-contained units at the north end of the site. Relevant planning applications - 05/0965/FUL	1372														309	471		
Seaton, Harepath Industrial Estate	13D Harepath Industrial Estate Seaton	Change of use from B1 to B2 (MOT testing and car repairs). As it was a change of use no net extra site area was recorded. Relevant planning applications - 12/0435/COU, <u>completed in 2012.</u>															-145	145		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²											Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution
Hill Barton Business Park, Hill Barton Business Park	14Ai Land between Hill Barton Industrial Estate and A3052	Construction of eight factory units for Class B1(C), B2 or B8 uses together with associated access and parking (approval of reserved matters pursuant to outline planning permission 09/0282/MOUT). Relevant planning applications - 12/2753/MRES and 15/1952/VAR			7000											415	1,400	2,000	
Hill Barton Business Park, Hill Barton Business Park	14Aii 3/4 Barton Court Jacks Way Hill Barton Business Park	Extension to factory unit to provide 224 m² of additional floorspace, assumed to be split equally between B1, B2 and B8 uses. Extension is on northern edge of existing building. Relevant planning applications - 17/1303/FUL					224									75	75	75	
Hill Barton Business Park, Hill Barton Business Park	14B Unit 4 Jack's Way Hill Barton Business Park	Reserved matters application for the erection of new unit for classes B1c (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) and associated works following outline approval 12/2597/MOUT. Relevant planning applications - 14/3039/MRES following 12/2597/MOUT and 09/0282/MOUT				10000										476	5,753		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14C Travis Perkins Unit 1 Jacks Way Hill Barton Business Park	Proposed warehouse and office building, car parking, landscaping and new roadway to link Blackmore Road with Jacks Way. B1 office use 300 m ² , B8 use 2,488 m ² ; total 2,788 m ² . Application site area 10,721 m ² (1.07 ha), corresponds with plan net site area. Relevant planning applications - 16/1265/MFUL pursuant to 09/0282/MOUT and see 17/0189/VAR					10721										300		2,488	
Hill Barton Business Park, Hill Barton Business Park	14D Hill Barton Business Park Mushroom Road	Construction of detached two-storey industrial building comprising offices (B1) with ancillary storage and associated car parking, bin and bike store. Relevant planning applications - 14/0951/FUL			920														180	
Hill Barton Business Park, Hill Barton Business Park	14E Unit 2 Jacks Way Hill Barton Business Park	Retrospective application for use as vehicle storage compound including construction of temporary workshop building. Relevant planning applications - 13/2069/MRES	14000																1,400	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14F Unit 2 Jacks Way Hill Barton Business Park (extension - storage compound)	Extension to existing vehicle storage compound (approved under 13/2069/MRES) including installation of security fencing and additional floodlights on existing columns. Relevant planning applications - 14/2650/FUL			4000														4,000	
Hill Barton Business Park, Hill Barton Business Park	14G Unit 6 Stuarts Commercial Services Hill Barton Business Park	Proposed waste transfer building and office building (County Matter reference DCC/3857/2016). Proposed waste transfer building and office building (County Matter reference DCC/3857/2016). Additional B1(a) 255 m ² and site area 1.7 hectares. Relevant planning applications - 16/1582/CM					17000										255			
Hill Barton Business Park, Hill Barton Business Park	14H Unit 6 Stuarts Commercial Services Hill Barton Business Park	Change of use from B8 (storage and distribution) to Class B2 (van servicing and MOT) and external alterations to building. Also see 17/2695/VAR which varies operating hours. No net additional floorspace is created - 1,323 m ² goes from B8 to B2. Relevant planning applications - 17/1733/FUL					0											1,323	-1,323	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hill Barton Business Park, Hill Barton Business Park	14I Still Materials Handling Ltd Unit 4 Jacks Way Hill Barton Business Park Clyst St Mary Exeter EX5 1FG	Erection of an industrial building ancillary to the existing operations – 19/1800/FUL								1300									250	
Hill Barton Business Park, Hill Barton Business Park	14J Hill Barton Business Park Blackmore Road Clyst St Mary EX5 1DR	Change of use of land from CHP Energy production to B2 / B8 processing and storage of aqueous urea solution – 19/1821/FUL								388								152.2		
Hill Barton Business Park, Hill Barton Business Park	14M	Cladding replacement 19/2559/FUL																		
Hill Barton Business Park, Hill Barton Business Park	14N	Extension to the rear of existing commercial warehouse21/1151/FUL									7500								311.5	
Hill Barton Business Park, Hill Barton Business Park	14O	Change of use of an industrial unit, B2 / B8, to an Indoor Sport Paddle Tennis Centre, E (d). - 24/0588/FUL												4500					-2038.0	
Axminster, Millwey Rise Industrial Estate	15Ai Land at Whitty Court Weycroft Avenue Millwey Rise	A previous permission existed on part of this land, 13/1664/FUL - for business uses - but this has expired and was not implemented. 20/2604/MFUL was later permitted and completed and later adjusted 21/1637/FUL.										2782					1020			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Millwey Rise Industrial Estate	15Aii Land at Whitty Court Weycroft Avenue Millwey Rise	Construction of nursery and soft play centre, Land Lost.																		
Axminster, Millwey Rise Industrial Estate	15Aiii Offices adjacent to Tick Tock Day Nursery, Weycroft, Avenue Millwey Rise Industrial Estate, Axminster, EX13 5HU	Construction of a new two storey industrial unit comprising of warehouse space on the ground floor and offices on the first floor – 19/2075/FUL									715						300		310	
Axminster, Millwey Rise Industrial Estate	15Bi ITT Industries Unit 16 Weycroft Avenue Millwey Rise	Construction of industrial/office units for B1(a) (office) and B1(c) light industrial use. Relevant planning applications - 13/0854/MFUL			5000												2,600			
Axminster, Millwey Rise Industrial Estate	15Bii ITT Industries Unit 16 Weycroft Avenue Millwey Rise	Side extension to existing industrial unit (extension located on southwest of site), original unit originally built under application 13/0854/MFUL. Relevant planning applications - 15/2480/FUL										1053							549	
Axminster, Millwey Rise Industrial Estate	15Biii	Change of use from B2 to B8 21/1637/FUL									1053								493	
Axminster, Millwey Rise Industrial Estate	15C Land at end of Weycroft Avenue Millwey Rise	Construction of building to provide five industrial units (class B1). Relevant planning applications - 12/0199/FUL		2834													285			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Millwey Rise Industrial Estate	15D Millwey Rise Industrial Estate	Extension to offices and external alterations - net site area recorded as zero. Relevant planning applications - 11/0966/FUL.							900								43			
Axminster, Millwey Rise Industrial Estate	15E Unit 9A Axminster Power Tools Weycroft Avenue Millwey Rise Industrial Estate Axminster EX13 5PH	Proposed extension to commercial unit - 19/0547/FUL									1265						140			
Axminster, Millwey Rise Industrial Estate	15F Seymours Yard Weycroft Avenue Millwey Rise Industrial Estate Axminster EX13 5TQ	Two storey extension to light industrial unit - 19/1328/FUL									1668						200			
Axminster, Millwey Rise Industrial Estate	15G Unit 9-9A Axminster Power Tools	Change of use from E(G)(iii) to Sui G 22/1022/FUL										5117					-744		158	151
Liverton Business Park (Phase 1)	16A	Change of Use of the former Carpetright retail unit (A1) to use as a gym/health and fitness centre (D2), 19/2318/FUL								0										
Exmouth, Liverton Phase 2	17A Bradfords Building Supplies Ltd Liverton Business Park	Construction of new industrial unit to accommodate builders' merchant (sui generis) and associated works. Relevant planning applications - 12/0785/MRES	12800																	1,858

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Liverton Phase 2	17B Land north of Liverton Business Park west of East	21/2071/FUL - construction of 2 industrial units for Class E (g) (i) (ii) or (iii), B2 and B8 use. The other area within 17B has been used to develop a synchronous gas-powered standby generation facility which has lead to 0 employment land creation.										1160						278		
Exmouth, Liverton Phase 2	17C Hartford Units Liverton Business Park	Construction of six industrial units (B1, B2 & B8 use) comprising open yard and parking area and new concrete access road. Relevant planning applications - 09/2533/MOUT and 15/1227/MRES				3400											990			
Exmouth, Liverton Phase 2	17D Howdens Liverton Business Park	Construction of industrial unit (B1, B2, B8 uses). Relevant planning applications - 09/2533/MOUT and 11/1490/VAR and 13/2798/MRES		2320																800
Exmouth, Liverton Phase 2	17E Screwfix Liverton Business Park	Proposed new industrial units B1 - 232 m ² , B2 - 116 m ² & B8 - 116 m ² . Unit completed and occupied by Screwfix during 2017/18 monitoring year. Relevant planning applications - 13/2798/MRES					2020										232	116	116	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Liverton Phase 2	17F Land north of Liverton Business Park west of roundabout	Vacant plot within Liverton business Park Phase 2. Plot has a gross site area of around 23,000 m ² but discounting steeply sloping and wooded land areas leaves a net plot size measured at 12,000 m ² . Relevant planning applications - 09/2533/MOUT and 11/1490/VAR																		
Exmouth, Liverton Phase 2	17G Liverton Business Park (Electricity Sub Station 2 (land To The East Of) Liverton Business Park Exmouth	Proposed 5no. new industrial units for B1, B2 & B8 use - 20/2493/FUL									1290						232	232	232	
Sidmouth, Manstone Yard	19 (South end of site – Council Yard) Manstone Yard	Construction of single-storey office building. Relevant planning applications – 16/2526/FUL						327										83		
Sidmouth, Manstone Yard	19A Manstone Workshops Manstone Lane Sidmouth	Change of use from Use Class B2 to B& 21/1220/FUL									327							-83	83	
Woodbury Salterton, Mill Park Industrial Estate	20A Mill Park Industrial Estate	Retention of extension for storage. Net site area recorded as zero. Relevant planning applications - 14/2753/FUL			639														19	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury Salterton, Hogsbrook Industrial Estate	20B 10 Hogsbrook Units Woodbury Salterton	Change of use from agriculture to a micro-brewery (sui generis) to include external alterations. Relevant planning applications - 15/0481/FUL			264															264
Woodbury Salterton, Hogsbrook Industrial Estate	20C 11-23 Hogsbrook units	Retention of conversion of buildings to 13 industrial units (Use Class B1(c) light Industrial, B2 General Industry and B8 Storage and Distribution). Relevant planning applications - 16/1786/FUL				10000											1,105	615	2,340	
Woodbury Salterton, Mill Park Industrial Estate	20D Mill Park Industrial Estate	Change of use of existing compound to B2 (General Industrial) and B8 (Storage and Distribution). As it is a change of use no net extra site area was recorded. Relevant planning applications - 18/0760/COU							2000									100	100	
Woodbury Salterton, Mill Park Industrial Estate	20E Land adjacent to Compound East 6 (Land At Hogsbrook Farm) Greendale Business Park Woodbury Salterton EX5 1EW	Retrospective change of use to B8 class use (storage and distribution) (OUTSIDE) - 19/0034/COU							10900											

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury Salterton, Mill Park Industrial Estate	20Ei Land adjacent to Compound East 6 (Land At Hogsbrook Farm) Greendale Business Park Woodbury Salterton EX5 1EW	Pending permission for a B8 storage building - 25/0815/FUL - Site size 4247, Floor space 759.																		
Woodbury Salterton, Mill Park Industrial Estate	20F Land adjacent to Compound East 6 (Land At Hogsbrook Farm) Greendale Business Park Woodbury Salterton EX5 1EW	Retrospective change of use to B8 class use (storage and distribution) (OUTSIDE) - 19/0035/COU							18300											
Woodbury Salterton, Mill Park Industrial Estate	20G 10 Hogsbrook Units Woodbury Salterton Exeter EX5 1PY	Retention of extension to industrial unit (including change of use from agriculture to Class B8 (storage) – 19/1046/FUL							5320										134.9	
Woodbury Salterton, Mill Park Industrial Estate	20Fi Unit E10 Greendale Business Park22	the siting of a modular building for office use 22/1009/FUL										128					127.5			
Exmouth, Pound Lane	23A Ideal Laundry And Cleaning Pound Lane Exmouth EX8 4NP	Proposed demolition of existing outbuildings and construction of replacement single storey rear extension – 20/0429/FUL									60						60			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Pound Lane	23B Ideal Laundry And Cleaning Pound Lane Exmouth EX8 4NP	Palmer's Garage Withycombe Village Road Exmouth EX8 3BD – 20/2837/FUL									25									25
Exmouth, Pound Lane	23C Unit 1 Pound Lane Exmouth EX8 4NP	Change from Sui G to B2 for garage use 21/1426/FUL									0							245		-245
Colyton, Colyton Business Park	24A Unit 6 Colyton Business Park	Construction of workshop, store, offices and associated parking. Relevant planning applications - 14/1998/FUL			576												57		200	
Colyton, Colyton Business Park	24B Unit 2C Colyton Business Park Wheelers Yard Colyton EX24 6DT	Retrospective change of use from business use (B1) to general industrial (B2) use – 19/2688/COU								187							-67.86	67.86		
Clyst Honiton, Exeter Logistics Park	25A Land at Hayes Farm Clyst Honiton; Western Part of Site	Distribution warehouse (use class B8) with ancillary offices and associated works - Lidl. Relevant planning applications - 16/0693/MRES pursuant to 10/2184/MOUT					210000												65,757	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Exeter Logistics Park	25B Land at Hayes Farm Clyst Honiton; Eastern Part of Site	Provision of up to 110,000 m ² of Use Class B8 development with ancillary use Class B1 and associated parking, servicing, yard areas, landscaping, and engineering works - Amazon. Relevant planning applications - 17/0532/MOUT and 18/1770/MRES and 20/0281/MRES							185400								628		7,791	
Clyst Honiton, Exeter Logistics Park	25C Exeter Logistics Park Exeter	The development of a warehouse unit 21/0283/MRES									7217								2644	
Clyst Honiton, Exeter Logistics Park	25D Exeter Logistics Park Exeter	The development of a warehouse unit 21/0282/MRES									25922								4995	
Clyst Honiton, Exeter Logistics Park	25E Unit 9 Exeter Logistics Park	The development of a 3,948 sqm warehouse unit 22/2422/MRES												18000					3948	
Clyst Honiton, Exeter Logistics Park	25F and 25G	last 2 plots on site covered by 18/1770/MRES, linked to 17/0532/MOUT, which details the phased approach and future development to be seen.														118800				
Exeter Skypark	26	The whole of the site is a Local Plan Allocation																		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26A SW Ambulance NHS Foundation Trust Dakota Way	Ambulance special operations centre, parking area, service yard, landscaping, attenuation pond and associated infrastructure. Relevant planning applications - 13/0602/MFUL		10000																2,109
Clyst Honiton, Skypark Business Park	26A SW Ambulance NHS Foundation Trust Association Skypark Clyst Honiton Exeter EX5 2FL	Demolition / conversion of two storey training building and erection of single storey extension to provide toilet and shower facilities, creation of offices on 1st floor mezzanine, and installation of external staircase - 19/1920/FUL								7407							213			
Clyst Honiton, Skypark Business Park	26B DPD UK Spitfire Avenue	Erection of parcel distribution facility (Class B8) with associated offices/welfare space, parking, service yard, access, landscaping and associated infrastructure. Relevant planning applications - 14/0197/MFUL			22700														5,633	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26Ci Skypark Clyst Honiton	Development of office block, public realm, landscaping and associated infrastructure. Permission 15/1215/MRES provides for two blocks. This is the first of the two and it was completed on 3 Jan 2018. Net and gross site is measured at 4,500 m ² . Floorspace is estimated at 2,100 m ² (assumed B1). Relevant planning applications - 15/1215/MRES					4500										2,100			
Clyst Honiton, Skypark Business Park	26C Skypark Clyst Honiton	Office block, public realm, landscaping and associated infrastructure. Permission 15/1215/MRES provides for two blocks. This is the second of the two and at 1 April 2018 a start had not been made, other than some ground clearance. Net and gross site is measured at 3,400 m ² .						3400										1912		
Clyst Honiton, Skypark Business Park	26D Skypark Clyst Honiton	Office block, landscaping, car parking and associated access and infrastructure Net site area measured is approximately 7,000 m ² . At 1 April 2019 the site had been completed later in 2018. Relevant planning applications - 16/1462/MRES						7000									4,000			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, Skypark Business Park	26E Skypark Clyst Honiton	Vacant residual land area at Skypark Business Park - outline permission 06/3300/MOUT														4300				
Clyst Honiton, Skypark Business Park	26F Skypark Clyst Honiton	Vacant residual land area at Skypark Business Park - outline permission 06/3300/MOUT														77317				
Clyst Honiton, Skypark Business Park	26Fi Blocks 7 8 9 Unit 15Exeter Airport Clyst Honiton	The construction of 35 industrial units and a commercial unit 21/3125/MRES, 25/0130/NMA												14138			3256			
Clyst Honiton, Skypark Business Park	26G Vacant land area at Skypark Business Park	Vacant residual land area at Skypark Business Park - outline permission 06/3300/MOUT														55670				
Clyst Honiton, Skypark Business Park	26Gi Skypark Honiton Road Clyst Honiton	For the construction of a new manufacturing facility 21/0175/MRES										41796					18430			
Clyst Honiton, Skypark Business Park	26H Skypark Honiton Road Clyst Honiton	Permission given for the construction of Erection of new building for ambulance service (SWASFT) - 22/2825/MFUL														22672				
Clyst Honiton, Skypark Business Park	26I Vacant land area at Skypark Business Park	Vacant residual land area at Skypark Business Park - outline permission 06/3300/MOUT														18071				
Clyst Honiton, Skypark Business Park	26J Plots 11 And 12 Skypark Clyst Honiton	Reserved matters app for the construction of 35 Business/Light Industrial Commercial Units, including a cafe, parking and servicing, landscaping and accesses (both temporary and permanent) 20/1773/MRES									10612						1650	1650		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter, Exeter Science Park	27A Eagle House 1 Babbage Way Science Park	Development of office block for research and development (Class B1a and b). Relevant planning applications - 12/1420/MRES	3747														1,449			
Exeter, Exeter Science Park	27B/C Science Park Centre 6 Babbage Way	Development of office block for research and development (Class B1a and b). Relevant planning applications - 12/1427/MRES			6500												2,125			
Exeter, Exeter Science Park	27D Grow Out Building Babbage Way Exeter Science Park Exeter EX5 2FN	Reserved matters app for the construction of a new 3 storey Research and Development Building – 20/2031/MRES									3189						1,030			
Exeter, Exeter Science Park	27E Plot East of Eagle House	Outline permission for Science Park - plot for development. Relevant planning applications - 09/1107/MOUT and 14/0048/V107 Has been superseded by 22/0856/MRES													7768					
Exeter, Exeter Science Park	27F Science Park Centre 6 Babbage Way - Grow on Building 1 north of Eagle House	Grow On building 1 - Research and Development (Class B1b) building with associated landscaping, access and parking. Relevant planning applications - 16/0746/MRES						6245									1,362			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter, Exeter Science Park	27G Science Park Centre 6 Babbage Way - phase 1 cluster of two 'Grow On' buildings west of Science Park Centre	Part of Phase 1 cluster within science park for two Grow-On buildings in line with Eagle House, and associated parking. Relevant planning applications - 16/0747/MRES						2100									1,362			
Exeter, Exeter Science Park	27H Redhayes Southern and Eastern Car Park	Construction of car park (136 spaces) to serve Redhayes and Ridgetop Clusters and associated works. Original Plot H (0.73 ha) taken up and extra land. Recorded as <u>zero employment</u> development land as the use is for car parking. Relevant planning applications - 15/0758/MFUL																		
Exeter, Exeter Science Park	27I Met Office Site Ridgetop Cluster Exeter Science Park	Met Office High Performance Computer Centre at the Science Park, including associated infrastructure, landscaping, access, fenced compound and ground re-grading works. Relevant planning applications - 14/2063/MRES						21400									2,787			
Exeter, Exeter Science Park	27J	Vacant plot. Based on the now potentially expired 15/1461/MFUL														12000				
Exeter, Exeter Science Park	27Ki	Vacant plot. Relevant planning applications - 09/1107/MOUT														4000				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter, Exeter Science Park	27Kii Plot at/ adjoining Sunnymead	Approval of Reserved Matters for the access, appearance, landscaping, layout and scale of a new three storey Engineering Research and Development building (Class B1b) within the Anning Drive cluster. Relevant planning applications - 09/1107/MOUT 18/1247/MRES								3130							3,130			
Exeter, Exeter Science Park	27L	Vacant plot. Relevant planning applications - 09/1107/MOUT														13000				
Exeter, Exeter Science Park	55A and 55B Grow Out Land North And South Of Anning Road Exeter Science Park Clyst Honiton	Development of 15,329sqm floorspace for Class B1b (Research and Development) uses with ancillary Class B1a and B1c uses and Science Park wide ancillary supporting uses (Retail - convenience (Class A1), cafe/restaurant (Class A3), creche (Class D1) and conference and health/fitness facilities (Class D2)) 18/2797/MOUT - 55A - 13010.1 55B - 16269 Total 29279.10																		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²												Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Budleigh Salterton, Salterton Workshops	29A Devon And Somerset Fire And Rescue Service Station Road Budleigh Salterton EX9 6RJ	Change of use from fire station to community workshop – 20/2316/FUL									200								135	
The Old Sawmills, Colaton Raleigh	30A The Old Sawmills, Colaton Raleigh	Replacing a timber structure with 7 timber clad containers - 23/2470/COU												4343			56.6			
Exmouth, Site at Victoria Way	34A Victoria Way	Demolition of garage and construction of five business/light industrial (B1 use) units. Net site area recorded as zero as no net site area increase. Relevant planning applications - 12/1136/FUL								322							250		-250	
Exmouth, Site at Victoria Way	34B Victoria Way	Construction of replacement B1 commercial units (revised scheme). Net site area recorded as zero as no net site area increase. Relevant planning applications - 09/0204/FUL								321							162			
Exmouth, Devon Metalcrafts	34C Devon Metalcrafts Ltd Victoria Way Exmouth EX8 1EW	Erection of two storey light industrial unit (use class B1). Existing B8 66 m² floorspace, additional 121 m², total 187 m². Site measured as approximately 100 m². Relevant planning applications - 16/0324/FUL					100										121			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Pankhurst industrial estate	35A Site Of Pankhurst Close Trading Estate Pankhurst Close Exmouth	Subdivision and extension of existing industrial unit to create 12 no industrial units 22/0086/FUL									4343						174	107	107	
Pankhurst industrial estate	35Ai Site Of Pankhurst Close Trading Estate Pankhurst Close Exmouth	Extension of existing 12 no industrial units - 22/1934/FUL										1883							56	
Pankhurst industrial estate	35Aii Site Of Pankhurst Close Trading Estate Pankhurst Close Exmouth	Addition of 4 no industrial units - 23/0476/FUL. Site size shows above, floor space - 56																		
Pankhurst industrial estate	35B Site Of Pankhurst Close Trading Estate Pankhurst Close Exmouth	Pending application Alteration to the existing industrial unit to split it into 3 units - 25/0875/FUL. Site area 1830, Floor space stays the same.																		
Seaton, Colyford Road, Seaton	36A Colyford Road Seaton EX12 2DQ	This site had a now expired permission, 14/0046/FUL, for demolition of existing buildings and construction of 14 industrial units/workshops (demolition and clearance work has taken place). Relevant planning applications - 14/0046/FUL														2400				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²												Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Land South of Redgate	40Ai Site Of Redgate & Land At Tesco Salterton Road Exmouth	Erection of extra care/assisted living accommodation and an area of B1 development 19/2710/MFUL using up the allocated site which totals 5Ha.													1671					
Sidmouth, Sidford Employment Site	41A Sidford Employment Site	Local plan allocation totalling 29772Sqm																		
Sidmouth, Sidford Employment Site	41B Sidford Employment Site	In May 2018 the southern half of the site was subject to a planning application (18/1094/MOUT) for employment uses, application dismissed in October 2018. A three-day public inquiry was held in July 2019 and the Planning Inspectorate announced the following month that the appeal would be allowed. 22/0249/MRES has considered points made it the inquiry and changes have been made accordingly.														30454				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Honiton, Land West of Hayne Lane	42A Land West of Hayne Lane	Site allocated in the Local Plan for employment use and no recent planning permissions. Site area recorded as a gross area, though it should be noted that a small part of the site is now in use as a garden centre, which is discounted from this employment site assessment work.																		
Honiton, Land West of Hayne Lane	42B Land West of Hayne Lane	development of garden centre, incorporating new building, covered sales area, outdoor sales area, storage, and car parking and widening of the access. - 17/1053/MFUL - no monitorable floorspace																		
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43A Unit 4 Carling Technologies Fair Oak Close Exeter Airport Clyst Honiton Exeter EX5 2UL	Construction of detached pallet store and connecting canopy to Units 1 and 2. Relevant planning applications - 14/0551/FUL			499														356	
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43B Goodrich Up Ltd Fair Oak Close Clyst Honiton Exeter Devon EX5 2UP	Extension to production facilities. Relevant planning applications - 06/0843/FUL	5000															440		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43C Unit 6 Silverdown Office Park	Change of use from Medical (D1) to Office (B1). Relevant planning applications - 15/1092/COU			192												192			
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43D Former Heavers Brothers Transport Depot Plot 4 Exeter Airport Business Park Clyst Honiton Exeter EX5 2LJ	Certificate of lawfulness to establish lawful use of the buildings (and its associated curtilage) as a storage and distribution facility (falling within use class B8) with ancillary office – 20/2613/CPE								5573									1160	
Exeter Airport Business Park, Exeter Airport Business Park Phase 1	43E South West Metal Finishing Ltd Exeter Airport Business Park	the demolition and redevelopment of the site to provide two replacement employment buildings. (will result in a loss of employment land) - 24/1049/FUL														2643				
Exeter Airport Business Park, Exeter Airport Business Park Phase 2	44A Exeter Airport Business Park Phase 2 or Power Park	Local Plan allocation for 50000Sqm																		
Exmouth, Liverton Phase 3	45A Land East of Liverton	Local Plan allocation for 30000Sqm																		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury, Woodbury Business Park	46A Woodbury Business Park Woodbury Exeter EX5 1AY	Construction of industrial building comprising five storage and distribution units (B8 usage). Relevant planning applications - 11/1266/FUL	294																355	
Woodbury, Woodbury Business Park	46C Unit 4 Woodbury Business Park Woodbury Exeter EX5 1AY	Alterations and extensions to create 4/5 new business units and store. New B1 uses proposed to provide 313 m ² floorspace on a site area estimated at 450 m ² . Uses assumed to be split between B1 and B2. Relevant planning applications - 17/2091/FUL								450							156.5	156.5		
Broadclyst, Lodge Trading Estate	48A Lodge Trading Estate Broadclyst	Change of use from A1 (retail) to B1 (offices), B2 (general industry) and B8 (storage and distribution). As it was a change of use no net extra site area was recorded. Relevant planning applications – 18/1666/COU									16261							200	1,813	
Broadclyst, Lodge Trading Estate	48B Lodge Trading Estate Broadclyst	B8 storage and distribution with existing ancillary offices on site. 21/2740/CPE										7489							7489	
Clyst Honiton, McBains Business Units	50A Environment Agency Clyst Honiton Exeter EX5 2LL	Construction of steel framed storage unit. Relevant planning applications - 14/2775/FUL			250														175	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst Honiton, McBains Business Units	50B McBains Business Units Road Past Exeter Airport	Proposed Industrial unit, roadways, parking and infrastructure. Building of 620 m ² floorspace being demolished and replaced with a building of 1,000 m ² floorspace - net increase of 380 m ² B8 uses. As site redevelopment is proposed the site area is recorded as a net addition of zero (gross area = 6,000 m ²). Relevant planning applications - 16/1578/MFUL Since updates – 22/2199/VAR									6000								380	
Clyst Honiton, McBains Business Units	50B McBains Business Units Road Past Exeter Airport	extension to existing warehouse, previously 16/1578/MFUL now 24/1807/FUL.																		
Clyst Honiton, McBains Business Units	50C McBains Business Units Road Past Exeter Airport	A premises was changes to residential 20/2856/PDO Then later an application for industrial units was put forward in the same site. – 22/2578/MOUT														2400				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst St Mary, Winslade Park	51A and 51B Winslade Park	The planning permission granted Dec 2020 – 20/1003/LBC has since been superseded by 20/1001/MOUT which outlines 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace alongside 94 dwellings. The total employment floorspace will decrease in comparison to what exists.														23,626				
Goodmores Farm, Exmouth	53A and 53B	Partial reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission (14/0330/MOUT) - 22/1839/MRES - Plot area within permission 21425																		
Urban Expansion of Pinhoe Old Park Farm/Pinn Court Farm	54 Old Park Farm	Development of varying employment use classes within Old Park Farm - 16/3021/MFUL														2113				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Urban Expansion of Pinhoe Old Park Farm/Pinn Court Farm	54 Pinn Court Farm	Development on site has consisted of predominantly retail development which is not monitored in this table. Other permissions on site are for non-monitorable use classes.																		
Tithebarn Green, Tithebarn Green/ Mosshayne	55C Land south of Science Park Road - Local Plan Ref W213	New plot area due to site boundary changes in 2020/21. This plot has since seen the successful application of 21/3148/MOUT, 23/0976/VAR														15874				
Tithebarn Green, Tithebarn Green/ Mosshayne	55D Just north of Tithebarn Green/ Mosshayne	the construction of four commercial, business and service units (Class E) and nine dwellings with associated access, parking, and infrastructure. - 22/0975/MFUL														5300				
Land to the north of Seaton	56A	24/2292/MOUT - Hybrid planning application - Full application for the provision of 2no. Class E retail warehouse units with external sales; Outline application (with all matters reserved) for the provision of 1no. drive-thru cafe/restaurant - pending consideration. This permission covers the employment side of the mixed use allocation within the local plan														23,000				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster Master plan location	57 Land to the north of Axminster	Local Plan allocation - will be phased out in next iteration of the report. 80000 Sqm																		
Axminster, Hunthay Farm	58A Hunthay Farm Axminster EX13 5RJ	Variation of condition 8 of the planning consent 09/1103/FUL to facilitate the siting of more than 165 storage container units on the site at any time. (internal floorspace is 0). 19/0570/VAR										11991								
Axminster, Hunthay Farm	58B Hunthay Farm Axminster EX13 5RJ	Change of use of part of existing caravan storage area to permit the siting of 85 storage containers in addition to storage of touring caravans (internal floorspace is 0) 20/0883/COU										3352								
Axminster, Hunthay Farm	58C Hunthay Farm EX13 5RJ	Construction of four offices for B1 and parking. Relevant planning applications - 15/1912/FUL and 17/2177/VAR						2800									360			
Axminster, Hunthay Farm	Hunthay Farm EX13 5RJ	Siting of additional 27 containers B1 and B8, 0.18 ha, 380 m ² . Relevant planning applications - 15/1910/FUL						1800									380			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Clyst St Mary, Axehayes Farm	59A Axehayes Farm Clyst St Mary	Construction of seven business units (use class B1) and associated access roads and parking. Relevant planning applications - 14/0409/FUL and 15/1978/VAR			1300												368			
Clyst St Mary, Axehayes Farm Now Yeo business park	59B Axehayes Farm Clyst St Mary	Approval for six business units in a courtyard format with associated access road and parking. B1 office use, total of 822 m ² (site area 2739 m ²). Relevant planning applications - 17/0151/FUL												2739			822			
Clyst St Mary, Axehayes Farm Now Yeo business park	59C 4 Yeo Business Park Axehayes Farm Clyst St Mary EX5 1DP	Erection of two storey side extension, construction of 2 no. vehicle parking spaces – 20/1023/FUL										1389					79.80			
Yeo business park	59D	enlargement of existing business premises. - 23/1653/FUL														950				
Yeo business park	59E To the east of Yeo business park	erection of storage/workshop/office building and associated works - 23/1296/FUL												2700				96	96	96
Sidmouth, Dotton Farm	60A Dotton Business Units Dotton Farm	Construction of industrial building (use class B2). 150m ² B2, application states site area 108 m ² , but is measured at approximately 480 m ² from plans. Relevant planning applications - 16/0539/FUL				480												150		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Broadhembury Colliton Barton	61A Land at Colliton Barton	Change of use from agricultural building to mixed use of B1 and B8 uses. Relevant planning applications - 15/2546/FUL			400												113		283	
Broadhembury Colliton Barton	61B Forest Produce Ltd Warehouse Colliton Barton	Change of use of former agricultural building to use class B8 (storage and distribution of food) and construction of extension to provide ancillary offices. Relevant planning applications - 16/1767/FUL					458										458			
Broadhembury Colliton Barton	61C Forest Produce Ltd Warehouse Colliton Barton	Conversion of a hey shed to a to commercial/light industrial workshop/storage - 22/2225/PDR										469							469	
Dunkeswell, Dunkeswell Airfield	62A Air Westward Dunkeswell Airfield	Erection of pitched roof extension to aircraft storage shed for use as machinery storage shed (revision to 17/1886/FUL adding a pitched roof). Development will provide 212 m ² of net additional sui-generis classified floorspace. Relevant planning applications - 18/0195/FUL and 17/1886/FUL								994										212

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Dunkeswell, Dunkeswell Airfield	62B Mansell Raceway Dunkeswell Aerodrome	Erection of building containing workshop/storage, reception, visitor facilities and race control replacing existing porta cabins and associated outbuildings. Development involves a net increase in floorspace of 142 m ² (classified as Sui Generis). Relevant planning applications - 16/2946/FUL						375												142
Dunkeswell, Dunkeswell Airfield	62C Dunkeswell Airfield Dunkeswell	Proposed aircraft storage shed. Estimated at 522 m ² and recorded as proposed B8 storage use. Relevant planning applications - 17/0451/FUL						238											522	
Dunkeswell, Dunkeswell Airfield	62D Dunkeswell Aerodrome Dunkeswell Honiton EX14 4LT	Erection of an aircraft storage building and hard-standing for visitor parking – 19/0889/FUL									1418								520.26	
Dunkeswell, Dunkeswell Airfield	62E Mansell Raceway, Dunkeswell Aerodrome, Dunkeswell, EX14 4LT	Construction of a detached cart workshop with first floor viewing terrace linked to the race building - 19/0198/FUL										130								100
Dunkeswell, Dunkeswell Airfield	62G Air Westward Dunkeswell Airfield	Erection of an office building with a first floor viewing room. 22/1137/FUL														162.5				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²											Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025				
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Poltimore	63A	Single storey side extension to existing storage unit - 21/2932/FUL										1225						1225		
poltimore	63Ai	Change of use to include additional B8 use and retain existing B2 use; approval for two historic extensions to the existing building; approval for a new proposed loading/docking bay building, replacement site offices and loading/docking canopy - 21/0312/FUL										996					64.6	-2142	3073.7	
poltimore	63Aiii	Extension to the existing hard surface yard - 22/1536/FUL										1984							1983.7	
poltimore	63Aii	The deconstruction and removal of an agricultural Dutch barn. With the relocation of the building to a different site. 21/3003/FUL										0								
Poltimore	63 Historic	This permission has been added to add background to the new employment site at poltimore. Change of use from equestrian centre to B2 (General Industry) (completed in 2009) 09/0808/COU																5700		
Beare Farm	64 Beare Farm, Beare, (South of the B3181), Broadclyst, Exeter, EX5 3JX	Noted in the Neighbourhood plan for employment. 5656 Msq																		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Beare Trading Estate	65 Beare Trading Estate, Beare, Exeter EX5 3JX	Existing employment site (7779sqm)																		
Winter Gardens	66 Winter Gardens, Broadclyst, Exeter, EX5 3B	Neighbourhood plan allocation. 5431Msq																		
Bishops court	67 Bishops court Gardens, Bishops Court Lane, Clyst St Mary, EX5 1DH	Noted in the Neighbourhood plan for employment. 7788Msq																		
Station Yard and the Old Cider Works	68A The Antique Village Hele Exeter EX5 4PW	New industrial Building - 20/2411/FUL. This has extant permission for 2425msq plot area but is located on the EDDC boarder and to avoid issue has not been counted.														0				
Station Yard and the Old Cider Works	69B Station Yard Unit 1 Hele Devon EX5 4PL	New light industrial unit utilising parts of existing development - 22/1382/FUL														5300				

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Cranbrook, Cranbrook	W144 (A B and C) Specific sites/plots not identified Further information in Appendix 5	Permissions for residential and mixes uses have been granted and part implemented but no employment uses built so far. Strategy 12 - provides for 18.4 hectares of employment land at Cranbrook within the overall development. Specific site or plots are not identified. Up to 184,000Msq																		
Awliscombe, Cottarson farm	Small Site Cottarson Farm Awliscombe EX14 3NR	Change of use of former farm buildings to monumental masons' workshop and store (use class B1/B8). No record of building used as a workshop or non-domestic rating. Relevant planning applications - 15/2741/FUL				176											176			
Awliscombe, Kains Park	Small Site Kains Park Storage Kains Park Farm Awliscombe Honiton EX14 3NN	Expansion of existing storage and distribution site including revisions to planning permission 07/1903/COU to allow storage of caravans, boats, trailers, machinery and vehicles. Only storage containers (that formed part of the permission) - site area of approximately 800 m ² and floorspace of 300 m ² - are recorded as employment use. Relevant planning applications - 16/2551/FUL					800												300	

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			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Axminster, Rock Mill Membury	Small Site Rock Mill Membury	Proposed alterations and change of use of former shop to office. Not rated for business use at 1 April 2018. Relevant planning applications - 15/1508/FUL (possibly expired?)														400				
Aylesbeare, Sidmouth Road	Small Site Higher Barn Sidmouth Road	Construction of building for storage, packaging and distribution of willow products. To provide 77 m ² of B8 floorspace on a net/gross site area estimated at 400 m ² . Relevant planning applications - 16/0163/FUL								400									77	
Branscombe, Bulstone Springs Farm	Small Site Bulstone Springs Farm Branscombe Seaton EX12 3BL	Change of use of part agricultural building to poultry processing and dispatch facility (B2). Already B1, part change to B2, no change in floor area. Development assumed to have not yet occurred. Relevant planning applications - 16/0649/COU			-55													-55		
Broadclyst, Wards Cross	Small Site Wards Cross Broadclyst	Change of use from agricultural to B use completed 2014-15 Relevant planning applications - 14/1511/COU and 14/1588/COU		3260													662	662	662	-497

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Broadhembury, Bottom Barn	Small Site Bottom Barn Broadhembury Honiton EX14 3LN	Demolition of agricultural buildings and construction of a building to provide workshop, storage and office space, along with associated landscaping and provision of parking and turning space. Relevant planning applications - 15/0745/FUL			1100												58			
Colyford, Whitwell Farm	Small Site Whitwell Farm Whitwell Lane Colyford Colyton EX24 6HS	Retrospective application for the importation, processing and storage of waste electrical cables and carpets, within existing agricultural barn. Floorspace B2 320 m ² and site area 560 m ² . Relevant planning applications - 17/1602/CM					560											320		
Dunkeswell, Land adjacent Turbury Farm Dunkeswell Honiton EX14 4QN	Small Site Land adjacent Trubury Farm Dunkeswell	Outline application for the replacement of dilapidated buildings with a live-work unit. Proposal includes 75 m ² workshop for use by electrical engineer on a site area estimated at 220 m ² . Relevant planning applications - 17/0734/OUT														220				
Exmouth, 18A Rolle Street	Small Site 18A Rolle Street Exmouth EX8 1NJ	Change of use of first floor flat to B1 office. Relevant planning applications - 13/1800/COU	82														117			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Claremont Grove	Small Site 9 Claremont Grove Exmouth EX8 2JW	Change of use of dwelling to B1(a) office. Not rated for business at summer 2019. Relevant planning applications - 14/1699/COU (possibly expired?)														300				
Exmouth, 129 Exeter Road Exmouth	Small Site Garages To Rear Of 129 & 131 Exeter Road	Change of use from Residential to B8 (storage). Relevant planning applications - 16/2733/COU				90													90	
Farringdon, Mantracourt Electronics Ltd	Small Site Mantracourt Electronics Ltd, The Drive Farringdon Exeter EX5 2JB	Construction of extension to industrial unit and car parking area. To provide an additional 152 m ² of B1 industrial space. Extension is to the north of the existing northerly building. Relevant planning applications - 17/0652/FUL					152										152			
Feniton, Westleigh Willows Farm	Small Site Unit D1 Westleigh Willows Farm Feniton EX14 3BN	Extension to vehicle repair workshop. Relevant planning applications - 15/2160/FUL					100										100			
Feniton, Westleigh Willows Farm	Small Site Westleigh Willows Farm Feniton EX14 3BN	Industrial unit (B1, B2 and B8 Use Classes). Relevant planning applications - 10/2054/FUL	271														216			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²											Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution
Hawkchurch, Land West of Gate Cottage	Small Site Land West of Gate Cottage (Chadacres) Hawchurch	Lawful development certificate for change of use of part of barn to B1c use of 150 m²; rated for B use from 25 Nov 2015 (but completion taken as 2016/17). Relevant planning applications - 14/2045/CPL				150										150			
Honiton, 40A High Street	Small Site 40A High Street, Honiton, EX14 1PJ	Change of use of first floor commercial unit from D1 dental surgery to mixed use A2/B1 (financial and professional services/office). Proposal involves a net gain of 226 m² of A2/B1 use and loss of 226 m² of D1. The dental use is assumed to have ceased in 2017, and completion of development is assumed to have occurred in 2017/18. Relevant planning applications - 17/2152/FUL					226									226			
Honiton, Blamphayne Sawmill, Gittisham	Small Site Blamphayne Sawmill Gittisham EX13 3AN	Construction of workshops, stores and office/shop with associated landscaping and parking. Relevant planning applications - 15/1172/MFUL 17/2560/VAR 18/1745/VAR						12100								1,125			
Honiton, Blamphayne Sawmill, Gittisham	Small Site Blamphayne Sawmill Gittisham EX13 3AN	Extension to workshop. Relevant planning applications - 15/2370/FUL				180											180		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²											Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution
Honiton, Honiton Garage Turks Head Lane Honiton EX14 1BQ	Small Site Honiton Garage Turks Head Lane Honiton EX14 1BQ	Demolition of existing buildings and erection of workshop, shop with fast food outlet. Relevant planning applications - 13/2698/MFUL and 17/2579/FUL			689											689			
Honiton, Chapel Street	Small Site Robson House Chapel Street Honiton EX14 1EU	Change of use from larger house in multiple occupation (sui generis) to B1 business use. Relevant planning applications - 16/0225/COU			150											150			
Huxham, Huxham Barton	Small Site Huxham Barton Huxham Exeter EX5 4EJ	Change of use of redundant agricultural buildings to business units (Use classes B1a, B1b, B1c and B8) including demolition of steel frame lean to barns and formation of parking & storage areas. Site area of 2,100 m² with floorspace estimated at 650 m² evenly split across B1, B2 and B8 uses. Occupied in 2019/20.Relevant planning applications - 17/2243/FUL						2100								216.7	216.6	216.7	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Kilminster, Land at Kilminster Quarry	Small Site Land at Kilminster Quarry Whitford Road Kilminster Axminster EX13 7RG	Retention of use of workshop building as a vehicle workshop (B2) use. This is a retrospective application with the use recorded as starting in 2015/16 monitoring year. The net floorspace is recorded as 130 m ² of B2 uses on a net site area of 340 m ² . Relevant planning applications - 17/1657/COU			340													130		
Kilminster, Summerleaze Farm	Small Site Summerleaze Farm Gammons Hill Kilminster Axminster EX13 7RA	This second part of a larger site has a recorded additional site area of 750 m ² with proposed 450 m ² of B8 use logged against this site record, though it does actually straddle the two site areas. Relevant planning applications - 16/1730/FUL								750									450	
Kilminster, Summerleaze Farm	Small Site Summerleaze Farm Gammons Hill Kilminster Axminster EX13 7RA	Application 16/1730/FUL was for construction of storage building for scaffolding. However, development for open air storage occurred on part of the site, 1,270 m ² , prior to the application being received (developed in 2015-16.) Relevant planning applications - 16/1730/FUL			1270															

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²											Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025				
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Lympstone, Nutwell Road	Small Site St Davids Dispensary Nutwell Road Lympstone Exmouth EX8 5AN	Construction of new industrial unit (amendments to approval 15/1888/FUL to construct additional bay and car parking). Additional 710 m²; B1(a) 350 m², B1(c), B2, B8: 360 m². Relevant planning applications - 16/0629/FUL revision of 15/1888/FUL					3000										1,060		360	
Monkton, Aplins Farm	Small Site Land south of Aplins Farm Monkton Honiton EX14 9QN	Erection of ice cream parlour including cafe, retail, office and making area, together with a new access off the existing layby. Whilst the development is predominantly for restaurant and retail floorspace of 280 m² there is 33 m² of office floorspace and 26 m² of other space. Occupied in 2019/20. Relevant planning applications - 16/3058/FUL							59								33			26
Musbury, Axminster Road	Small Site The Old Reading Room, Axminster Road, Musbury, EX13 8AZ	Change of use of building from (A2) office to artist's studio (B1). Relevant planning applications - 15/2645/COU			62												62			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Ottery St Mary, Otter Nurseries	Small Site Otter Nurseries Gosford Road Ottery St Mary EX11 1LZ	New lean to warehouse extension to existing warehouse building of 250 m ² net new B8 floorspace on a net site area of 250 m ² . Relevant planning applications - 17/2723/FUL and 17/0069/FUL														250				
Ottery St Mary, Otter Nurseries	Small Site Otter Nurseries Gosford Road Ottery St Mary EX11 1LZ	Construction of two storage buildings. Net development site area is measured at 12,800 m ² , with B8 floorspace of 3,667 m ² . One building appeared near completion on Google Maps in summer 2020, so expect 2020/21 occupation. Relevant planning applications - 16/0980/MFUL								12800									3,667	
Ottery St Mary, Rainbow Plants, Holcombe Lane	Small Site Rainbow Plants Holcombe Lane Ottery St Mary EX11 1PG	Erection of new office, rest room and storage building. Providing 139 m ² of net new B2 floorspace – this is taken to be the net and gross site area as well. Relevant planning applications - 18/0115/FUL							139									139		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Ottery St Mary, Cadhay	Small Site The Old Dairy Cadhay Ottery St Mary EX11 1QT	Variation of condition 2 of planning permission 07/1782/COU to allow class B1(a) (office) alongside the existing use for a workshop. Development completion recorded as 3 July 2017 (business rates start data) and floorspace and site area estimated at 100 m ² . Relevant planning applications - 17/0443/VAR					100										100			
Payhembury, Manor Farm	Small Site Devon Business and Education Centre Manor Farm Payhembury Honiton EX14 3HL	Demolition of existing barn and construction of office building (B1 use class). B1(a) 170 m ² . Net and gross site area 800 m ² . Business rates established at 2 Jan 2018. Relevant planning applications - 15/2774/FUL					800										170			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²											Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025				
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Rockbeare, Rockbeare Hill Quarry	Small Site Rockbeare Hill Quarry Rockbeare	Replacement of existing manufacturing building with new factory building for precast concrete manufacturing (Use Class B2 -General Industry). This is part of a large mineral (Aggregate Industries). Replacement of existing building for B2 use, precast concrete manufacturing giving an additional B2 use of 1,610 m². Application site area is 3.65 ha but area for extension only is recorded. Relevant planning applications - 16/1464/MFUL							1610									1,610		
Sidbury, East Devon Carriage Driving School	Small Site East Devon Carriage Driving School Putts Corner Sidbury Sidmouth EX10 0QQ	Change of use of buildings to be used for repair and maintenance of agricultural machinery, office and spare parts store. Providing 256 m² of additional B2 floorspace and 56 m² of B8. Development is assumed to have taken place with a site area of 1,400 m². Relevant planning applications - 17/0706/COU						1400										256	56	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Uplyme, White Gate Garage	Small Site White Gate Garage (Bluebell Holt) Lyme Road Uplyme	Construction of a proposed MOT bay and workshops. Development would involve replacement of existing building with a floorspace of 125 m ² with a new building of 188 m ² – i.e. a net increase of 63 m ² floorspace of B2 uses. Relevant planning applications - 17/0593/FUL														63				
West Hill, Brickyard Lane	Small Site Land off Brickyard Lane	Development of workshops recorded as providing 5,582 m ² of B8 uses. Relevant planning applications - 16/1024/MFUL 16/2292/VAR, variation and revision of 15/0643/MFUL					17400												5,582	
Whimble, Brickyard Farm Whimble	Small Site Brickyard Farm Whimble Exeter EX5 2PR	Construction of workshop and storage building, parking area and alterations to access, including new entrance gate and wall. Gross site area recorded as 7,000 m ² , net site area 1,100 m ² and floorspace 400 m ² of assumed B2 uses. Relevant planning applications - 17/1136/FUL and 17/0343/FUL								1100								400		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Whimble, Moor View Industrial Estate	Small Site Moor View Industrial Estate Whimble Exeter EX5 2QT	Change of use of land for lorry trailer storage (retrospective application). Development back dated to a build date of July 2015 when first used for now approved activity. Open area site of 2,300 m ² with no buildings and therefore no floorspace recorded. Relevant planning applications - 17/0283/COU			2300															
Whimble, Unit E Country House Estate	Small Site Unit E Country House Estate London Road Whimble	Change of use of redundant unit to B1 office accommodation. Relevant planning applications - 10/0130/FUL	16														88		-88	
Wilmington, Sutton Barton	Small Site Sutton Barton Wilmington Honiton EX14 9SH	Construction of building for the processing of dairy products. 246 m ² floorspace of B1 use. Construction assumed to be in 2017-18. Relevant planning applications - 17/0740/FUL					246										246			
Yarcombe, Stopgate Farm	Small Site Stopgate Farm Yarcombe Honiton EX14 9NB	Change of use of the southern end two bays of the agricultural workshop to steel fabrication workshop (retrospective). Change to B2 use of 120 m ² . Relevant planning applications - 16/2544/FUL				120												120		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, Exeter Road	Small site 27 Exeter Road Exmouth EX8 1PN	Change of use and extension to form first floor office (B1 use) and alterations to shopfront. Relevant planning applications - 18/0715/FUL						70									65.5			
Rockbeare, Land to west of New Road	Small site Land to west of New Road Rockbeare Hill Exeter EX5 2HB	Demolition of existing office and erection of two ancillary buildings, Tempastore warehouse and sales cabin, and amended layout for outside display and storage, car parking and extension to the land to the south with security fencing. Total site area 0.96 ha (not counted as change from office to warehouse & sales; total net additional floorspace following development 449.5 m ² . Relevant planning applications - 18/0685/FUL								450									449.5	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Upottery, Buckeshayes Farm	Small site Buckeshayes Farm Upottery Honiton EX14 9RQ	Use of land as a construction compound, including for storage of materials, vehicles, portable administration buildings, and siting of portable workers' accommodation for up to 30 workers (with associated welfare facilities) for two years (retrospective app). Relevant planning applications – 18/0413/FUL						6000											6,000	
Ottery St Mary, Raxhayes Farm	Small site Raxhayes Farm Holcombe Lane Ottery St Mary EX11 1PQ	Retention of two buildings for use as a workshop and storage. Relevant planning applications – 18/0656/FUL						1531									85		106	
Southleigh, Glebe House	Small site Glebe House Southleigh Colyton EX24 6SD	Change of use of existing dwelling house from (C3) residential use (incorporating a Bed & Breakfast business) to a mixed use as (C1) guesthouse and (A3) restaurant use; change of use of part of ground floor of existing outbuilding to micro bakery (B1c) use. Relevant planning applications – 18/1205/FUL						70									70 est.			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Woodbury, Blackhill Quarry	Small site Blackhill Quarry Woodbury Exeter EX5 1HD	Outline application seeking approval of access for construction of up to 3251 m ² (35,000 ft ²) of B2 (general industrial) floor space with access, parking and associated infrastructure (details of appearance, landscaping, scale and layout reserved for future consideration). Relevant planning applications – 17/3022/MOUT													10,900					
Dunkeswell, Marcus Road	Small site Land on corner of Marcus Road (land adjacent 3F) Marcus Road Dunkeswell	Construction of building to provide three industrial (B1 and B8) units and three residential (C3) units to be used as live-work units. B1(c) floorspace: 410.6 m ² ; B8 floorspace: 138.9 m ² . Relevant planning applications – 18/1277/FUL														549.5				
Thorverton, Fortescue Farm	Small site Fortescue Farm Thorverton Exeter EX5 5JN	Change of use of two barns to Class B1 (business use), associated parking and drainage. Relevant planning applications – 18/1661/FUL							190								190			
Upton Pyne, Seychelles Farm	Small site Seychelles Farm Upton Pyne Exeter EX5 5HY	Extension to light industrial unit (B1). Relevant planning applications – 18/2877/FUL, later adjusted in 20/0210/FUL												700			240			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Exmouth, The Point	Small site Unit 2 The Point Pier Head Exmouth EX8 1FE	Change of use from retail unit (class A1) to office (class B1) (Hall & Scott estate agents) – 19/0647/FUL							29								29.4			
Aylesbeare, Littlefield	Small site Littlefield Oak Road Aylesbeare Exeter EX5 2DA	Change of use from veterinary practice (Class D1) to offices (Class B1A) – 19/0501/FUL							640								106			
Strete Raleigh, North Corner	Small site North Corner Country House Estate London Road Strete Raleigh Whimble EX5 2NL	Demolition of garage block and parking area, and construction of office building (Use Class B1) and associated development – 19/0191/FUL. 21/3303/VAR has since been accepted in 2022. Incomplete as of 2023														1,300				
Broadclyst, Crannaford House	Small site Crannaford House Broadclyst Exeter EX5 3BD	Change of use from a business warehouse (Use Class B1) and retail premises (Use Class A1) (Town & Country Supplies) to general industrial use (Use Class B2) - 19/0630/COU														6400				
Rousdon, Haye Buildings	Small site Haye Buildings East of Newhay Farm Sidmouth Road Rousdon	Certificate of Lawfulness to establish the use of barns for light industrial (B1c) and storage (B8) use – 19/0234/CPE							350								175		175	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Colyton, The Town Mill	Small site The Town Mill Rosemary Lane Colyton EX24 6LS	Partial demolition of flat roof factory building to facilitate sub-division to form seven (B1c) light industrial units, an estate manager's office and associated works including flood defence walling and re-roofing – 19/0287/FUL									972						972			
Yarcombe, Land at Crawley Farm	Small site Crawley Farm Yarcombe Honiton Devon EX14 9AY	Certificate of Lawfulness to establish the use of Crawley Feed Mill site (Duffields Animal Feeds) for the manufacture of animal feedstuffs (in addition to previously consented storage and distribution use relating to animal feedstuffs) – 19/0968/CPE							3840									3,840		
Woodbury, Rydon Farm	Small site Rydon Farm Rydon Lane Woodbury Exeter EX5 1AR	Change of use of land from agricultural to self-storage facility (B8) and retention of 113 units plus provision of additional 10 units (157 in total outside with no internal floorspace) – 19/1356/FUL							4000											
Woodbury, Rydon Farm	Small site Rydon Farm Rydon Lane Woodbury Exeter EX5 1AR	Change of use of land from agricultural use to storage (within Use Class B8) to enable the expansion of an existing self-storage facility. - 22/0608/FUL											1818						525.6	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Broadclyst, Solar Farm	Small site Solar Farm West of Burrowtown Cottage Broadclyst Exeter EX5 3DA	Installation of secure storage container – 19/1410/FUL							15										14	
Clyst Honiton, Land at Holbrook Farm	Small site Holbrook Farm Clyst Honiton Exeter EX5 2HR	Demolition and replacement of agricultural building with erection of storage and distribution building (Use class B8) and associated works – 19/1184/FUL								1900									205.1	-12.9
Woodbury Salterton, Lyndhayne	Small site Lyndhayne Woodbury Salterton Exeter EX5 1PY	Proposed change of use of an existing agricultural building (Sui Generis) to commercial use (Use Classes B1 and B2) – 19/2063/COU								688							688			
Clyst St Mary, Kenniford Farm	Small site Kenniford Farm Clyst St Mary Exeter EX5 1AQ	Change of use of building from farm shop (Use Class A1) to offices (Use Class B1), including installation of door and window and construction of gas store (retrospective application) – 19/1783/FUL							2830								67.4			
Weston, Slade Cottage	Small site Slade Cottage Weston Sidmouth EX10 0PL	Change of use of domestic dwelling (Use class C3) to office building (Use class B1(a)) – 19/2329/COU							440								105			
Beer, Berry Hill	Small site Garages West Of The Bungalow Berry Hill Beer EX12 3JP	Construction of first floor office under a pitch roof, provision of a rooflight to single storey store, new window and door to front elevation – 19/2376/FUL												89			29			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
End of south west Vw, Kilmington	Small site Whitford Road Kilmington Axminster EX13 7RG	Extension to industrial building. 20/1527/FUL											3400				278			
Hookmills, Chardstock	Small site Hookmills Chardstock Axminster EX13 7DD	Change of use to Unit 1 from Sui Generis to B8. 21/0334/FUL									144								144.50	
Westexe Forklifts, Poltimore	Small site Poltimore Barton Poltimore Exeter EX4 0BQ	Change of use to include additional B8 and B2 21/0312/FUL									9900							-2142	3073	65
Land North Of East Strete Farm, Whimble	Small site	Erection of a storage and workshop building, and an office building to facilitate the change of use of the land to commercial. 20/2896/FUL									1600						38		150	
Honiton Cattle Market Silver Street Honiton	Small site	A permission (20/2410/MFUL) was granted on 22.07.2022 for the demolition of existing structures and redevelopment to form 57 retirement living apartments for older persons including communal facilities, parking, and landscaping.													3922					
Farm Buildings At Meetings Lane, Lypstone	Small site Farm Buildings At Meetings Lane Lypstone Nr Exmouth EX8 5HT	Retention of 4 shipping containers for B8 storage uses 21/2404/FUL									59								92	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Rydon Motors, Clyst St Mary	Small site Clyst St Mary Exeter EX5 1BB	Erection of a storage building 21/2222/FUL									5224								128	
North Of Abbey Gate, Axminster	Small site Land North of Abbey Gate Axminster EX13 8TJ	Construction of single and two storey buildings for office and light industrial use 21/1639/FUL											3726				300			81.9
Unit 1, Poltimore Barton	Small site Unit 1 Poltimore Barton Poltimore Exeter EX4 0BQ	Single storey side extension to existing storage unit. 21/2932/FUL									9740								1225	
Blamphayne Sawmill, Gittisham	Small site Blamphayne Sawmill Gittisham Honiton EX14 3AN	Extension to existing Machinery Store 22/0107/FUL									1970								120	
Summerway Farm, Northleigh	Small site Application for a Lawful Development Certificate for the use of the barn and surrounding land for boatbuilding and repair B2 and the storage of boats B8	Land And Barn North Of Summerway Farm Northleigh - 22/0174/CPE									937							159		
Storage Land, Woodbury	Small site Storage Land Woodbury EX5 1LD	Extension of existing employment site to provide a larger storage compound for B8 storage - 21/1496/FUL									4900								447	

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Foxbeare Farm, Southleigh	Small site Foxbeare Farm Southleigh Colyton EX24 6RY	Use of the existing building and external yard area for steel fabrication and B2 - 22/0246/CPE									1358							677		
Houndbeare Farm, Rockbeare	Small site Houndbeare Farm Rockbeare Hill Rockbeare	Conversion of two redundant agricultural buildings for storage use B8 and Egii - 21/2006/FUL									9650						1167		3193	
Devon Mushroom Farm, Alfington	Small site Devon Mushroom Farm Alfington Road Alfington Ottery St Mary EX11 1FE	Change of use of agricultural buildings to 5no Class B8 - 22/2316/FUL										580					503	13	79	90
Huxham Barns	Small site Huxham Barns Huxham Devon EX5 4EJ	Change of use of redundant agricultural building to business units (use classes E(c), E(d), E(e), E(g) and B8) including raising of existing floor levels and roof - 23/2453/FUL											284				160		160	
Axminster Tool Centre	Small site Axminster Tool Centre The Trafalgar Way Axminster Devon EX13 5SN	Change of use of existing building from retail and hire centre to uses' falling within Use Class E i.e.. Commercial, Business & Service. (Partially retrospective) - 23/2100/FUL											2000				959			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Sunnyfields Industrial Estate	Small site Sunnyfields Industrial Estate Yarcombe Honiton EX14 9NB	Application for a Certificate of Existing Lawful Use to establish the lawful use of the land and buildings as a mix of Class B2 and Class B8 of the Use Classes identified within Town and Country Planning (Use Classes) (Amendment) (England) Regulations 202 - 23/1334/CPE											9600					1028	1028	
1922 Social Club, Sidmouth	Small site 1922 Social Club Church Street Sidmouth Devon EX10 8LY	Change of use (from class sui generis) to (use classes B8, E, F1) and proposed internal alterations, flat roof and pitched roof repairs/upgrades and creation of a single parking space. - 23/1592/FUL											275						428	-428
36A Fore Street, Sidmouth	Small site 36A Fore Street Sidmouth Devon EX10 8AQ	Proposed change of use from Office (Class E) to apartment (Class C3). - 23/1902/FUL											118				-151			
Bond Lane Farm	Small site Stables and Premises Bond Lane Farm Bonds Lane Woodbury Salterton	Change of use from poultry farm to industrial (Use Class E(g)) and storage (B8). - 22/2719/FUL													1000					

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²												Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Oliver Joseph Fitness & Land	Small site Oliver Joseph Fitness & Land to the West and South of Lyme Street Axminster EX13 5AU	Alterations and minor extension to the existing commercial building, formation of customer parking area and external plant area - 24/0157/FUL														475.4				
Millers Farm Shop	Small site Millers Farm Shop Gammons Hill Kilminster Devon EX13 7RA	Construction of a commercial unit - 24/0363/FUL												960			42			
Rosamondford Farm	Small site Vacant Chicken Shed Rosamondford Farm Perkins Village Exeter EX5 2JG	Change of use from agricultural to commercial storage. - 24/1203/COU												4009				804		

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M ²												Future Net Additional Plot Area as of 31 Mar 2025 in M ²		Net Floorspace Gained (by planning use class) in M ² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
115 High Street	Small site 115 High Street Honiton EX14 1LS	Change of use of front section of property from serviced (B1a) office space to extend the sales area of the auctioneers, proposed change of use of rear section of property from associated office/storage and a self-contained residential flat (C3) to extend auctioneers sales area with a mixed-use sales room and/or serviced office area - 24/1251/FUL													100					
Courtbrook Farm	Small site Courtbrook Farm Clyst St George Devon EX3 0NT	Conversion of 2 no agricultural barns to create five commercial units. - 24/1516/PDR														1973				
Westleigh Willows Farm	Small site Westleigh Willows Farm Feniton EX14 3BN	Change of use from Agricultural to Commercial Use classes B2 & B8. - 24/1983/COU												1476				534		
Roebuck Farm	Small site Roebuck Farm Weston Honiton EX14 3PB	Certificate of lawfulness for the existing use of barn as a woodwork workshop - 24/2421/CPE												234			234			

Site Name and Location	Site/Plot Number and Name	Notes, Proposal or planning application descriptions and relevant application ref	Net Additional Plot Area Developed in M²												Future Net Additional Plot Area as of 31 Mar 2025 in M²		Net Floorspace Gained (by planning use class) in M² - as of 31 Mar 2025			
			2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Under Construction	With Extant Permission	B1 / E(g)(i-iii) Business/ Offices/ Industrial	B2 General Industrial	B8 Storage / Distribution	Sui Generis
Hembury Hill	Small site Land and Building at Hembury Hill Broadhembury Honiton	Change of use from agriculture to a flexible commercial use. - 24/2428/PDR												210					210	
49A Salterton Road	Small site Flat 4 49A Salterton Road Exmouth EX8 2EF	Proposed change of use of a ground floor office use class E to residential use. - 24/2475/FUL														900				
Totals in Square Metres			41978	20699	78568	30628	308075	58116	235143	60210	143493	90880	30791	57569	38114	499305	77116	38879	173364	9110
Totals in Hectares			4.2	2.1	7.9	3.1	30.8	5.8	23.5	6.02	14.35	9.09	3.08	5.76	3.81	49.93	7.71	3.89	17.34	0.91

Report to: Strategic Planning Committee

Date of Meeting 6 January 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Proposed response to consultation on the evolving local plan for Torbay

Report summary:

Torbay Council have issued a Regulation 18 draft local plan for consultation. Regulation 18 being the plan preparation stage that precedes the more formal Regulation 19 stage. The Torbay plan sets out a series of proposed draft policies for accommodating development in the Torbay council area. We would not typically bring a report to committee for a local plan in a planning authority area that does not abut East Devon, but the Torbay plan is of some significance in that the plan does not provide for meeting all standard housing method numbers in the plan area but rather, at paragraph 1.65, sets out a case that housing numbers are a “*sub-regional matter that needs to be resolved in cooperation with wider Devon Authorities*”. It is considered that it is important that East Devon District Council responds on this matter highlighting concerns around the (in)appropriateness of seeking to accommodate any of Torbay’s unmet housing needs within East Devon.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

That Strategic Planning Committee agree that this Council respond to the Torbay local plan consultation (using the text set out in this committee report) advising of our concerns around their current policy position in respect of housing provision.

Reason for recommendation:

To secure members endorsement of the proposed response by this council to the Torbay consultation and thereby ensuring the views of East Devon District Council are appropriately heard and we trust taken into account.

Officer: Ed Freeman, Service Lead – Planning Strategy and Development Management, email – efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism

- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☐ Finance
- ☒ Place, Infrastructure and Strategic Planning
- ☐ Sustainable Homes and Communities

Equalities impact Low Impact

Climate change Low Impact

Risk: Medium Risk;

Links to background information Links are contained in the body of the report.

Link to [Council Plan](#)

Priorities (check which apply)

- ☒ A supported and engaged community
- ☐ Carbon neutrality and ecological recovery
- ☐ Resilient economy that supports local business
- ☐ Financially secure and improving quality of services

1 Introduction

- 1.1 Torbay Council have issued a draft Torbay Local Plan 2025–2045 (Regulation 18 Version) for public consultation which started on Friday 28 November 2025 and is closing at 11:59pm on Monday 26 January 2026. In communication they advise *“We are inviting residents, businesses, developers, landowners, statutory consultees, and community groups to “have your say” on the draft plan. The consultation is for eight weeks to allow for the Christmas period.”*
- 1.2 The Torbay plan, at Regulation 18, is at a regulatory stage of plan making at which issues and preferred approaches can be set out and explored. The Torbay plan web site can be viewed at [Torbay Council - Consultations](#) and a pdf of their plan is at [Torbay Council - PDF Version of the Draft Torbay Local Plan 2025-45](#). Torbay Council advise that they plan to consult on a Regulation 19 plan (this is the point the East Devon local plan is currently at) in the Summer of 2026 and that it is their intention to submit the Local Plan to the Secretary of State for Examination before the end of 2026. Torbay have set themselves a challenging timetable.
- 1.3 The Torbay plan contains a full suite of planning policies and is structured in a conventional topic-based chapter approach, as most local plans are, including the East Devon local plan.
- 1.4 Torbay lies some distance from East Devon and is not an adjoining local planning authority. Typically we would not bring reports to committee from authorities that do not abut East Devon, but we make an exception for this plan as Torbay Council have highlighted that they do not see it as reasonable/possible to accommodate all of their housing needs within their boundaries. At paragraph 1.65 of the plan they set out a case that housing numbers are a

“sub-regional matter that needs to be resolved in cooperation with wider Devon Authorities”. The case is made (or at least implied) that some Torbay housing should go to other locations in Devon.

- 1.5 On review officers of East Devon District Council regard it as appropriate to raise concerns in respect of housing distribution matters as noted in the Torbay plan. In so doing it is highlighted that these concerns mirror those in past Torbay local plan consultations and feedback from this council – see a report to committee in 2022 where we highlighted Torbay housing considerations referencing back to previously raised objection to their then evolving thinking: [4. Response to Torbay Local Plan Consultation Nov 2022.pdf](#)
- 1.6 Leaving aside housing numbers it is noted that Torbay have issued a well-reasoned and positive document for consultation and whilst we would not suggest feeding back to Torbay on matters beyond housing number considerations it is relevant to highlight the otherwise coherence and quality of Torbay council work.

2 Housing numbers in the Torbay plan

- 2.1 In their plan Torbay Council reiterate their now long-standing position that environmental, land capacity and infrastructure constraints place limits on their ability to accommodate future housing growth. In this context it is reasonable to note that Torbay is a small local authority, as measured by administrative area, and one in which there is a quite sharp divide between areas that are built up and developed on the eastern side of the authority area and some adjoining much smaller and predominantly rural area to the west of this, parts of which fall in the South Devon National Landscape area.

- 2.2 In paragraph 3.1 of their plan Torbay council state:

“The Local Plan deals with much more than housing. However, meeting objectively assessed housing needs is an important test of soundness for the Local Plan. Torbay’s substantial environmental, infrastructure and market-capacity constraints mean that it is not able to accommodate its full Local Housing Need (LHN) as calculated by the December 2024 Standard Method (which at Autumn 2025 is 950 dwellings a year). The council has applied the Presumption in Favour of Sustainable Development (at paragraph 11(a-b) of the framework). It has sought to identify the best development strategy it is able to within the environmental, infrastructural and viability constraints it faces. It accepts that the proposed shortfall against LHN will require robust justification, which will be set out in a supporting Topic Paper.”

- 2.3 In their plan they state that they seek to accommodate at least 400 homes a year, noting in paragraph 1.53 that this *“is around the long-term average achieved since 1980 and will require a significant uptick in urban regeneration and increased urban living.”* Notwithstanding the ‘at least’ reference this 400 figure is some way less than half (42%) of their standard method 950 a year requirement. To make up the shortfall, and although Torbay do not quote numbers, it may be readily inferred that the Torbay council position is that some or more likely all of the residual element of 550 new homes a year should be accommodated elsewhere in Devon. Leaving aside issues of whether 950 homes a year

could reasonably or acceptably be accommodated in Torbay the Council do not set out commentary around whether this number is statistically flawed. Nor do they seek to apply a case that says that there is not capacity in Torbay but the shortfall should **not** go elsewhere. Albeit to not seek agreement with other authorities over accommodating shortfalls leaves a plan making authority very vulnerable at Examination (though see commentary further in this report to Duty to Cooperate). It is better, therefore, for an authority if it believes it cannot accommodate its housing numbers to seek agreement with others, and document the fact, even if in due course the others do not actually agree to the request and challenge any logic that underpins it.

- 2.4 It is recognised that Torbay does face development constraints, though as a Council it is far from unique in this respect. It is also recognised that current standard method numbers for Torbay are high, specifically when compared to housing numbers that have gone before, and also are higher than those that our council previously commented on. They are though not unique in this respect. To date Torbay Council has not published a Topic Paper on housing numbers, as paragraph 3.1 of their plan advises they will.

3 Proposed comments on Previous objection to Torbay Council on housing numbers

- 3.1 We have highlighted that East Devon District Council has already raised objection to Torbay Council in respect of the potential and lack of appropriateness for accommodation of Torbay housing in East Devon - [4. Response to Torbay Local Plan Consultation Nov 2022.pdf](#)
- 3.2 The position that previously applies remains the same now and as such it is not suggested that we substantively alter the response previously made. We set out below the recommended response to the Torbay plan consultation, with minor amendments from what went before.

Text recommended by officers as the formal comment of East Devon District Council on the Torbay Plan

In making representation on the consultation of the Regulation 18 Torbay plan (November 2025) East Devon District Council recognise the challenges that are faced by Torbay in accommodating standard method housing numbers, but we would highlight that these challenges are not unique. East Devon also has substantial landscape, environmental and bio-diversity constraints as well as an extensive coastline and yet is seeking to meet its own housing needs even though this entails developing significant areas of green field land, including sites that fall in National Landscape designated areas and otherwise generate environmental challenges.

At this stage we remain unconvinced that all options for accommodating housing development in Torbay have been fully explored. As such we consider that further work

should be undertaken by Torbay Council before finalising any conclusions around accommodating housing needs.

We would encourage further discussion with Torbay and other planning authorities and in particular would stress the importance of consistency of approach to any work undertaken in respect of assessment of development options.

East Devon District Council specifically consider that:

- a. Should Torbay Council accept the Government methodology for calculating housing need then they should firstly, and rigorously, examine every opportunity to accommodate this provision inside Torbay boundaries. From available evidence it appears that this exercise has not been undertaken to date (capacity concerns appear to be anecdotal rather than evidence led).
 - b. In exploring potential for housing development Torbay Council should be more active in identifying potentially suitable land for development, for example actively contacting land owners to encourage them to bring forward suitable sites for development and if necessary explore further options as a Council to seek to acquire land for development themselves in order to provide for housing needs.
 - c. Should Torbay Council regard it as appropriate to seek to accommodate Torbay needs in other planning authority areas, then they should ensure a consistent approach to reviewing the strategic logic for distribution of development and ensure site assessment work is undertaken in a compatible manner so that like for like comparisons are secured to inform possible site selections.
 - d. Should Torbay Council regard it as appropriate to seek to accommodate Torbay growth in other local authority areas then account should be taken of wider than just environmental site constraints considerations. Specific account should be taken of the impacts of accommodating people with ties to Torbay living in locations that might be remote from Torbay itself and account taken on whether remote locations will meet such peoples needs and also account taken of any adverse impacts, such as increased travel (with resultant carbon emission), that could result.
 - e. Before seeking to accommodate Torbay growth outside of Torbay, the Government housing requirement methodology and specifically its application in Torbay should be rigorously re-examined.
-

4 Duty to Cooperate and its future

- 4.1 In making comments on the Torbay Plan these are done so in the context of existing Duty to Cooperate considerations and their relevance in plan making. However, the current Duty to Cooperate may, in the near future, be dropped as a legal requirement in plan making. A written ministerial statement of the 27 November 2025 [Written statements - Written](#)

[questions, answers and statements - UK Parliament](#) advise of this in the context of the new plan-making system provided for by the Levelling-Up and Regeneration Act 2023. This could lessen the future burden in respect of cross-boundary considerations in plan making, including for plan's currently in production under the 'old-system'. However, the written ministerial statement does state:

“Local planning authorities should continue to collaborate across their boundaries, including on unmet development needs from neighbouring areas, and we expect Planning Inspectors to continue to examine plans in line with the policies in the NPPF on ‘maintaining effective co-operation’.”

- 4.2 The presumed abolition of the Duty to Cooperate has been highlighted as a change that should ensure less plans fail at Examination and can/should progress through to adoption. The matter being that meeting the duty is an absolute test an inspector has to apply, for a plan to proceed through examination, and is not a concern that can be addressed through an inspector's recommended plan changes. Though in line with the ministerial statement and very importantly in respect of coherent good quality plan making, there is and will remain a need to consider matters beyond administrative boundaries and to jointly work with neighbouring planning authorities.
- 4.3 Therefore, it is regarded as appropriate that we do continue to engage with other local planning authorities, including Torbay, and in the run up to and implementation of local government reorganisation this consideration potentially has a wider relevance.

Financial implications:

There are no direct financial implications identified within the report. (AB-12/12/2025)

Legal implications:

There are no direct legal implications identified within the report (DH – 15.12.25 – 002533)

Report to: **Strategic Planning Committee**

Date of Meeting 6th January 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Infrastructure Funding Statement

Report summary:

The Community Infrastructure Levy (CIL) Regulations 2010 were amended in 2019 to include a requirement for local authorities to prepare an Annual Infrastructure Funding Statement (IFS) each December to report Planning Obligation and Community Infrastructure Levy (CIL) income and expenditure from the previous financial year. The report for 2024/25 is due to be published as soon as possible following the meeting.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

That Strategic Planning Committee:

1. Note the contents of this report and the requirement to provide an Annual Infrastructure Funding Statement.
2. Approve the publication and submission to government of the 2024/25 Annual Infrastructure Funding Statement based on the information detailed in this report.

Reason for recommendation:

It is a legal requirement, under the CIL Regulations 2010 (as amended) to prepare the Infrastructure Funding Statement.

Officer: Ed Freeman – Assistant Director- Planning Strategy and Development Management;
email: ed.freeman@eastdevon.gov.uk Tel: 01395 517519

Portfolio(s) (check which apply):

- ☐ Climate Action and Emergency Response
- ☐ Coast, Country and Environment
- ☐ Council and Corporate Co-ordination
- ☐ Democracy, Transparency and Communications
- ☐ Economy and Assets
- ☐ Finance
- ☒ Strategic Planning

- ☐ Sustainable Homes and Communities
- ☐ Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Medium Risk; The risk associated with not meeting the statutory duty to publish the Infrastructure Funding Statement on the EDDC website by 31 December 2025.

Links to background information Previous CIL annual reports - [Community Infrastructure Levy \(CIL\) - CIL Annual Reports - East Devon](#)

Link to [Council Plan](#)

Priorities (check which apply)

- ☒ Better homes and communities for all
- ☒ A greener East Devon
- ☒ A resilient economy

1. Background

- 1.1 The Community Infrastructure Levy (CIL) Regulations 2010 as amended in 2019 require local authorities that collect planning obligations ('Section 106, Section 278 and the Community Infrastructure Levy), to prepare and publish an annual Infrastructure Funding Statement.
- 1.2 Regulation 121A states that a local council collecting CIL must publish annually by 31 December on its website a document which comprises the following:
 - A statement of the infrastructure projects or types of infrastructure which the charging authority will be or may be or partly funded by CIL
 - A report about CIL in relation to the previous financial year
 - A report about planning obligations in relation to the reported year
- 1.3 The objective of the funding statement is to make developer contributions fully transparent so that the contributions of developments can be seen to be contributing to local infrastructure provision.
- 1.4 The Community Infrastructure Levy (CIL) is one of the primary mechanisms for collecting financial contributions from new developments. The Council started charging CIL from 1st September 2016. The extent of applicable charges by use and geography is set out within the Council's adopted Charging Schedule.
- 1.5 In addition to CIL, the Council continues to secure affordable housing, site specific infrastructure items, and undertakings which are not necessarily financial in nature (for example restrictions on use or management plans) using legal agreements under Section 106 (S106) of the Town and Country Planning Act 1990 (as amended).

2 The Infrastructure Funding Statement (IFS)

- 2.1 The IFS must report on the Council's infrastructure list (discussed further below) and a report on CIL and S.106 income and expenditure.
- 2.2 It should be noted that the IFS is based on the previous financial year (2024/25).
- 2.3 A further point to note is that the Council has responsibility for receiving and spending S106 obligations on matters such as affordable housing, play space, leisure facilities, public open space, public art, sports pitches etc. However, Devon County Council (DCC) is also a contribution receiving authority and collects S106 for infrastructure such as education and highways. It is also required to prepare an annual IFS. Therefore, it is important to note that when reviewing the East Devon IFS, that it should be read together with the DCC IFS to get a complete picture of infrastructure delivery in the district.

3 Infrastructure list

- 3.1 The infrastructure list is defined as "the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL". This list does not dictate how funds must be spent but sets out the local authority's intentions.
- 3.2 The proposed Infrastructure list is set out below and is based on the Council's Infrastructure Delivery Plan and previous IFSs:
- Education
 - Exe Estuary habitat mitigation
 - Pebblebed Heaths habitat mitigation
 - Clyst Valley Regional Park
 - Healthcare facilities
 - Emergency service facilities
 - Library facilities
 - Community and youth facilities
 - Sports and leisure provision
 - Open space/recreation provision
 - Transport
- 3.3 The inclusion of a project or type of infrastructure in this list does not signify a commitment from the district council to fund it from CIL receipts; and the order of the list does not imply any order of preference for funding.

4 CIL Income/Expenditure

- 4.1 The Council collected a total of £1.888m in CIL receipts in the reporting period.
- 4.2 The Council allocates 8.6% of all collected receipts to Habitat Mitigation.
- 4.3 The Neighbourhood Proportion allocations are treated as separate to EDDC held monies and are distributed directly to the parish councils twice yearly.

- 4.4 In the reporting year, the Council held a bidding round for Strategic CIL (i.e. CIL receipts held for purposes other than Neighbourhood CIL, habitat mitigation and administration). In May 2024, this resulted in Strategic Planning Committee approving 7 bids totalling £9.9m. Further information is provided in the Infrastructure Funding Statement.

5 S106 Income/Expenditure

- 5.1 In the reporting year:

- eight S106 agreements were signed securing £4.96m in financial contributions and 415 affordable dwellings
- a total of £1.622m was collected in financial contributions
- £734,000 was spent on community infrastructure

6 Current Position

- 6.1 A total of £446,000 in Neighbourhood CIL has been transferred to East Devon parishes in April and October this year.
- 6.2 Work to complete the grant agreements necessary to transfer Strategic CIL to the 7 successful bidders is ongoing. To date two agreements have been completed in respect of Exmouth Rugby Club and Pinhoe Surgery.
- 6.3 It is anticipated that the previously agreed £400,000 contribution towards the Dinan Way Relief Road in Exmouth will be paid to Devon County Council in this financial year.

Financial implications:

This report provides an overview of the income and expenditure for CIL and S106 during the year 2024/2025. (AB/12/12/2025)

Legal implications:

The Legal implications are covered in this report (DH – 15.12.25 – 002533)

Annual Infrastructure Funding Statement

Community Infrastructure Levy and Section 106

1 April 2024 –
31 March 2025

eastdevon.gov.uk



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Introduction

This statement provides a record of the securing, collecting and spending of Community Infrastructure Levy (CIL) and S106 contributions in the period 1 April 2024 – 31 March 2025.

Collectively, CIL and S106 are known as Planning Obligations whose purpose is to mitigate the impact of development through provision of infrastructure in the local area.

In Autumn 2024, the Council invited bids for CIL from infrastructure providers. The outcome is summarised in this statement.

This report does not record contributions secured through S111 for the purpose of habitat mitigation. Education and highways contributions are also excluded as these are the responsibility of Devon County Council.

The following items could be wholly or partially funded by CIL:

- Clyst Valley Regional Park
- Community and Youth facilities
- Education
- Emergency Services facilities
- Exe Estuary habitat mitigation
- Healthcare facilities
- Library facilities
- Open space/recreation provision
- Pebblebed Heaths habitat mitigation
- Sport and Leisure Provision
- Transport

Latest Allocation of CIL Funds

The CIL funds held by the Council are distributed periodically by inviting bids from infrastructure providers listed in the Infrastructure Delivery Plan.

In total 7 bids, with a combined funding request of £9.9million, were approved by the Council's Strategic Planning Committee on 19 May 2025. The supported bids all benefit from match funding from other sources but the monies from CIL will ensure that these can be delivered for the benefit of the community.

Tithebarn/Mosshayne Primary School (£4.5m)

A new primary school will be built to support families in the growing Tithebarn community, reducing pressure on nearby schools and ensuring that local children can go to school close to where they live. Funding is conditional on detailed costings from Devon County Council.

Pinhoe Surgery extension (£800k)

An extension to Pinhoe Surgery will provide six additional clinical rooms to accommodate rising patient numbers from new housing developments.

Honiton Sports provision enhancements (£601k)

Honiton will benefit from new football and rugby facilities, including youth football pitches, a floodlit 3G pitch, and rugby club upgrades, boosting local sports participation.

Clyst Meadows Country Park, Broadclyst (£1.383m)

A new 10 hectare country park will provide much needed green space and wildlife protection to mitigate impacts on the protected habitats of the Exe Estuary and Pebblebed Heaths National Nature Reserve.

Exmouth Rugby Club changing room extension (£80k)

The expansion will add two RFU compliant changing rooms to support the growing number of women's and girls' rugby teams, strengthening opportunities for female participation in the sport. The original CIL award was reduced from £100k following confirmation of partial VAT recovery by the bidder

Mosshayne Lane to Station Road multi-use path (£1.8m)

A 1.5km off-road walking, wheeling, and cycling route will improve active travel links between Cranbrook and Exeter, and beyond, promoting sustainable transport.

London Road footpath and cycle enhancements (£750k)

This project will fill critical gaps in the Cranbrook footpath and cycle network, ensuring safer pedestrian and cycling routes between key community areas.

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations
(2019 Amendment) Regulation 121A Schedule 2
Section 1

Section 1

a	The total value of CIL set out in all demand notices issued in the reported year.	£4,035,694.52
b	The total amount of CIL receipts for the reported year	£1,888,007.75
c	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	£10,113,007.29
d	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	£6,808,535.30
e	The total amount of CIL expenditure for the reported year	£420,717.96
f	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£1,065,909.75
g	The items of infrastructure on which CIL has been spent within the reported year	N/A
	The amount of CIL spent on repaying money borrowed, including any interest, within the reported year	N/A
	The amount of CIL spent on administrative expenses pursuant to regulation 61 within the reported year	£199,363.00
	Total collected CIL allocated to administrative expenses during the reported year	5%
	Total CIL collected spent on administrative expenses during the reported year	11.65%
h	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL has been allocated and the amount of CIL allocated to each item	£514,422.78 Habitat Mitigation

Summary of Neighbourhood CIL

Spent by these parishes and retained by these parishes under Regulation 59a

Parish / Town	Amount of NCIL Passed 2024 – 25	Amount of NCIL Spent	NCIL Remaining
All Saints	£0	£0	£1,422.87
Axminster	£2,673.68	£18,507.20	£2,673.69
Beer	£403.96	£1,226.00	£565.33
Branscombe	£0	£0	£563.12
Broadclyst	£214,705.48	£0	£676,229.24
Broadhembury	£5,698.14	£0	£5,996.48
Buckerell	£2,779.46	£5,396.96	£0
Budleigh Salterton	£0	£42,415.86	£57,742.62
Chardstock	£0	£0	£0
Clyst Honiton	£0	£0	£3,914.24*
Clyst Hydon	£10,401.25	£0	£10,401.25
Clyst St George	£750.00	£0*	£1,941.67*
Colaton Raleigh	£0	£0	£5,307.34
Colyton	£0	£0	£13,913.22
Combe Raleigh	£0	£0	£3,820.42
Cranbrook	£0	£0	£23,218.51
Dalwood	£0	£0	£0
Dunkeswell	£20,887.55	£0	£20,887.55
East Budleigh and Bicton	£6,374.55	£0	£6,620.86
Exmouth	£28,350.04	£24,000.00	£1,215,493.76
Feniton	£0	£4,357.79	£6,148.00
Gittisham	£0	£0	£6,493.32
Hawkchurch	£0	£602.05	£0
Honiton	£0	£0*	£3,763.79*
Kilmington	£1,549.50	£0	£1,549.50
Lymptone	£90,953.10	£37,627.58	£123,150.26
Membury	£0	£2,983.42	£0
Musbury	£869.45	£0	£869.45
Newton Poppleford and Harpford	£6,447.39	£72.00*	£14,239.08*
Offwell	£0	£0	£3,137.82
Otterton	£0	£0	£1,104.17
Ottery St Mary	£51,867.52	£0	£94,146.17
Payhembury	£15,421.94	£29,539.71	£0
Plymtree	£249.54	£0	£2,409.42
Rewe	£0	£0	£1,412.50
Rockbeare	£0	£0*	£41,957.43*
Seaton	£18,835.40	£26,343.04	£0
Shute	£0	£0*	£6,613.54*
Sidmouth	£7,866.00	£5,078.53	£57,388.68
Southleigh	£0	£0*	£109.24*
Stockland	£0	£0	£0
Stoke Canon	£0	£0	£596.25
Uplyme	£22,201.88	£0	£27,023.33
Upottery	£0	£0*	£5,144.93*
Upton Pyne	£4,420.47	£0	£4,420.47
West Hill	£5,592.85	£3,564.71	£29,836.48
Whimble	£20,243.55	£0	£25,088.52
Woodbury	£42,224.77	£17,985.11	£25,000.00
Yarcombe	£1,271.17	£0	£3,520.47

Within the reported year, there was no receipt and expenditure to which regulation 59E or 59F apply *Unconfirmed by Town/Parish Clerk

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

Summary of financial information

- 8 x S106 agreements signed by EDDC (excludes Unilateral Undertakings and S111)
- £1,622,561 S106 money collected in 2024/2025
- £734,747.04 S106 money spent in 2024/2025 on infrastructure
- £4,959,773 financial contributions secured in the 8 S106 agreements (including 2 x Cranbrook growth area agreements)

Section 3

- | | | |
|----------|---|---|
| a | The total amount of money to be provided under any planning obligations which were entered into during the reported year | £4,959,773.63 |
| b | The total amount of money under any planning obligations which was received during the reported year | £1,622,561.74 |
| c | The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority | £0 |
| d | Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of: | |
| | i. In relation to affordable housing, the total number of units which will be provided | 415 |
| | ii. In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided | Devon County Council are the local education authority |
| e | The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure | £1,163,127.82
Of this amount £1,150,433.37 was not spent during the reported year |

f	The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£734,747.04	
g	In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item	Affordable housing £30,912.32 Sports pitches/facilities £121,473.06 NHS £11,534.84 Monitoring £18,347.79	Habitat mitigation £742,910.68 Site specific items £20,537.93 Open Space and Play/youth provision £204,716.75
h	In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of:	Play, allotments and pitches £219,956.64	Clyst Meadow SANG £434,707.32
	i. The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	Tree planting £25,000.00	Sports facilities £31,080.00
		Footpath creation £20,000	Wildlife habitat creation £4,003.08
	ii. The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0	
	iii. The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations	£141,031.22	
i	The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held	Retained: £8,744,944.73 Allocated for longer term maintenance: £0	



Section 278 Matters

Community Infrastructure Levy Regulations (2019
Amendment) Regulation 121A Schedule 2 Section 4

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are not included in the matters under Schedule 2 Section 3 of this report.

Section 4

- a** Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year
- b** Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year

**See Devon County Council
reporting as Highway
Authority**

**See Devon County Council
reporting as Highway
Authority**

