

APPENDIX 3- Existing and Proposed Employment Site Allocations

Please note that, for existing allocations, the approximate areas are based on the vacant areas figures in the Employment Land Review (2021). These will be updated once the 2023 report is published

| Settlement/Ward | HELAA or consultation Ref | Address | Approx Size ha | Is the site in the adopted Local Plan? | Was the site consulted on at Draft Local Plan stage? | Is the site proposed for the Spring consultation? These are the sites in the Committee Report | Notes | Allocate in Reg 19 plan? |
|-----------------|---------------------------|--|----------------|--|--|--|---|--------------------------|
| Axminster | Axmi_01a | Land west of Musbury Road, Axminster | 3.39 | | Yes | | The developable area is dependent upon advice from flooding consultants | Yes |
| Axminster | Axmi_07 | Axminster Carpets Factory Site, Woodmead Road, Axminster | 2 | | Yes | | Mixed use redevelopment with 50 houses | Yes |
| Axminster | GH/ED/83 | Land at Chard Road, Axminster | 0.8 | | Yes | | Part of a mixed use site with 140 houses | Yes |
| Broadclyst | Brcl_23 | Land North of Exeter Science Park | 2.00 | N | | Yes | Mixed use site with 90 homes | Yes |

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| Broadclyst | GH/ED/43 | Land at Long Lane, adj Exeter Airport | 11.80 | | | Yes | adjoining Exeter Airport. | Yes |
| Broadclyst | East of Airport, north of A30 | Employment land east of the airport, between Long Lane and the A30 | 12.33 | | Yes | | | Yes |
| Broadclyst | Brcl_27a | Lodge Trading Estate, Broadclyst | 8.42 | No | Yes | | | Yes |
| Clyst Honiton | Far_01 | Ware's Farm, Clyst Honiton | 1.00 | | | Yes | Former farmyard, redundant following A30 construction. Suitable for light industry. | Yes |
| Clyst Honiton | Clho_09 | Land north of Exeter Airport | 15.3 | | Yes | | Redundant land within the airport. Access is constrained at present but would be approved through delivery of the Treasbeare expansion area at Cranbrook. | Yes |
| Clyst St Mary | Clge_07 | Sandygate, Sandy Lane, Clyst St Mary | 0.72 | | | Yes | Extension to existing retail site. Suitable for light industry. | Yes |
| Clyst St Mary | Sowt_15 | Adjacent to Langdon's Business Park, Sidmouth Road | 1.00 | | | Yes | Greenfield expansion of existing business park. Suitable for light industry. | Yes |
| Clyst St Mary | Land north of Topsham | Combined with Clge_07 | 3.1 | | Yes | | Mixed use development of Clyst | Yes |

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|-----------------|----------------------|---|-------|-----|-----|-----|--|--------------------------------|
| | | | | | | | Road north of Topsham upto junction between Clyst Rd and Old Rydon Lane | |
| Clyst St George | Clge_23 | Land at Dart's Farm, Topsham Road | 0.63 | | | Yes | Intensification of existing retail park, best suited to manufacture of food/drink | Yes |
| Clyst St George | Clge_25 | Land at Darts Farm, Topsham Rd | 1.5 | | Yes | | Expansion of Darts Farm into lower parts of site | Yes |
| Exmouth | Exmo_18 | Phase 3, Liverton Business Park, Exmouth | 2.70 | Yes | Yes | | | Yes |
| Exmouth | Exmo_20a | Land at St Johns Road, Exmouth | 5 | | Yes | | Mixed use allocation | Yes |
| Honiton | Gitti_03 Gitti_04 | West of Hayne Lane, Honiton | 15.60 | Yes | Yes | | In the adopted plan as phase 1- 5ha and phase 2- 10ha. | Yes |
| Ottery St Mary | Otry_01b | Barrack Farm, Ottery St Mary | 1.25 | | Yes | | Part of mixed use site | Yes |
| Seaton | Seat_05 | Land north of Seaton, East of Harepath Road | 2.20 | | Yes | | Part of a much larger mixed use scheme. Consultants previously estimated it as 4.6ha but it is currently proposed to be 2.2ha. | Yes |
| Sidford | 041B | Sidford employment site | 4.18 | Yes | | | Site already has outline planning | Yes – Although currently being |

| | | | | | | | | |
|--|-------------------------------------|----------------------------|--------------|-----|-----|--|---|--|
| | | Phase 1 (southern section) | | | | | permission for employment | advertised at unrealistically high values this is due to residential hope value which can hopefully be quashed through local plan process. |
| | Land within the Cranbrook Plan Area | Cranbrook Plan Area | 18.40 | Yes | | | Land identified within the Cranbrook Plan is counted towards the District figures but does not need to be allocated in the Local Plan | No |
| | Second New Community | Second New Community | Around 17.50 | | Yes | | Location and final quantum to be determined. An overall area for the new community will be identified in the Local Plan. The community will be developed beyond the 2040 plan timescale and the delivery timescale for the employment provision has yet to be finalised | Yes |