



Employment Land Review 2013-2014

July 2014

Summary

This year in its employment sites East Devon District has seen a higher than average addition of B1 floorspace at 1758 sqm above the average for the District of 1084 sqm. There was also an increase of B2 floorspace of 2443 sqm above the District average of 2048 sqm. There was only an increase in B8 floorspace of 143 sqm which is well below the average of 952 sqm. Non B-Use has increased in employment sites this year to 1858 sqm above the average of 641 sqm.

B-Use completions outside of employment sites indicate additional B1 space of 421sqm which is below the District average of 634 sqm. B2 and B8 additional floorspace are also well below the District average but high one off annual completions skew the average figure for B2 in 2009-2010 and B8 in 2010-2011.

This year has seen an increase in B1 lost to Non B-Use which is well above the District average. This is due mainly to a single application at Exeter Airport Business Park under Class J of recent permitted development changes. There has been no loss of B2 and B8 land which generally reflects average District levels.

The highest percentage of NDR units fall within the Warehouse and Workshop categories which is the same as the previous year although overall percentages are slightly lower. Storage NDR's are also similar in overall percentage of employment site units at around 9.5%. Office NDRs are

slightly lower this year in percentage terms but overall counts only sees a difference of one.

Property enquiries to East Devon District Council have generally seen an increase from 33 in 2007-2008 to 49 in 2013-2014 although this was a slight decrease from 55 enquiries in 2012-2013.

The commercial property register indicates that office availability in East Devon has steadily increased since 2007 and has shown a peak in 2014 as a result of the promotion of Science Park. Yard and Storage has also seen an increase in availability from 2012 to 2014. Industrial availability has been more turbulent according to the commercial property register with higher levels of availability between 2007 and 2009 dropping then between 2010 and 2013. There has been an increase in industrial availability from 2013 to 2014 to levels similar to those of 2008.

Figure 1 below spatially maps the B-Use employment completion in East Devon over the past five years from April 2009 to March 2014. Most B-use completions are concentrated in the main towns of the District and large employment sites in the west of the District. It is also evident that most completions are located close to the main road network in the District with the exception of those at Dunkeswell and Budleigh Salterton.

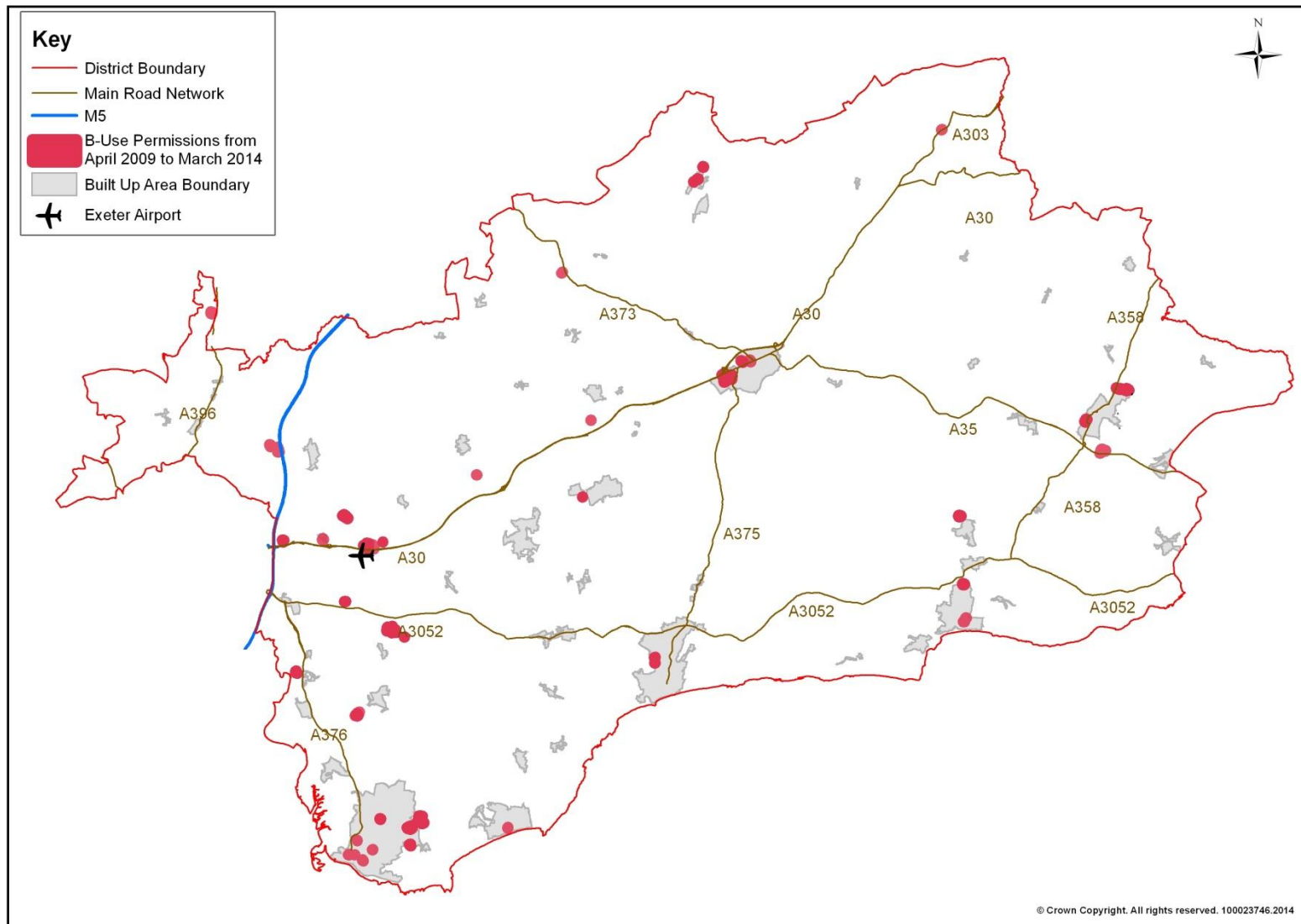


Figure 1: B-Use Completions from April 2009 to March 2014

1. *Introduction:*

- 1.1 This report will provide an update in employment completions for the financial year 2013 to 2014.
- 1.2 This report is different in structure to the previous employment land review. Some information has been removed and new material added.
- 1.3 The employment completion table has changed to reflect floorspace completions from planning applications rather than their areas. The new table will represent completions for each financial year since 2007. The percentage building coverage chapter from the previous review will not be replicated this year as results are not expecting change dramatically and offer little in new understanding of East Devon's employment land position. The vacant NDR spatial analysis chapter will also not be replicated in this review as it offers little new understanding of employment land in East Devon.
- 1.4 This report will identify the number of Non Domestic Rate (NDR's) units and vacant NDR's. It will establish what type of business uses are most common on different employment sites and what uses are associated with vacant NDR's. The site areas of different uses will be noted giving the minimum, maximum and average area. This Report will also establish site constraints.
- 1.5 This review includes sites identified as existing employment areas and those proposed as new employment sites in the emerging Local Plan.
- 1.6 A map containing employment sites and their related site reference numbers and will establish the new sites that have been added to this year's assessment.
- 1.7 The report will briefly establish what data sources have been used and will set the context by commenting on the Local Plan, National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and two previous consultant reports related to employment land.
- 1.8 Employment land completions for the financial year 2013 to 2014 will be identified as will completions for previous years. Tables will be provided that show completions in the employment sites identified in this report. B-Use completions outside these employment sites and B-Use employment land lost to Non B-Uses will also be provided.
- 1.9 Following the identification of completions for 2013 to 2014, Chapter 6 will identify completions for employment sites from 2007 to 2014. A further table will identify B-Use completions outside of the employment sites for 2009 to 2014 and the final table in this chapter will establish B-Use land lost to Non B-Use from 2010 to 2014.

- 1.10 The report will then provide District wide analysis of NDR and Vacant NDR unit uses in employment sites, commenting on what units are used for and there District wide percentage. An average District wide percentage for Vacant NDR's will also be established.
- 1.11 Chapter 8 of the Review will identify enquiries for property and land made to East Devon District Council's (EDDC) Estates Team since 2007 to 2014. This information will provide an indication of where and what demand there is for premises, although it should be appreciated these are only enquiries made to EDDC not commercial providers.
- 1.12 The following chapter in the review provides data from the commercial property register which identifies areas for Industrial, office and storage premises that are being promoted in the District.
- 1.13 The final section of the report will appraise each of the sites individually providing information that has informed District wide analysis, through site descriptions, tables and maps

2. *Data Used*

2.1 Sources of data used to inform this report include:

- Business Rates NDR Data
- Valuation Office Agency
- East Devon Housing and Employment Study (2011) (Tyms Study)
- East Devon Employment Land Review 2006-2026 (2006) (Atkins Report)
- Uniform Planning Database
- Exeter and Heart of Devon Commercial Property Register
- East Devon District Council Property Enquiries Database
- Planning applications
- Arcmap Geographic Information System (GIS)

3. Context

Local Plan

- 3.1 East Devon's Local Plan has been submitted to the Secretary of State for examination and the hearing sessions took place in February and March 2014. A letter to the Council from the Planning Inspector at the end of March noted that he did not consider that the Local Plan is Sound and that the examination should be suspended while the local authority addresses issues highlighted in his letter.
- 3.2 The new East Devon Local Plan will help set out what we want East Devon to be like in the years to come, the type of development we want to see and where development should occur and what benefits it will bring to our communities.
- 3.3 East Devon is an attractive environment for enterprise witnessed particularly by the number of thriving small businesses. We have a vibrant tourism industry and some high quality jobs particularly in the Western part of the District with good access to the Exeter work market too. As a District we have low unemployment rates but also lower paid jobs.
- 3.4 East Devon's Local Plan sets out four key objectives to address issues around jobs and economic growth. These are:

- 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.

- 3.5 The Local plan will seek to increase the supply of new employment opportunities in East Devon. A key means for achieving this end will be to identify suitable land for employment uses.
- 3.6 East Devon's West End will be a focal point for job provision with a particular focus on encouraging strategic inward investment.
- 3.7 This scale of growth will provide flexibility in terms of potential sites that can come forward. It will help secure big strategic investment opportunities, smaller business provision, airport related business expansion and new jobs at major mixed use residential development sites.

National Planning Policy Framework (NPPF)

- 3.8 The NPPF was published in March 2012 and identifies that the purpose of the planning system is to contribute to the achievement of sustainable development. The Framework identifies the three dimensions of sustainable development as being economic, social and environmental.

3.9 The Framework promotes that the planning system needs to perform an economic role which is identified as *‘contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure’*

3.10 Through the NPPF’s Chapter on Building a Strong, Competitive Economy it promotes that planning should operate to encourage and not act as an impediment to sustainable growth. It suggest to achieve this that local planning authorities should plan proactively to meet the development needs of businesses and support an economy fit for the 21st Century.

3.11 Paragraphs 21 notes that planning policies should seek to address potential barriers to investment, including a poor environment or any lack of infrastructure. It suggests that Local Planning Authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. It further promotes that planning authorities should set criteria, or identifying strategic sites, for local and inward investment to match the strategy and to meet anticipated need over the plan period. Paragraph 21 also identifies that policies should be flexible enough to accommodate needs not

anticipated in the plan and to allow a rapid response to changes in economic circumstance.

National Planning Practice Guidance (NPPG)

3.12 On the 6th March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) web-based resource.

3.13 The NPPG replaced the previous planning practice guidance documents and is intended to reflect and support the NPPF.

3.14 The NPPG notes under ‘what should be monitored’ in the Housing and Economic Development Needs Assessment section the following criteria:

- housing and employment land and premises (current stock) database;
- housing and employment permissions granted, by type;
- housing and employment permissions developed by type, matched to allocated sites;
- housing and employment permissions for development of sites where change of use is involved;
- housing and employment land and premises available and recent transactions;
- housing and employment premises enquiries (if the authority has an estates team);

- housing developer or employer requirements and aspirations for houses and economic floorspace;
- housing waiting lists applications;
- the market signals.

East Devon Housing and Employment Study (2011) (Tyms Study)

- 3.15 This study provides high level testing of need and demand for housing and employment development that will guide employment land policy and site allocations appropriate to the East Devon Local Plan and other strategic development initiatives. This study provides a robust evidence base to support sound proposals to provide a coherent analysis of housing and employment land requirements which are consistent with established economic aspirations and strategy for the district and its settlements.
- 3.16 Broadly the study has the following objectives:
- To review and advise on differing potential levels of future housing growth and employment demand
 - To establish the extent to which employment and housing growth levels are realistic and achievable and comment on alternative levels and approaches
 - To apply a 'top down' assessment of potential future employment space requirements and provision

- To provide a market facing assessment of employment sites in planning for the future.

East Devon Employment Land Review 2006-2026 (2006) (Atkins Report)

- 3.17 Atkins were commissioned by East Devon District Council (EDDC) in May 2006 to undertake an employment land review. The main aim of this review was to provide a robust evidence base to inform the Council's strategic approach, local site selection choices and decision making process in relation to existing and future employment land provision and employment opportunities in the District.
- 3.18 The key objectives of the plan were to:
- To promote, attract and retain businesses, industry and tourism
 - To advise on the implementation of the East Devon Community Plan in relation to business and employment opportunities
 - For the East Devon Local Development Framework in terms of provision of employment land in the period 2006 to 2026: To establish a sustainable pattern of development and secure an appropriate balance between the number of jobs provided in settlements and the employment needs of settlements and their catchments.

- To assist with the preparation of the Annual Monitoring Report.

4. *Employment Sites*

4.1 Sites included in this report are both existing employment sites and those proposed as employment sites in the new Local Plan. Each site has been given a reference number. Five new sites have been added to the assessment this year:

- Woodbury Business Park
- Addlepool Business Centre
- Lodge Trading Estate
- Hungry Fox Estate
- McBains

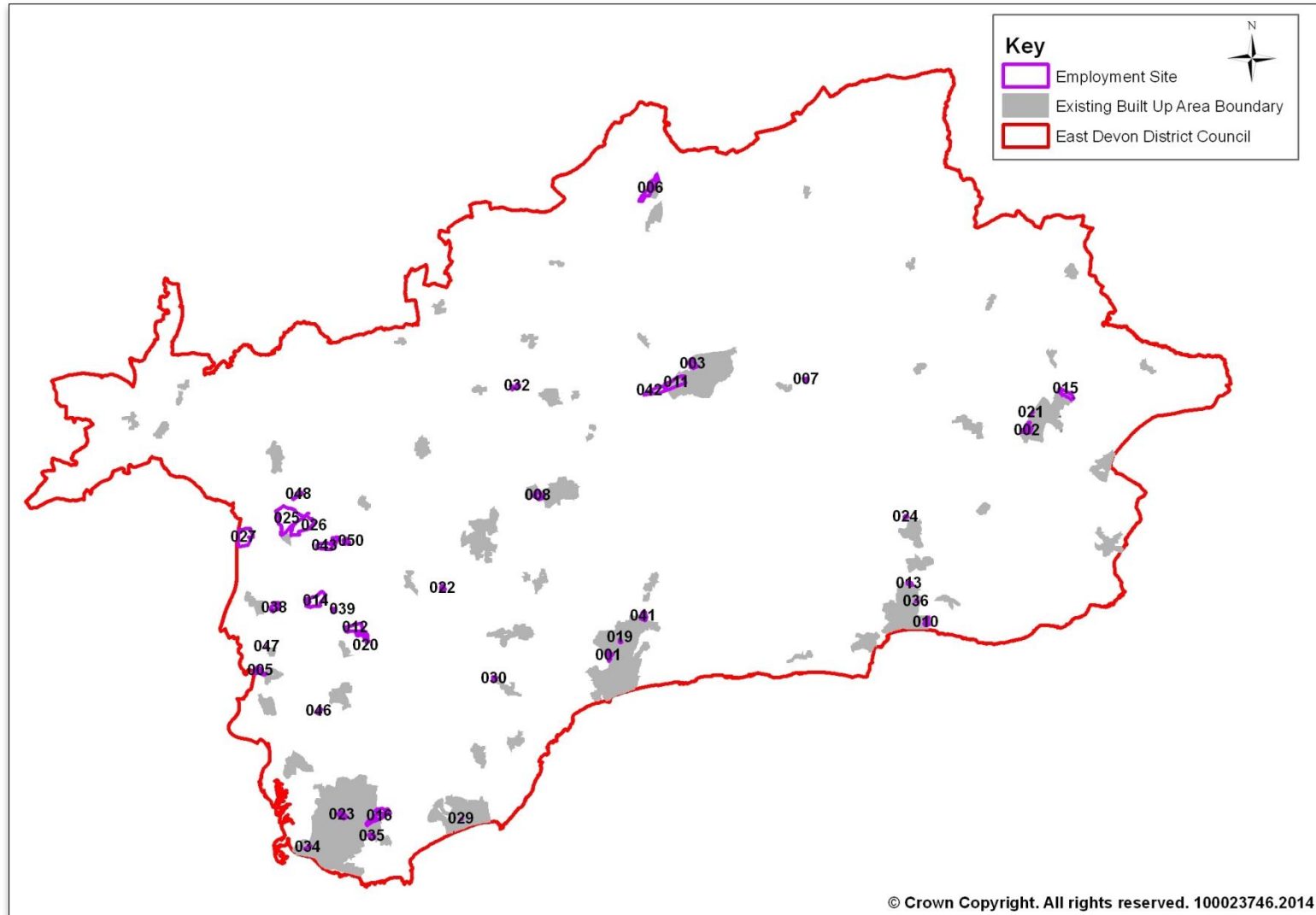


Figure 2: Employment site location map

1	Alexandria Road Industrial Estate	18	Dinan Way	35	Pankhurst Industrial Estate
2	Axminster Carpets, Woodmead Road	19	Manstone Lane	36	Colyford Road
3	Ottery Moor Lane/ Bramble Hill Industrial Estate	20	Mill Park Industrial Estate	37	Oilmill Industrial Estate
4	Odhams Wharf	21	Coal Yard,Castle Gate	38	Enfield
5	Darts Business Park	22	Aylesbeare Common	39	Waldrons Farm
6	Dunkeswell Industrial Site	23	Pound Lane Industrial Estate	40	South of Redgate
7	East Devon Business Park	24	Colyton Business Park (Wheelers Yard)	41	Sidford Employment Site
8	Finnimore industrial Estate	25	Intermodal Interchange	42	West of Hayne Lane Employment Site
9	Former Mill Cutler Hammer	26	Skypark	43	Exeter Airport Business Park (i)
10	Harbour Road, Industrial Estate	27	Science Park	44	Exeter Airport Business Park (ii)
11	Heathpark Industrial Estate	28	Dinan Way Trading Estate	45	Liverton Business Park (Phase III)
12	Greendale Business Park, Woodbury	29	Salterton Workshops	46	Woodbury Business Park
13	Harepath Industrial Estate	30	The Old Sawmills	47	Addlepool Business Centre
14	Hill Barton Business Park	31	Colletts Mill	48	Lodge Trading Estate
15	Millwey Rise Industrial Estate	32	Talewater Works, Talewater	49	Hungry Fox Estate
16	Liverton Business Park	33	Former Sawmills, Woodmead Road	50	McBains
17	Liverton Business Park (Phase II)	34	Victoria Way		

Table 1: Employment sites

5. *Employment Completions for the financial Year 2013-2014*

5.1 The completions table has been developed using data from East Devon District Council's Uniform database, GIS, planning applications, business rates and site visits. The following table identifies the completions in the employment sites identified in this report by type.

Employment Site	Application Number	Application Area (sqm)	Complete	Net Sqm B1	Net Sqm B2	Net Sqm B8	Net Sqm Non B	Net Sqm Total
Liverton Business Park Phase II	12/0785/MRES	14846	03/04/2013	0	0	0	1858	1858
Harepath Industrial Estate	12/0435/COU	395	01/05/2013	-145	145	0	0	0
Exeter Airport Business Park (i)	06/0843/FUL	6224	23/05/2013	0	440	0	0	440
Greendale Business Park, Woodbury	13/0157/FUL	3178	18/06/2013	0	784	0	0	784
Harepath Industrial Estate	05/0965/FUL	1372	28/06/2013	309	471	0	0	780
Dunkeswell Industrial Estate	12/0833/FUL	2216	26/09/2013	34	222	524	0	780
Science Park	12/1420/MRES	3747	20/11/2013	1449	0	0	0	1449
Alexandria Road Industrial Estate	12/1978/FUL	143	21/11/2013	111	0	0	0	111
Heathpark Industrial Estate	13/1920/COU	1360	22/11/2013	0	381	-381	0	0
Total		33479		1758	2443	143	1858	6202

Table 2: Employment site completions 2013 to 2014

Table 3 identifies B-Use completions outside of the employment sites identified in this report.

Site	Application Number	Application Area (sqm)	Complete	Net Sqm B1	Net Sqm B2	Net Sqm B8	Net Sqm Non B	Net Sqm Total
Westleigh Willows Farm Feniton EX14 3BN	10/2054/FUL	271	01/08/2013	216	0	0	0	216
Unit E Country House Estate London Road Whimble	10/0130/FUL	91	21/10/2013	88	0	-88	0	0
18A Rolle Street Exmouth EX8 1NJ	13/1800/COU	82	20/01/2014	117	0	0	-117	0
Total		444		421	0	-88	-117	216

Table 3: B-Use completions outside employment sites 2013 to 2014

The table below identifies B-Use employment land lost to Non B-Uses.

Site	Application Number	Application Area (sqm)	Complete	Net Sqm B1	Net Sqm B2	Net Sqm B8	Net Sqm Non B	Net Sqm Total
1 Swan Yard High Street Honiton EX14 1LN	13/1383/PDJ	72	18/11/2013	-32	0	0	32	0
Exeter Airport Business Park	14/0491/PDJ	248	11/12/2013	-722	0	0	722	0

Site	Application Number	Application Area (sqm)	Complete	Net Sqm B1	Net Sqm B2	Net Sqm B8	Net Sqm Non B	Net Sqm Total
Ridgeway House Ridgeway Ottery St Mary EX11 1DT	13/0937/COU	1100	02/01/2014	-285	0	0	285	0
Total		1420		-1039	0	0	1039	0

Table 4: B-Use employment land lost to Non B-Uses 2013 to 2014

6. *Employment Completions Table*

6.1 Table 5 below identifies completions for the employment sites identified in this report from 2007 to 2014. The completions are recorded for the financial year and provide a breakdown of completions by type. Where data is missing from the table, the information is currently unknown and further investigation is needed.

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1 (Sqm)	Net Additional Sqm B2 (Sqm)	Net Additional Sqm B8 (Sqm)	Net Additional Sqm Non B (Sqm)	Net Additional Sqm Total (Sqm)
2007-2008								
Liverton Business Park Phase 1	06/2260/FUL	2543	27/09/2007	0	0	0	789	789
Finnimore Industrial Estate	07/2190/COU	897	20/10/2007					
Mcbains	05/3014/FUL	4976	01/12/2007	0	1408	0	0	1408
Mcbains	06/2717/FUL	4974	01/12/2007	0	1200	0	0	1200
Exeter Airport Business Parl (i)	06/0037/MFUL	5258	01/01/2008	1637	0	0	353	1990
Mcbains	07/1272/FUL	609	01/03/2008	310	0	42	0	352
Total		19257		1947	2608	42	1142	5739
2008 -2009								
Woodbury Business Park	08/0109/COU	5080	06/05/2008	890	0	2034	0	2924
Greendale Business Park, Woodbury	08/0028/FUL	4497	05/06/2008	140	0	0	0	140
Addlepool Business Centre	07/0708/FUL	2631	20/08/2008	734	0	0	0	734

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1 (Sqm)	Net Additional Sqm B2 (Sqm)	Net Additional Sqm B8 (Sqm)	Net Additional Sqm Non B (Sqm)	Net Additional Sqm Total (Sqm)
Heathpark Industrial Estate	07/2935/FUL	7656	18/09/2008	0	0	120	240	360
Greendale Business Park, Woodbury	08/0589/FUL	2958	06/11/2008	743	0	0	0	743
Liverton Business Park Phase 1	07/2074/FUL	3820	23/11/2008	0	0	0	465	465
Hill Barton Business Park	06/3527/MFUL	15188	01/12/2008	0	50	0	705	755
Alexandria Road Industrial Estate	05/2722/FUL	4254	01/01/2009	0	0	892	0	892
Greendale Business Park, Woodbury	09/0989/COU	4005	01/01/2009					
Liverton Business Park Phase 1	08/0175/FUL	3029	25/03/2009	0	0	47	419	466
Total		53117		2507	50	3093	1829	7478
2009-2010								
Millwey Rise Industrial Estate	07/1157/FUL	124	07/05/2009	0	58	0	0	58
Heathpark Industrial Estate	09/0396/COU	5460	13/06/2009	-186	0	-186	372	0
Wheeler Yard	01/P1171	4481	01/01/2010	0	490	0	0	490
Pound Lane Industrial Estate	09/1940/COU	1193	08/01/2010	0	0	58	-58	0

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1 (Sqm)	Net Additional Sqm B2 (Sqm)	Net Additional Sqm B8 (Sqm)	Net Additional Sqm Non B (Sqm)	Net Additional Sqm Total (Sqm)
Total		11258		-186	548	-128	314	548
2010-2011								
Dinan Way	08/0551/FUL	2290	01/04/2010	0	0	0	-23	-23
Woodbury Business Park	09/1204/COU	4368	01/04/2010	0	0	2354	0	2354
Ottery Moor Lane/ Bramble Hill Industrial Estate	09/1993/FUL	2145	21/06/2010	10	338	300	0	648
Greendale Business Park, Woodbury	10/2238/RES	8460	06/08/2010					
Heathpark Industrial Estate	09/1664/FUL	1352	25/08/2010					
Heathpark Industrial Estate	10/1152/COU	897	23/09/2010	-215	0	0	215	0
Heathpark Industrial Estate	10/2004/COU	890	23/09/2010					
Millwey Rise Industrial Estate	09/1825/FUL	949	21/10/2010	45	0	0	0	45
Millwey Rise Industrial Estate	11/0055/COU	85	02/02/2011	-45	45	0	0	0
Greendale Business Park, Woodbury	10/0351/RES	2799	28/02/2011	0	2500	0	0	2500
Exeter Airport Business Parl (i)	07/3025/FUL	2169	22/03/2011	0	0	400	0	400
Total		26403		-205	2883	3054	192	5924

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1 (Sqm)	Net Additional Sqm B2 (Sqm)	Net Additional Sqm B8 (Sqm)	Net Additional Sqm Non B (Sqm)	Net Additional Sqm Total (Sqm)
2011-2012								
Millwey Rise Industrial Estate	10/0698/MFUL	7448	01/07/2011	864	0	524	0	1388
Heathpark Industrial Estate	09/2153/MFUL	5413	20/07/2011	0	0	0	1110	1110
Alexandria Road Industrial Estate	11/0613/COU	59	02/08/2011	-98	98	0	0	0
Alexandria Road Industrial Estate	09/1377/FUL	48	08/08/2011	-50	65	0	0	15
Former Sawmills, Woodmead Road	10/1949/FUL	2187	27/09/2011	31	0	2	243	276
Alexandria Road Industrial Estate	09/1749/FUL	330	04/10/2011					
Dinan Way	08/2681/MFUL	12918	31/10/2011	0	1014	0	1601	2615
Finnimore Industrial Estate	10/1928/FUL	110	09/11/2011	116	0	0	0	116
Exeter Airport Business Parl (i)	11/1860/FUL	428	11/11/2011	0	0	372	0	372
Millwey Rise Industrial Estate	11/0480/FUL	755	09/01/2012					
Dart Business Park	06/3044/FUL	4519	11/01/2012	-385	0	0	0	-385
Greendale Business Park,	10/2113/MRES	1919	17/01/2012					

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1 (Sqm)	Net Additional Sqm B2 (Sqm)	Net Additional Sqm B8 (Sqm)	Net Additional Sqm Non B (Sqm)	Net Additional Sqm Total (Sqm)
Woodbury								
Greendale Business Park, Woodbury	09/2191/RES	362	17/01/2012					
Harepath Industrial Estate	05/0967/FUL	2737	01/03/2012	248	561	0	0	809
Heathpark Industrial Estate	11/2032/COU	730	22/03/2012	680	0	0	-680	0
Total		39964		1406	1738	898	2274	6316
2012-2013								
Greendale Business Park, Woodbury	11/2634/FUL	5316	02/04/2012					
Mcbains	10/2448/FUL	95	17/04/2012	72	0	0	0	72
Harepath Industrial Estate	12/0503/COU	592	25/04/2012	-73	73	0	0	73
Liverton Business Park Phase 1	11/2316/FUL	3007	30/05/2012	0	0	0	14	14
Greendale Business Park, Woodbury	11/0873/MFUL	4437	01/06/2012	0	1109	0	0	1109
Heathpark Industrial Estate	11/1385/FUL	2479	01/06/2012	161	0	0	0	161
Greendale Business Park, Woodbury	12/1009/MFUL	4500	01/07/2012	0	0	1156	0	1156

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1 (Sqm)	Net Additional Sqm B2 (Sqm)	Net Additional Sqm B8 (Sqm)	Net Additional Sqm Non B (Sqm)	Net Additional Sqm Total (Sqm)
Dunkeswell Industrial Estate	09/2429/FUL	278	19/07/2012					
Dunkeswell Industrial Estate	07/1307/COU	1560	22/08/2012	0	0	0	0	0
Mill Park Industrial Estate	11/2659/FUL	119	30/08/2012					
Pankhurst Industrial Estate	11/1675/COU	3154	17/09/2012	0	0	152	0	152
Hill Barton Business Park	08/2911/FUL	1492	01/10/2012					
Skypark	09/2460/MFUL	12424	01/12/2012	100	2883	-1885	170	1268
Heathpark Industrial Estate	12/0609/CPE	1794	11/01/2013					
Former Sawmills, Woodmead Road	11/2361/FUL	2179	07/02/2013	84	0	44	266	394
Former Sawmills, Woodmead Road	10/1201/FUL	2509	07/02/2013	15	0	97	10	122
Total		45935		359	4065	-436	460	4521
2013-2014								
Liverton Business Park Phase II	12/0785/MRES	14846	03/04/2013	0	0	0	1858	1858
Harepath Industrial Estate	12/0435/COU	395	01/05/2013	-145	145	0	0	0

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1 (Sqm)	Net Additional Sqm B2 (Sqm)	Net Additional Sqm B8 (Sqm)	Net Additional Sqm Non B (Sqm)	Net Additional Sqm Total (Sqm)
Exeter Airport Business Parl (i)	06/0843/FUL	6224	23/05/2013	0	440	0	0	440
Greendale Business Park, Woodbury	13/0157/FUL	3178	18/06/2013	0	784	0	0	784
Harepath Industrial Estate	05/0965/FUL	1372	28/06/2013	309	471	0	0	780
Dunkeswell Industrial Estate	12/0833/FUL	2216	26/09/2013	34	222	524	0	780
Science Park	12/1420/MRES	3747	20/11/2013	1449	0	0	0	1449
Alexandria Road Industrial Estate	12/1978/FUL	143	21/11/2013	111	0	0	0	111
Heathpark Industrial Estate	13/1920/COU	1360	22/11/2013	0	381	-381	0	0
Total		33479		1758	2443	143	1858	6202
Other applications that are complete but completion date is unknown								
Alexandria Road Industrial Estate	06/1474/COU	20120		-414	0	74	350	10
Dart Business Park	08/0134/FUL	3816		0	850	0	0	850
Dunkeswell Industrial Estate	06/0430/FUL	14528		415	0	0	0	415
Dunkeswell Industrial Estate	06/1233/FUL	6347		1537	0	180	0	1717
Heathpark	07/1487/COU	62						

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1 (Sqm)	Net Additional Sqm B2 (Sqm)	Net Additional Sqm B8 (Sqm)	Net Additional Sqm Non B (Sqm)	Net Additional Sqm Total (Sqm)
Industrial Estate								
Hill Barton Business Park	10/1419/FUL	72		13	17	0	0	29
Liverton Business Park Phase 1	07/2843/COU	122		0	0	-105	105	0
Liverton Business Park Phase 1	07/0755/FUL	127						
Pound Lane Industrial Estate	10/1724/COU	982		0	0	0	0	0
Victoria Way	09/0204/FUL	342		162	0	0	0	162
Woodbury Business Park	09/0256/COU	163		-260	0	0	260	0
Woodbury Business Park	10/0377/FUL	9340		0	0	1790	0	1790
Total		56020		1453	867	1939	715	4973

Table 5: Employment site completions 2007 to 2014

6.2 The following table provides a net total of additional employment floorspace for the employment sites in this report from 2007 to 2014. It illustrates a net total of 7586 sqm of B1, 14335 sqm of B2, 6666 sqm of B8 and 8069 sqm of Non B-Use employment giving a total of 36728 sqm.

	Application Area (Sqm)	Net Additional Sqm B1 (Sqm)	Net Additional Sqm B2 (Sqm)	Net Additional Sqm B8 (Sqm)	Net Additional Sqm Non B (Sqm)	Net Additional Sqm Total (Sqm)
2007/08	19257	1947	2608	42	1142	5739
2008/09	53117	2507	50	3093	1829	7478
2009/10	11258	-186	548	-128	314	548
2010/11	26403	-205	2883	3054	192	5924
2011/12	39964	1406	1738	898	2274	6316
2012/13	45935	359	4065	-436	460	4521
2013/14	33479	1758	2443	143	1858	6202
Total	229413	7586	14335	6666	8069	36728
Average	32773	1084	2048	952	1153	5247

Table 6: Net additional employment floorspace 2007 to 2014

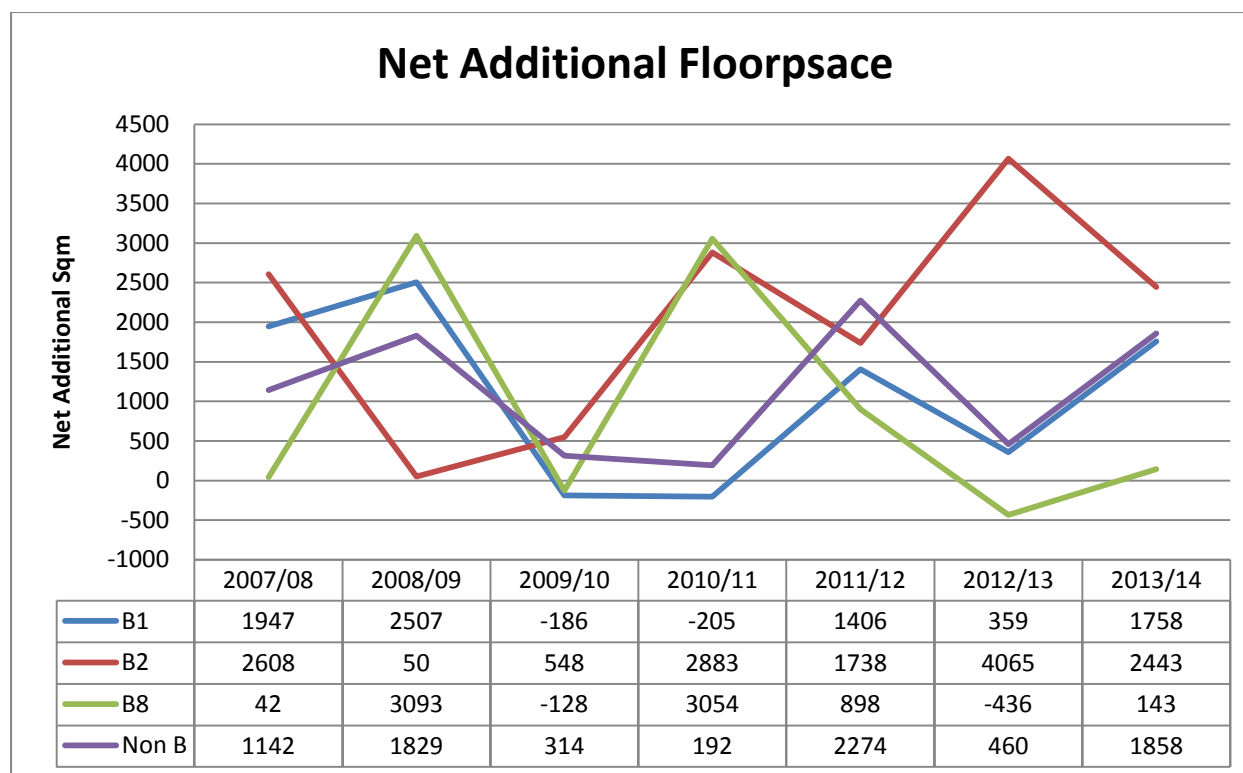


Figure 3: Net additional employment floorspace 2007 to 2014

- 6.3 Net additional B1 floorspace was at its peak in 2008/09 but then fell sharply between 2009 and 2011 into negative figures. Since then there has been a positive increase in additional floorspace with the 2013 to 2014 period having the largest additional floorspace since 2009.
- 6.4 Additional B2 floorspace has generally seen a positive increase over the time period of the chart with peaks in 2007/08, 2010/11 and 2012/13. The lowest additional floorspace was recorded between 2008 and 2010 and is most likely due to the economic downturn.

- 6.5 Net Additional B8 floorspace was at its highest in 2008/09 and 2010/11 with both years recording over 3000 sqm of floorspace. In contrast to these peaks 2009/10 and 2012/2013 saw losses in B8 uses.
- 6.6 Non B-Use additional floorspace saw a sharp decrease between 2009 and 2011 from levels in the previous two years to then increase to its highest level recorded on the chart in 2011/12. Non B-Use completions then decreased in 2012/13 but have since risen to a level this year similar to those recorded for 2008/09.

The following table identifies B-Use completions outside of the employment sites identified in this report from 2009 to 2014.

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1	Net Additional Sqm B2	Net Additional Sqm B8	Net Additional Sqm Non B	Net Additional Sqm Total
2009-2010								
Colliton Barton, Broadhembury	09/0804/FUL	486	29/06/2009	0	235	300	0	535
The Exmouth Working Mens Club 15 Victoria Road Exmouth EX8 1DL	09/1861/COU	815	08/10/2009	273	0	178	-451	0
Poltimore Barton Poltimore Exeter EX4 0AQ	09/1392/CPE	1543	15/10/2009	0	0	200	0	200
Hartopp Garage Hartopp Road Exmouth Devon EX8 1SB	09/1482/CPE	236	30/10/2009	0	102	0	0	102

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1	Net Additional Sqm B2	Net Additional Sqm B8	Net Additional Sqm Non B	Net Additional Sqm Total
Exeter Equestrian Centre, Poltimore, Poltimore Barton	09/0808/COU	10128	01/11/2009	0	5700	0	0	5700
42 High Street Budleigh Salterton EX9 6LQ	09/1573/COU	235	02/12/2009	42	-83	42	0	0
Lower Wyke Farm, Axminster Devon EX13 8TN	08/1455/COU	14160	01/01/2010	170	0	0	0	170
Total		27604		485	5954	720	-451	6707
2010-2011								
34 Fore Street Seaton Devon	09/2150/COU	722	05/07/2010	0	-535	496	0	-39
Stopgate Garage Yarcombe Honiton EX14 9NB	10/1245/COU	465	01/08/2010	-48	0	68	-20	0
14 Hartley Road Exmouth EX8 2SG	10/0839/FUL	646	01/10/2010	62	0	0	-62	0
Venmore Farm Woodbury Devon EX5 1LD	08/0109/COU	5080	19/01/2011	890	0	2034	0	2924
205 High Street Honiton Devon EX14 1AJ	10/0319/COU	1869	21/02/2011	339	0	0	-339	0
Total		8782		1243	-535	2598	-421	2885
2011-2012								

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1	Net Additional Sqm B2	Net Additional Sqm B8	Net Additional Sqm Non B	Net Additional Sqm Total
21 Claremont Grove Exmouth EX8 2JW	10/1794/COU	394	01/04/2011	82	0	0	-82	0
Willoughby House Fore Street Seaton Devon EX12 2AD	09/2547/COU	583	27/04/2011	200	0	0	-200	0
Land East Of Airport Road Exeter Airport Clyst Honiton	10/0127/MRES	23662	02/02/2012	0	0	0	5490	5490
Total		24638		282	0	0	5208	5490
2012-2013								
Land At Upexe Barton Farm Upexe	11/1425/FUL	3463	01/06/2012	419	0	0	0	419
Clyst Honiton Cof E Primary School, EX5 2LX	12/1921/COU	2054	01/02/2013	321	0	0	-321	0
Total		5516		740	0	0	-321	419
2013-2014								
Westleigh Willows Farm Feniton EX14 3BN	10/2054/FUL	271	01/08/2013	216	0	0	0	216
Unit E Country House Estate London Road Whimble	10/0130/FUL	91	21/10/2013	88	0	-88	0	0
18A Rolle Street Exmouth EX8 1NJ	13/1800/COU	82	20/01/2014	117	0	0	-117	0
Total		444		421	0	-88	-117	216

Table 7: B-Use completions outside employment sites 2009 to 2014

The table below identifies B-Use employment land lost to Non B-Uses from 2010 to 2014.

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1	Net Additional Sqm B2	Net Additional Sqm B8	Net Additional Sqm NonB	Net Additional Sqm Total
2010-2011								
Thelma Hulbert Gallery, 33 Dowell Street, Honiton, Devon, EX14 1LX	09/1927/COU	192	04/05/2010	-100	0	0	100	0
Total		192		-100	0	0	100	0
2011-2012								
T V Four 24 Park Lane, Exmouth, EX8 1TH	11/0262/COU	34	30/01/2012	-28	0	-20	48	0
Total		34		-28	0	-20	48	0
2012-2013								
Littlefield Oak Road, Aylesbeare, Exeter, EX5 2DA	12/1938/FUL	595	18/03/2013	-96	0	0	96	0
Total		595		-96	0	0	96	0
2013-2014								
Salterton Workshops	10/0435/FUL	243	01/11/2013					
1 Swan Yard High Street Honiton EX14 1LN	13/1383/PDJ	72	18/11/2013	-32	0	0	32	0
Exeter Airport Business Park	14/0491/PDJ	248	11/12/2013	-722	0	0	722	0

Site	Application Number	Application Area (Sqm)	Complete	Net Additional Sqm B1	Net Additional Sqm B2	Net Additional Sqm B8	Net Additional Sqm NonB	Net Additional Sqm Total
Ridgeway House Ridgeway Ottery St Mary EX11 1DT	13/0937/COU	1100	02/01/2014	-285	0	0	285	0
Total		1664		-1039	0	0	1039	0

Table 8: B-Use employment land lost to Non B-Uses 2010 to 2014

7. Analysis of NDR's

7.1 This chapter provides two tables, one presenting data on the NDR percentage for different uses in employment sites and the other illustrating the percentage vacant NDR's.

	Total	%
Ambulance Station & Premises	3	0.29%
Cafe & Premises	2	0.19%
Car Park & Premises	3	0.29%
Car Showroom & Premises	1	0.10%
Caravan Sales Site & Premises	1	0.10%
Chapel Of Rest & Premises	1	0.10%
Chillers, Warehouse, Storage Land & Premises	1	0.10%
Coating Plant & Premises	1	0.10%
Communication Station & Premises	7	0.68%
Concrete Batching Plant & Premises	1	0.10%
Depot & Premises	1	0.10%
Display Ground & Premises	2	0.19%
Factory & Premises	45	4.37%
Fire Station & Premises	2	0.19%
Foodstore & Premises	1	0.10%
Fuel Oil Depot & Premises	1	0.10%
Garage & Premises	4	0.39%
Hall & Premises	1	0.10%
Hangar & Premises	2	0.19%
Hangar, Stores & Premises	1	0.10%

	Total	%
Harbour & Premises	1	0.10%
Hut	1	0.10%
Indoor Karting Track	1	0.10%
Kennels & Premises	1	0.10%
Land Used For Storage & Premises	100	9.72%
Land Used For Storage, Store And Premises	1	0.10%
Large Foodstore And Premises	1	0.10%
Office & Premises	6	0.58%
Office, Storage Depot And Premises	1	0.10%
Office, Store & Premises	1	0.10%
Offices & Premises	64	6.22%
Restaurant & Premises	1	0.10%
Retail Warehouse & Premises	12	1.17%
Sales Office & Premises	1	0.10%
Shop & Premises	3	0.29%
Showroom & Premises	16	1.55%
Showroom, Store And Premises	1	0.10%
Storage Depot And Premises	8	0.78%
Store & Premises	98	9.52%
Surgery & Premises	3	0.29%
Training Centre & Premises	1	0.10%
Vehicle Repair Workshop And Premises	43	4.18%
Warehouse & Premises	245	23.81%
Warehouse, Compound And Premises	1	0.10%
Warehouse, Office And Premises	2	0.19%
Warehouse, Offices And Premises	1	0.10%
Warehouse, Showroom And Premises	2	0.19%
Waste Recycling Plant And Premises	1	0.10%

	Total	%
Workshop & Premises	238	23.13%
Workshop, Showroom And Premises	2	0.19%
Workshops & Premises	1	0.10%
Workshops, Showroom & Premises	1	0.10%
Youth Centre & Premises	1	0.10%
Other - No Description Recorded On The Gis	88	8.55%

Table 9: Percentage District Wide NDR's

7.2 Table 9 identifies that most NDR's within the employment sites assessed are for Workshops & Premises (23.13%) and Warehouses & Premises (23.81%). Other uses that have a higher percentage include Land Used for Storage & Premises (9.72%), Store & Premises (9.52%) and Office(s) & Premises (6.8%).

District Wide Vacant NDR %

	Total	%
Caravan Sales Site & Premises	1	0.76%
Communication Station & Premises	2	1.52%
Display Ground & Premises	1	0.76%
Factory & Premises	3	2.27%
Land Used For Storage & Premises	16	12.12%
Land Used For Storage, Store & Premises	1	0.76%
Office & Premises	1	0.76%
Offices & Premises	18	13.64%
Shop & Premises	1	0.76%
Showroom, Store & Premises	1	0.76%
Store & Premises	11	8.33%
Vehicle Repair Workshop & Premises	4	3.03%
Warehouse & Premises	37	28.03%
Workshop & Premises	24	18.18%
Other - No Description Recorded On The Gis	11	8.33%

Table 10: Percentage District Wide Vacant NDR's

7.3 The table above identifies that Warehouse & Premises (28.03%), Workshop & Premises (18.18%), Offices & Premises (13.64%) and Land Used for Storage & Premises (12.12%) are the largest vacant NDR uses in employment sites covered in this report. The total vacant NDR's for the Districts employment sites is 12.8%.

8. *Employment Land Enquiries*

- 8.1 This Chapter identifies all of the enquiries received by East Devon District Councils Estates Team. The information is in date order for the financial years from 2007 to 2014. Following the enquiries table a further table provides a percentage breakdown where requirements are grouped. The totals in the percentage tables do not always equal the number of enquiries as some enquiries do not provide enough information for them to be grouped or a specific requirement identified.

2007-2008				
Date	Requirement	Location 1	Location 2	Location 3
26/01/2007	Industrial	Sidmouth		
29/01/2007	Industrial	Anywhere	Anywhere	Anywhere
30/01/2007	Industrial	Anywhere	Anywhere	Anywhere
13/02/2007	Garage	Axminster		
27/02/2007	Industrial	Budleigh	Sidmouth	Exmouth
20/03/2007	Industrial	Axminster	Honiton	Seaton
11/04/2007	Industrial	Seaton	Honiton	Sidmouth
11/04/2007	Industrial	Seaton	Honiton	
30/04/2007	Industrial	Axminster		
01/05/2007	Retail	Exmouth	Anywhere	
04/05/2007	Industrial	Budleigh	Sidmouth	
04/05/2007	Industrial	Seaton	axminster	
10/05/2007	Industrial	Axminster		
16/05/2007	Industrial	Axminster	Seaton	Sidmouth
30/05/2007	Industrial	Seaton	Axminster	
11/06/2007	Industrial	Seaton	Sidmouth	
06/08/2007	Development	Anywhere		
03/09/2007	Compound	Anywhere	Honiton	Seaton
09/09/2007	Leisure	Exmouth		
14/09/2007	Industrial	Anywhere		

2007-2008				
Date	Requirement	Location 1	Location 2	Location 3
26/09/2007	Industrial	Axminster	Seaton	Anywhere NOT Sidmouth
27/09/2007	Industrial	Axminster	Seaton	
08/11/2007	Carehomes	Anywhere		
13/12/2007	Industrial	Exmouth		
16/01/2008	Office	Exmouth		
04/02/2008	Leisure	Exmouth		
25/02/2008	Industrial	Seaton	Axminster	
26/02/2008	Residential	Anywhere		
26/02/2008	Industrial	Seaton		
03/03/2008	Industrial	Sidmouth		
03/03/2008	Industrial	Axminster	Seaton	
10/03/2008	Residential	Anywhere		
29/08/2008	Industrial	Seaton		

Table 11: Land and property enquiries 2007 to 2008

2007-2008		
Carehomes	1	3%
Compound	1	3%
Development	1	3%
Garage	1	3%
Industrial	23	70%
Leisure	2	6%
Office	1	3%
Residential	2	6%
Retail	1	3%
Total	33	

Table 12: Percentage land and property enquiries 2007 to 2008

8.2 Between 2007-2008 the most frequent enquiries were for Industrial uses followed by leisure and residential. Other uses enquired about in this period were for carehomes, compounds, development, garage, office and retail uses. The most popular primary location (Location 1) for property enquiries were in Axminster and Seaton. The least popular recorded were Budleigh Salterton and Sidmouth.

2008-2009				
Date	Requirement	Location 1	Location 2	Location 3
02/04/2008	Industrial	Seaton		
17/04/2008	Industrial	Sidmouth		
17/04/2008	Industrial	Sidmouth		
05/06/2008	Industrial	Exmouth		
05/06/2008	Industrial	Exmouth		
10/06/2008	Industrial	Exmouth	Sidmouth	
10/06/2008	Industrial	Exmouth	Sidmouth	Exeter area
11/06/2008	Industrial	Honiton/Exmouth	East Devon	Exeter area

2008-2009				
Date	Requirement	Location 1	Location 2	Location 3
11/06/2008	Industrial	Honiton/Exmouth	East Devon	
26/06/2008	Industrial	Manstone		
26/06/2008	Industrial	Manstone		
30/06/2008	Industrial			
25/07/2008	Industrial	Anywhere		
01/09/2008	Garage	Axminster		
01/09/2008	Garage	Axminster		
01/09/2008	Garage	Axminster		
01/09/2008	Garage	Axminster		
05/09/2008	Garage	Axminster		
22/09/2008	Garage	Axminster		
30/09/2008	Garage at Axminster			
30/09/2008	Garage	Axminster		
06/10/2008	Garages in East Devon			
14/10/2008	Garage	Axminster		
14/10/2008	Cafes or Kiosks	Exmouth	Budleigh	
20/10/2008	Garage	Axminster		Sidmouth
20/10/2008	Garage	Axminster		
21/10/2008	Garage	Axminster		
28/10/2008	Cine Cafe			
19/12/2008	Camperdown Depot	Exmouth		
13/01/2009	ice cream kiosk	Exmouth	Budleigh	Seaton
22/01/2009	Short Term Industrial Unit 3 months	East Devon		

2008-2009				
Date	Requirement	Location 1	Location 2	Location 3
02/02/2009	Industrial	Budleigh		
06/02/2009	Cafe/kiosk	Exmouth		
10/02/2009	Sites	Anywhere		
17/02/2009	Cafe/kiosk/mobile catering	Anywhere		
19/02/2009	Store for fire fighting equipment	Budleigh & district		
02/03/2009				
03/03/2009	Ground Rents			
12/03/2009	Unit at Manstone Workshops			
16/03/2009	Unit at Budleigh	Budleigh		
23/03/2009	Industrial	Sidmouth	Budleigh	Seaton
04/06/1008	Industrial	Seaton		
11/09/2008 & 24/2/09	Café (Chine)	Cafes in East Devon		

Table 13: Land and property enquiries 2008 to 2009

2008-2009		
Cafe/ Kiosk	4	10%
Camperdown Depot	1	2%
Cine Cafe	1	2%
Garage	13	31%
Ground Rents	1	2%
Ice Cream Kiosk	1	2%
Industrial	17	40%
Sites	1	2%

2008-2009		
Store for Fire Fighting Equipment	1	2%
Units at Budleigh Salterton	1	2%
Unit at Manstone Workshops	1	2%
Total	42	

Table 14: Percentage land and property enquiries 2008 to 2009

8.3 In 2008 to 2009 the most popular enquiries to East Devon District Council's Estates Team were concerning industrial uses followed by garage and cafe/kiosk uses. The fewest number of enquiries were for a cine cafe and ground rents. The most popular primary location for property enquiries were in Axminster, Exmouth and then Sidmouth.

2009-2010				
Date	Requirement	Location 1	Location 2	Location 3
09/04/2009	Industrial	Seaton		
14/04/2009	Industrial	Budleigh		
17/04/2009	Industrial	Budleigh		
01/05/2009	Industrial	Seaton		
05/05/2009	Storage 25-30 Msq	Exeter & district		
05/05/2009	Riverside Unit for MOT bay	Seaton		
01/06/2009	Riverside Workshops	Seaton		
03/06/2009	Industrial	Seaton		
11/06/2009	Commercial	Sidmouth		
24/06/2009	Charity	East Devon		
03/07/2009	Industrial	Seaton	Sidmouth	Budleigh

2009-2010				
Date	Requirement	Location 1	Location 2	Location 3
06/07/2009	Kiosk @ West End	Budleigh Salterton		
07/07/2009	Cafe	Exmouth	Budleigh	
11/07/2009	1,500sqft	Exmouth		
21/08/2009	Compound	Seaton		
24/08/2009	Industrial	Seaton		
02/09/2009	DDA compliant, suitable for use as an NHS dentist	Sidmouth		
28/09/2009	Industrial unit/space for store of goods for sale (Above ground pools, accessories and toys) approx 1000 SQ Ft to include room for an office/desk with computer equipment.	Exmouth		
01/10/2009	Lavis Boatyard	Exmouth		
23/10/2009	Cafes or Kiosks			
23/10/2009	Allotment	Exmouth		
16/11/2009	Garage/Lockup, I wish to start my own garage so It needs to have room to put a ramp in etc	Honiton		
24/11/2009	Industrial	Sidmouth		
11/12/2009	1,000 sq ft workshop	Sidmouth		
21/12/2009	Industrial	Seaton		
21/12/2009	Craft unit	Sidmouth		
11/01/2010	1,000 sq ft workshop	Sidmouth		

2009-2010				
Date	Requirement	Location 1	Location 2	Location 3
13/01/2010	retail unit, industrial unit, shop	Exmouth, Seaton, Sidmouth, Honiton,	Axminster, Budleigh Salterton,	Lyme Regis
12/02/2010	Industrial	Seaton		
12/02/2010	Industrial	Seaton		
24/02/2010	Veterinary dispensary	Sidmouth		
03/03/2010	Industrial	Budleigh, Seaton, Axminster, Honiton		
08/03/2010	Industrial	Budleigh		
10/03/2010	Cafe Play Cafe	East Devon		
20/03/2010	SITA Depot	Honiton		
23/03/2010	Light industrial premises - we are a print & design company looking for approx 500 sq feet	Sidmouth - Manstone Workshops		
23/03/2010	Catering Kiosk	Anywhere		

Table 15: Land and property enquiries 2009 to 2010

2009-2010		
Allotment	1	3%
Boatyard	1	3%
Cafe/ Kiosk	5	14%
Charity	1	3%
Commercial	1	3%
Compound	1	3%

2009-2010		
Craft unit	1	3%
Dental site	1	3%
Garage/ Lock Up	1	3%
Industrial	15	41%
MOT Bay	1	3%
Retail	1	3%
SITA Depot	1	3%
Storage	1	3%
Veterinary Dispensary	1	3%
Workshop	4	11%
Total	37	

Table 16: Percentage land and property enquiries 2009 to 2010

8.4 The highest numbers of enquiries in 2009 to 2010 were concerning industrial uses followed by cafe/ kiosks and workshops. A number of other uses received single enquiries such as commercial property and storage uses. The most popular primary location for property enquiries this year were in Seaton followed by Sidmouth.

2010-2011				
Date	Requirement	Location 1	Location 2	Location 3
07/04/2010	small unit	Axminster		
16/04/2010	Industrial	Exmouth	Budleigh	Sidmouth
05/05/2010	garage	Axminster		
06/05/2010	Industrial	Sidmouth	Anywhere	
13/05/2010	catering concession or premises to sell coffee	Any considered		
14/05/2010	Industrial	Sidmouth	Budleigh	

2010-2011				
Date	Requirement	Location 1	Location 2	Location 3
18/06/2010	A beach kiosk or seaside catering location	Anywhere in East Devon in particular Budleigh	Sidmouth	Branscombe
23/06/2010	rent coffee shop/ cafe in east devon	budleigh salterton	exmouth	
28/06/2010	Industrial			
07/07/2010		Childcare	Exmouth	
21/07/2010	8/10 acres for garden centre	Any		
21/07/2010	large brownfield sites for redevelopment	Any		
21/07/2010	Freehold or long leasehold development site C2 apartments or care home - 1-2 acres	Exmouth (5 mile radius)		
21/07/2010	Units ranging from 3,000-7,000 sqft existing or converted buildings - mixed use developments	town centre near transport hub and some dedicated parking		
21/07/2010	Restaurant operation	Elizabeth Hall? Exmouth		
22/07/2010	1000sq ft + retail and or storage	East Devon		
29/07/2010	Industrial	Axminster	Seaton	

2010-2011				
Date	Requirement	Location 1	Location 2	Location 3
01/08/2010	A premises for a self funded CIC Supporting local artists and crafters - Room for Art Studios/workshops and enabling services with Exhibition area	Honiton		
08/08/2010	To used for a small outside catering company.Preparation space and fridge/freezer space	Seaton		
17/08/2010	Residential Development & interested in purchasing former public toilets	East Devon		
22/09/2010	Office/workshop for design, assembly & fitting of classic car braking products	Within 15 miles of Budleigh Salterton		
28/09/2010	industrial unit with office space up to 1200 Sq Ft	Sowton Industrial esate or surrounding area		

2010-2011				
Date	Requirement	Location 1	Location 2	Location 3
29/09/2010	Small unit or office in Seaton area with phone access. To be used for proposed consultant business.	Riverside Seaton		
29/09/2010	Marpool Workshops Green Close Exmouth EX8 3QD	Exmouth		
05/10/2010	two small rooms big enough for foot care min really would require plumbing for a sink but not much else	Sidmouth		
05/10/2010	500-700sq feet	Seaton or 15 mile rad		
07/10/2010	Any	Any		
15/10/2010	Storage and Office for one person for online sales only.	Riverside Workshops ideally		
20/10/2010		Gloucester Rd, Heathpark		
27/10/2010	Office with warehouse space	Honiton, Exeter		
03/11/2010	Artist Workshop	Budleigh	Sidmouth	
04/11/2010	Unit 7, Riverside Workshops	Seaton		
05/11/2010	Business Unit	Any		

2010-2011				
Date	Requirement	Location 1	Location 2	Location 3
16/11/2010	Kiosk	Any		
17/11/2010	An industrial unit min 1000ft3 for steel fabrication	Axminster Area		
23/11/2010	Industrial	Seaton	Sidmouth	Axminster
07/12/2010				
03/01/2011	Units A or B Marpool Workshops Green Close Exmouth EX8 3QD			
07/01/2011	selling both used and new car parts on the internet	GB		
	Small unit for food production	East Devon		
07/02/2011	Telesales	Sidmouth		
23/02/2011	mobile catering/existing catering business	Honiton		
26/02/2011	workshop area - no office space reqd	Exmouth	Budleigh	
02/03/2011	Office space/workshop for 4-6 persons with separate meeting room/office. 300-1000 sq ft	Budleigh Workshops	Exmouth or Sowton (Exeter)	Sidmouth
12/03/2011	Cafe/Kiosk	The Chine Cafe, Seaton		

2010-2011				
Date	Requirement	Location 1	Location 2	Location 3
16/03/2011	4,000 - 8,000 sq feet. High roof/ceiling. For childrens soft play facility.	Exmouth		

Table 17: Land and property enquiries 2010 to 2011

2010-2011		
Art Studios/ Workshops	1	2%
Cafe/ Kiosk	7	16%
Care Home	1	2%
Chiropadist	1	2%
Creche/ Childs Play Facility	2	5%
Garage	1	2%
Garden Centre	1	2%
Industrial	16	37%
Redevelopment	1	2%
Residential Development	1	2%
Restaurant	1	2%
Retail or Storage	1	2%
Telesales	1	2%
Warehouse/ Storage	2	5%
Workshops	7	16%
Total	43	

Table 18: Percentage land and property enquiries 2010 to 2011

8.5 Enquiries in 2010 to 2011 were largely focused on industrial uses, followed by workshops and cafe/kiosks. Of the 43 enquires recorded for this year 10 were from single enquirers. Exmouth was the most popular location for enquiries this year.

2011-2012				
Date	Requirement	Location 1	Location 2	Location 3
06/04/2011	please forward details & terms of rental as we would be interested in relocating our business there	Unit 14 @ Riverside Way		
13/04/2011	Any	East Devon		
26/04/2011	Small workshop with good lighting & 240v power essential for Carpentry and Joinery business. Toilet & handwash facilities would be nice	Honiton	Ottery St Mary	
16/05/2011	Riverside units Seaton			
02/06/2011	Cafe/kiosk	East Devon		
08/06/2011	Industrial	Budleigh	Sidmouth	
08/06/2011	Industrial	Axminster		
08/06/2011	Industrial	East Devon		
23/06/2011	Industrial	Seaton	Axminster	
14/07/2011	Industrial	Sidmouth		
14/07/2011				
28/07/2011	Land/Building for Day Nursery	Sidmouth		

2011-2012				
Date	Requirement	Location 1	Location 2	Location 3
31/07/2011	Sea front Cafe/ catering premises	Seaton/Sidmouth etc		
15/08/2011	Premises for cafe use	Budleigh	Sidmouth, Branscombe	Other
15/08/2011	800 sq feet with 3 phase electricity, WC & pref heating. Manufacture microscopes & scientific instruments	east devon	exeter	
16/08/2011	ability to turn into commercial kitchen	Seaton	Axminster	
31/08/2011	Industrial	Axminster		
08/09/2011	Agricultural Land	Hayne Lane		
20/09/2011	workshop principally to be used for the repair of desktops and laptops also for training for small groups	Salterton Workshops, Budleigh Salterton		
03/10/2011	Former Squash Courts	Honiton		
03/10/2011	West Street Garages	Axminster		
06/10/2011	carpentry, joinery, key cutting and general woodwork	Manstone workshop, Sidmouth		
12/10/2011	Industrial	Seaton	Anywhere	
12/10/2011	Industrial	Seaton		
13/10/2011	Cafe	Budleigh Salterton	Anywhere	
15/10/2011	Retail Shops	UK		
17/10/2011	Cafe	Exmouth		
20/10/2011	Catering Trailer	Exmouth		

2011-2012				
Date	Requirement	Location 1	Location 2	Location 3
28/10/2011	Industrial	Axminster		
01/11/2011	Chine Cafe	Seaton		
12/11/2011	Beachside Cafe/Tea Rooms/Kiosk as per Chine Cafe, Seaton	Seaton to Sidmouth and Exmouth		
19/11/2011	Manufacture small wooden artefacts for caterers, interior decorators & general public. A unit approximately 45 sq metres would be suitable	Manstone, Sidmouth		
22/11/2011	use of compound to live and work there	Riverside Units, Seaton		
06/12/2011	No requirements, empty unit	Riverside Workshop, Seaton		
07/12/2011	need a small salon space with access to water and electric central town preferred	Sidmouth		
09/12/2011	unit to rent for storage of parts for my internet business	devon		
19/12/2011	workshop(Joinery/furniture manufacture/restoration)	Exmouth/Budleigh		
03/01/2012	Net making	Seaton	Sidmouth	
03/01/2012	Catering Trailer	Exmouth		
03/01/2012	Industrial	Exmouth		

2011-2012				
Date	Requirement	Location 1	Location 2	Location 3
18/01/2012	Searchlight	Seaton		
18/01/2012	Use for Students Activities	TiC Vacant Building - Manor Gardens Exmouth		
20/01/2012	Workshop space	Sidmouth		
25/01/2012	Workshop Unit	Sidmouth		
07/02/2012	Cafe	TiC Vacant Building - Manor Gardens Exmouth		
07/02/2012	Store / Office	Exmouth / Withycombe areas		
17/02/2012	wookshop and store	manstone sidmouth		
24/02/2012	Salon or empty shop	Sidmouth		
26/02/2012	need a light industrial unit suitable for hydrgraphic printing	15 mins drive of home (Newton poppleford)		
03/03/2012	Cafe/restaurant/Licensed/un-Licensed/live in/live out	devon		
26/03/2012	Millwey Centre Axminster	Axminster		
27/03/2012	Workshop or securable yard - but not very big - B2 use.	East Devon		

Table 19: Land and property enquiries 2011 to 2012

2011-12		
Agricultural Land	1	2%
Cafe/ Kiosk	12	24%
Creche/ Childs Play Facility	1	2%
Former Squash Courts (Honiton)	1	2%
Garage	1	2%
Industrial	13	26%
Manor Gardens for Student Activities	1	2%
Millwey Centre Axminster	1	2%
Retail	1	2%
Salon	2	4%
Searchlight (Seaton)	1	2%
Store/ Office	1	2%
Storage	1	2%
Workshop	13	26%
Total	50	

Table 20: Percentage land and property enquiries 2011 to 2012

8.6 East Devon District Councils Estates Team received 50 property enquiries during 2011 to 2012. The largest numbers of enquiries were for industrial and workshop uses followed by cafe/ kiosks. A number of enquiries received were single enquiries for uses such as agricultural land and retail. The most popular primary location for property enquiries was in Seaton followed by Exmouth and Sidmouth.

2012-2013				
Date	Requirement	Location 1	Location 2	Location 3
02/04/2012	Commercial workshop space 60-80m2 with water, drainage and electric services. Storage area (shelved) Good access for pallet deliveries	Seaton or Axminster		
03/04/2012	Small workshops	East Devon		
17/04/2012	Cafe etc on Exmouth Seafront	Exmouth		
17/04/2012	Storage Compound in Honiton	Honiton		
28/04/2012	Land 10 miles radius of Sidmouth			
28/04/2012	Land in East Devon.			
27/05/2012	Workshop	Budleigh Salterton		
29/05/2012	Engineering workshop. Only requirement would be 3 phase power supply	Riverside Workshops		
02/06/2012	Takeways hot food	Corner		

2012-2013				
Date	Requirement	Location 1	Location 2	Location 3
25/06/2012	Small workshop space to use woodworking machinery for business, storage of wood & other tools etc	East Devon		
29/06/2012	small workshop space to use for making childrens furniture/toys	Exmouth		
07/07/2012	unit at MARPOOL WORKSHOPS or similar	Exmouth		
12/07/2012	Interested in ATC Hut in Manstone for a day care nursery	Sidmouth		
02/08/2012	coffee shop beach kiosk chine cafe etc	Seaton		
04/08/2012	Industrial unit Millway Rise	Axminster		
08/08/2012	larger units would be required in Marpool or Manstone Sites	Marpool Manstone or two in Budleigh		

2012-2013				
Date	Requirement	Location 1	Location 2	Location 3
19/08/2012	Must be able to drive at least one vehicle into the unit, as it will be for a new car window tinting company. Rent needs to be up to £5000 Maximum	Honiton/Axminster or East Devon area		
23/08/2012	Industrial Unit for a cleaners start up business	Sidmouth		
01/09/2012	Dance School Sidmouth	Sidmouth		
01/09/2012	Salterton workshop units	Budleigh Salterton		
01/09/2012	Small workshop for making hats	Sidmouth		
06/09/2012	cafe/kiosk	East Devon		
13/09/2012	Metal Fabrication small scale start up.	Seaton		
24/09/2012	Wants to take unit 5a Millway Rise, Axminster	Axminster		
24/09/2012	Salterton units, Budleigh Salterton	Budleigh Salterton		
24/09/2012	a combined office/store	Exmouth		

2012-2013				
Date	Requirement	Location 1	Location 2	Location 3
02/10/2012	Riverside Workshops for handyman	Seaton		
02/10/2012	Millwey Workshop for car repairs Axminster	Axminster		
02/10/2012	Cafe/Kiosk premises	Seaton, Beer, Sidmouth		
02/10/2012	cafe/kiosk premises	all east devon		
03/10/2012	Currently own a Funeral Directors business in Beer, Hansfords Funeral Service. Looking for suitable premises to house the business comprising Reception , Meeting room/office, Chapel of Rest & mortuary area. We will not need to garage vehicles but we will need to access the mortuarty area discretely by vehicle	Seaton or Beer		
18/10/2012	Manstone units for storage	Sidmouth		

2012-2013				
Date	Requirement	Location 1	Location 2	Location 3
19/10/2012	Industrial units/workshops	Exmouth, Budleigh Salterton, Sidmouth		
24/10/2012	Industrial units/workshops	Exmouth & Budleigh		
31/10/2012	Food Producers	any		
05/11/2012	Workshop & office	Exmouth	Budleigh	Woodbury and surrounding areas
06/11/2012		Seaton, Sidmouth, Budleigh Salterton		
07/11/2012	site for residential activity holidays for disadvantaged young people	East Devon		
13/11/2012	Offices, min 500 sq ft. Preferably flexible so we can expand and contract depending on fluctuating staff numbers	Honiton	East Devon	
15/11/2012	small tidy property	Exmouth		
28/11/2012	storage of building materials & tools etc	Seaton		
03/12/2012	Garage workshop	Axminster	Seaton	

2012-2013				
Date	Requirement	Location 1	Location 2	Location 3
28/12/2012	workshop with power	Exmouth		
30/12/2012	Workshop	Marpool, Exmouth		
31/12/2012	cafe's and catering franchises	East Devon		
14/01/2013	workshop unit	Seaton		
16/01/2013	Food Producers	Budleigh Salterton		
17/01/2013	Office Space - Taxi Service	Riverside Workshops Seaton		
18/01/2013	workshop with offices	Honiton		
18/01/2013	Cafe/kiosk	seafront location		
29/01/2013	suitable cafe kiosk etc	East Devon		
06/02/2013	interest in Marsh Garages in Colyford Rd, Seaton	Seaton		
24/02/2013	Workshop/ small unit/ office	Exmouth or Budleigh Salterton		
01/03/2013	workshop/studio	Exmouth or Budleigh Salterton		

2012-2013				
Date	Requirement	Location 1	Location 2	Location 3
04/03/2013	interested in running a refreshment kiosk/cafe	Orcombe Point		
05/03/2013	Florist	Exmouth or Budleigh Salterton		
07/03/2013	storage of materials and possibly a small office area	Budleigh Salterton	Sidmouth	Exmouth

Table 21: Land and property enquiries 2012 to 2013

2012-2013		
Creche/ Childs Play Facility	1	2%
Cafe/ Kiosk/Takeaway	10	18%
Dance School (Sidmouth)	1	2%
Food Producers	2	4%
Florist	1	2%
Funeral Director	1	2%
Garages	1	2%
Industrial	5	9%
Land	2	4%
Office	2	4%

2012-2013		
Office/Store	1	2%
Residential activity site	1	2%
Storage	4	7%
Workshop	23	42%
Total	55	

Table 22: Percentage land and property enquiries 2012 to 2013

8.7 The highest number of property enquiries for 2012 to 2013 were for workshops followed by cafe/ kiosk/takeaway. The fewest number of enquiries were for crèche, dance school, florist, funeral director, garage, office and residential which all received single enquiries. The most popular locations for property enquiries recorded in 2012 to 2013 were in Exmouth and Seaton.

2013-2014				
Date	Requirement	Location 1	Location 2	Location 3
08/04/2013	Office and or workshop	Exmouth		
09/04/2013	small holding min 8 acres max 15 acres with water and power. for horses pigs and chickens.	Devon		
01/05/2013	Honiton Pantomime Society looking for HQ for rehearsals and storage for props	Honiton		
15/05/2013	Storage of motor parts unit at Millwey Rise	Axminster	Seaton	
24/06/2013	Storage and light assembly	Seaton / Axminster		
02/07/2013	Motobike storage	Axminster	Seaton	

2013-2014				
Date	Requirement	Location 1	Location 2	Location 3
10/07/2013	Storage and moulding	Axminster		
11/07/2013	Martial Arts Classes (Muaythai)	Honiton		
11/07/2013	Fused Glass circa 400 sq ft	Seaton		
29/07/2013	refurbishing old tools,lathes etc	Seaton		
04/08/2013	Yard or Workshop	Honiton		
06/08/2013	Woodworking sewing	Seaton		
06/08/2013	Larger unit than present Unit 5	Budleigh Salterton		
05/09/2013	50 -100 sq m for car valeting repairs	Sidmouth, Exmouth		
05/09/2013	Min 1000 sqft	East Devon		
17/09/2013	1500 sq ft	East Devon		Metal stockist business.
20/09/2013	c.1000 sq ft trade counter/storage/distribution Marine trade interested in new Camperdown development - is there a planned timescale please?	Camperdown when redeveloped		
27/09/2013	Taxi Co. Looking for office and some parking spaces.	manstone sidmouth		
30/09/2013	Retail Unit	Exmouth		
30/09/2013	industrial unit 400-700sq ft for bifold door showroom/office/storage area	Axminster or within 10 miles		
02/10/2013	Small unit for bakery startup	Axminster, Seaton		Taken Unit 5b Millwey Rise.
03/10/2013	Compound Space	Riverside, Seaton		

2013-2014				
Date	Requirement	Location 1	Location 2	Location 3
11/10/2013	Smaller units at Manstone	manstone sidmouth		
14/10/2013	Small unit	Axminster		
16/10/2013	used as a personal training studio	Sidmouth or within 10 miles		
18/10/2013	Office and storage small	Sidmouth		
28/10/2013	Landscape Architect. Workshop and storage	max 25 miles from Budleigh Salterton		
29/10/2013	industrial unit to be used for fixing cars	Axminster		
12/12/2013	small garage employing approx 4 people	Sidmouth	Honiton	
23/12/2013	workshop for joinery business	Sidmouth	East Devon	
06/01/2014	industrial unit	Budleigh Salterton	East Devon	
08/01/2014	50 sq m Office Use circa 3 - 5 people	Seaton new units at Colyford Road or Fosseway		
09/01/2014	Office/Warehouse up to 1300 SQ feet	East Devon		
19/01/2014	Restaurants/Cafes	Seaton		
28/01/2014	Workshop for MOT testing centre	Seaton		
06/02/2014	workshop for Kit Car Build	Exmouth		
14/02/2014	small workshop for motorbike storage and repair	Seaton	Axminster	

2013-2014				
Date	Requirement	Location 1	Location 2	Location 3
17/02/2014	I'm looking for a small property to become a Dog grooming salon. Preferably with an area nearby for suitable to walk the dogs when necessary	Axminster & Seaton		
19/02/2014	Access to w/c, electricity	East Devon		
20/02/2014	Commercial land and property minium 2 acres	East Devon		
20/02/2014	land & property for commercial development/redevelopment purposes	East Devon		
25/02/2014	Manstone Workshop only.			
26/02/2014	commercial business/shop/cafe	Seaton		
05/03/2014	rent a small amount of land part of field or allotment to bring along some plants organically maybe grow some veg too	East Devon		
06/03/2014	Unit on Millwey Rise	Axminster		
06/03/2014	Workshop	Budleigh Salterton		
18/03/2014	printing workshop for photograpy	Seaton or nearby		
24/03/2014	Making Chocolates	Honiton or nearby		
26/03/2014	small unit	Sidmouth area		

2013-2014				
Date	Requirement	Location 1	Location 2	Location 3
26/03/2014	A3 Food businesses (cafes/small restaurants/coffee & tea shops) around 100 sq metres with cafe area and kitchen and with between 50 and 70 covers	Sidmouth		

Table 23: Land and property enquiries 2013 to 2014

2013-14		
Cafe/ Kiosk/Restaurant	3	6%
Community Space (Honiton)	1	2%
Industrial	11	22%
Land	4	8%
Martial Arts Class Space	1	2%
Office	5	10%
Personal Training Studio	1	2%
Retail	1	2%
Salon	1	2%
Storage	5	10%
Workshop	16	33%
Total	49	

Table 24: Percentage land and property enquiries 2013 to 2014

- 8.8 In this past year there have been 49 property enquiries with most being for workshops, followed by industrial uses. Other uses that were popular include office and storage uses. The lowest numbers of property enquiries were for community spaces, martial arts classes, personal training studio, retail and salon which were all a result of single enquiries. The most popular location for property enquiries were Seaton, Axminster and Sidmouth.

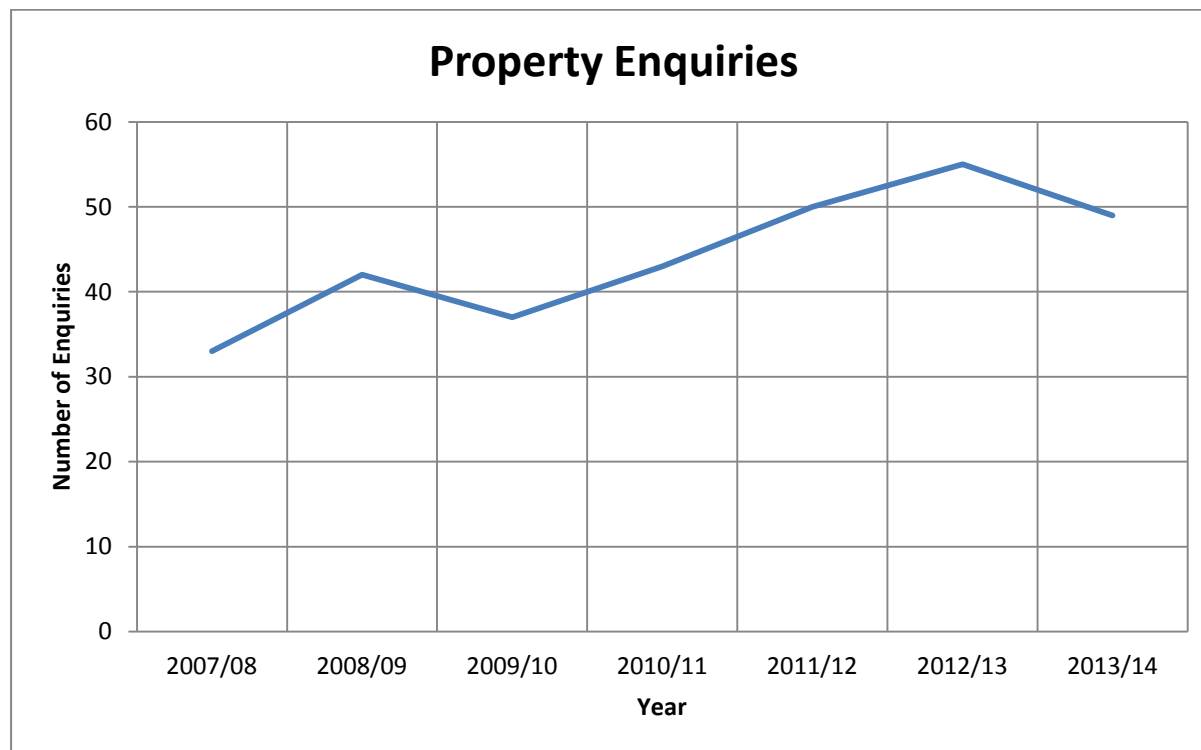


Figure 4: Property enquiries

- 8.9 Property enquiries to East Devon District Council have generally seen an increase from 33 in 2007-2008 to 49 in 2013-2014 although this was a slight decrease from 55 enquiries in 2012-2013. The general increase in enquiries is most likely to reflect growing confidence in the economy after the recession that began in 2007.

9. *Commercial Property Register*

- 9.1 A Commercial Property Register is available for Exeter and Heart of Devon listing all available offices, industrial units, shops, investment property, hotels, pubs, restaurants, leisure property and development sites. The register is maintained by Exeter City Council and the data that informs the following table is from the register for January of each year. The yard/storage column in the table does not have any data before 2012 as this was not an option in the 'Type' field of the original dataset. The fields chosen for the columns in the table below reflect those best aligned with B-Use classes in the Use Class Order. This dataset identifies employment land and premises that are available in East Devon.

	Industrial/ Warehousing/ Distribution (Sqm)	Office (Sqm)	Yard/ Storage (Sqm)
2007	64668	1525	
2008	64950	2139	
2009	72958	3045	
2010	33986	7020	
2011	39496	5824	
2012	44042	3785	33622
2013	36494	4835	35346
2014	67736	16680	36351

Table 25: Commercial property register available site areas

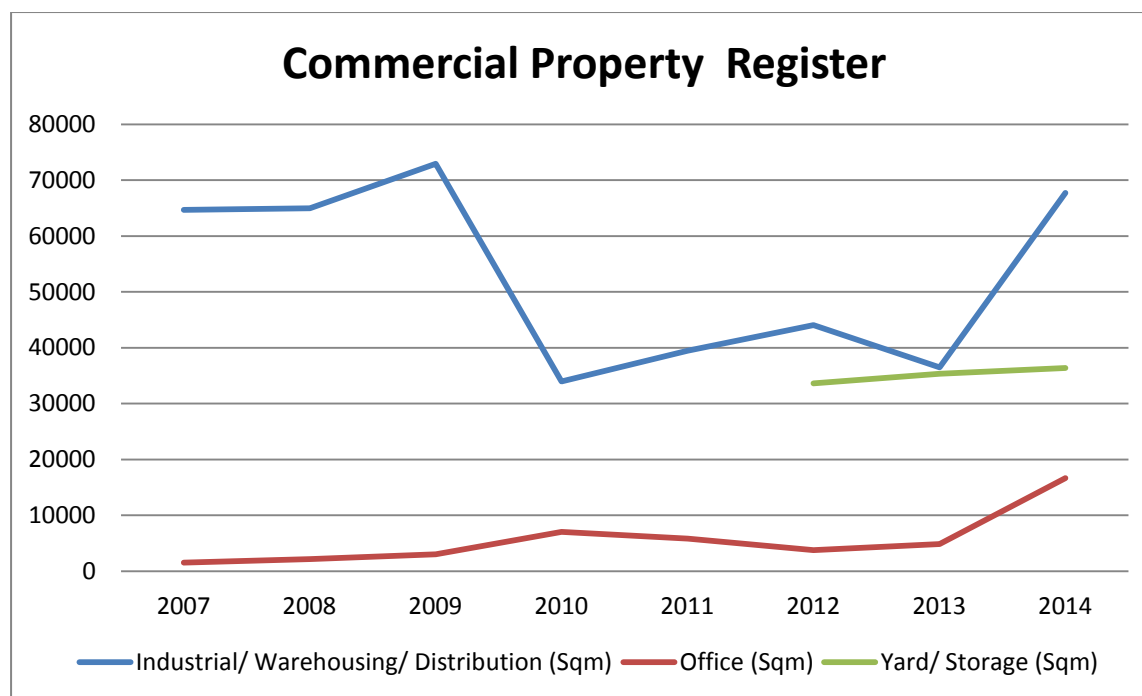


Figure 5: Commercial property register available site area chart

9.2 The table and chart above indicate that Industrial availability saw a decrease from 2010 to 2013 from levels in 2009 but availability increased in 2014 to levels similar to those from 2007 to 2009. Office availability in the District has increased steadily from 2007 with a peak in 2010 and another peak in 2014 as a result of Science Park being promoted. Data from the Exeter and Heart of Devon Commercial Property Register show a steady increase in the availability of yard/storage space being promoted in District since 2012.

10. Employment Site Appraisals

10.1 This chapter will identify the current employment land stock for East Devon based on those sites recognised for their concentration of employment uses.

001 - Alexandria Road Industrial Estate, Sidmouth

Ownership

The entire site is in multiple ownership (Tyms Study 2011)

Description

Ageing Industrial area set in two parts: the southern area is occupied by builders merchants in an old railway premises and several SME units with road frontage adjacent to the old station building: the northern area occupied by industrial units in ageing premises. The northern area is being used for self storage in a number of shipping containers. (Atkins Report, 2006)

The estate is made up of a number of plateaus and is quite densely developed. The majority of accommodation provided is relatively poor (Tyms Study 2011).

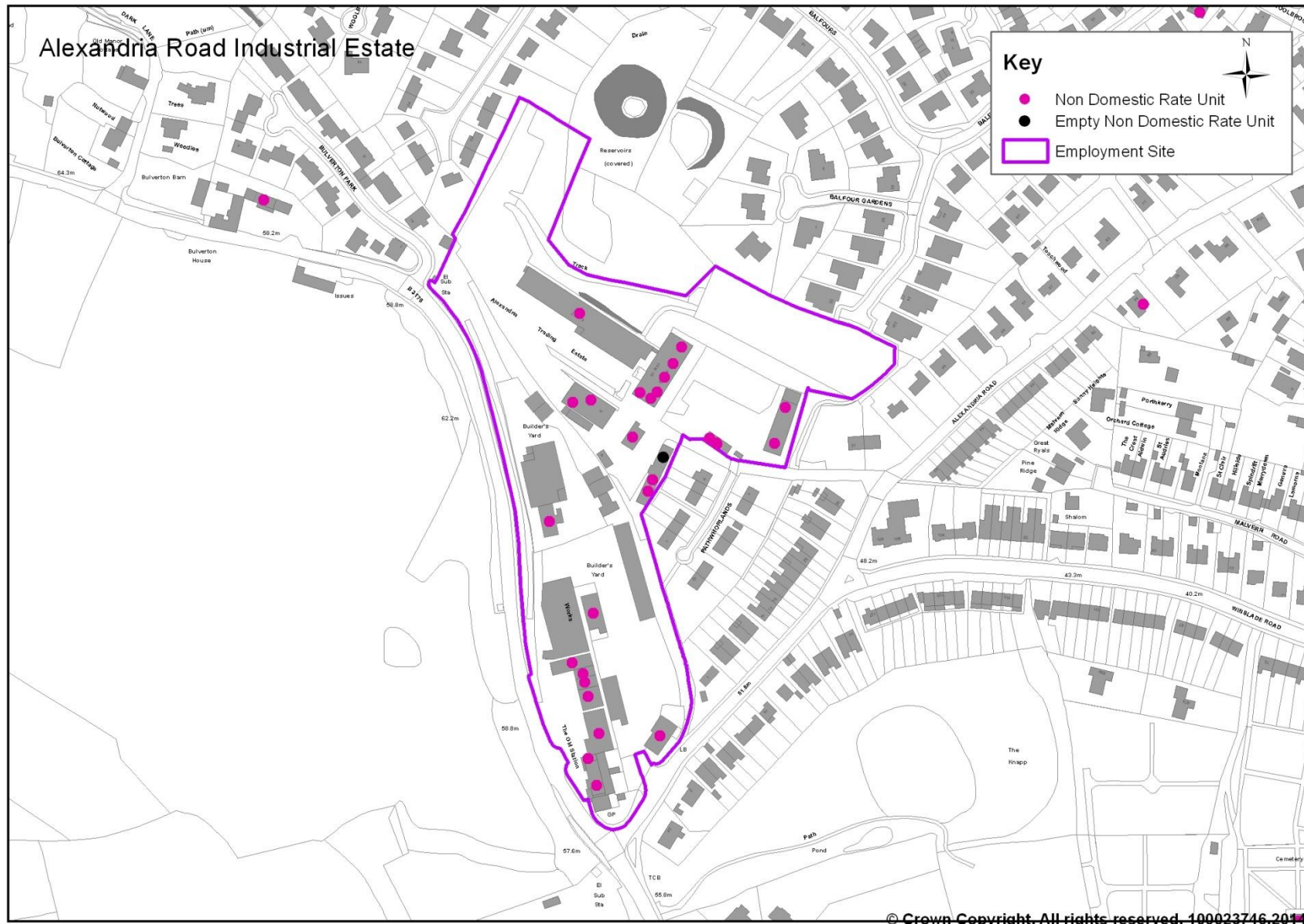
Accessibility

Pathwhorlands it not an ideal access to the estate as it runs through a residential estate which often has parked vehicles on either side of the road. As such the access is not suitable for large vehicles. By limiting the access to cars, vans and trailers, it is likely that only local service businesses will be attracted to any new accommodation provided. However businesses in Sidmouth are generally small and serving a local market and are the staple of the Sidmouth market (Tyms Study 2011).

Employment Site Area	4.01 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Offices And Premises	2	8.3	36.61	125.26	80.94
Showroom And Premises	2	8.3	199.04	1985.7	1092.36
Storage Depot & Premises	1	4.2	188.39	188.39	188.39
Store	2	8.3	97.1	134.1	115.6
Store & Premises	7	29.2	67.8	249.86	138.6
Vehicle Repair Workshop & Premises	3	12.5	97.65	396.14	202.75
Workshop & Premises	6	25	66.31	1719	400.1
Workshops, Showroom & Premises	1	4.2	1068.1	1068.1	1068.09
Total NDR	24				
	Number	%			
Offices And Premises	1	50			
Store And Premises	1	50			

Vacant NDR	2	
% Vacant NDR	8.3	
Site Constraints	<i>Topography – Estate is made up of a number of plateaus</i>	
	<i>Poor quality accommodation in the majority of the site</i>	
	<i>Poor access</i>	
	<i>Viability of improved landscape provision</i>	
	<i>Limited expansion potential</i>	
	<i>Neighbouring residential use</i>	

Source: Business Rates NDR Data, Valuation Office Agency



002 - Axminster Carpets, Axminster

Ownership

Employment Site is in single ownership

Description

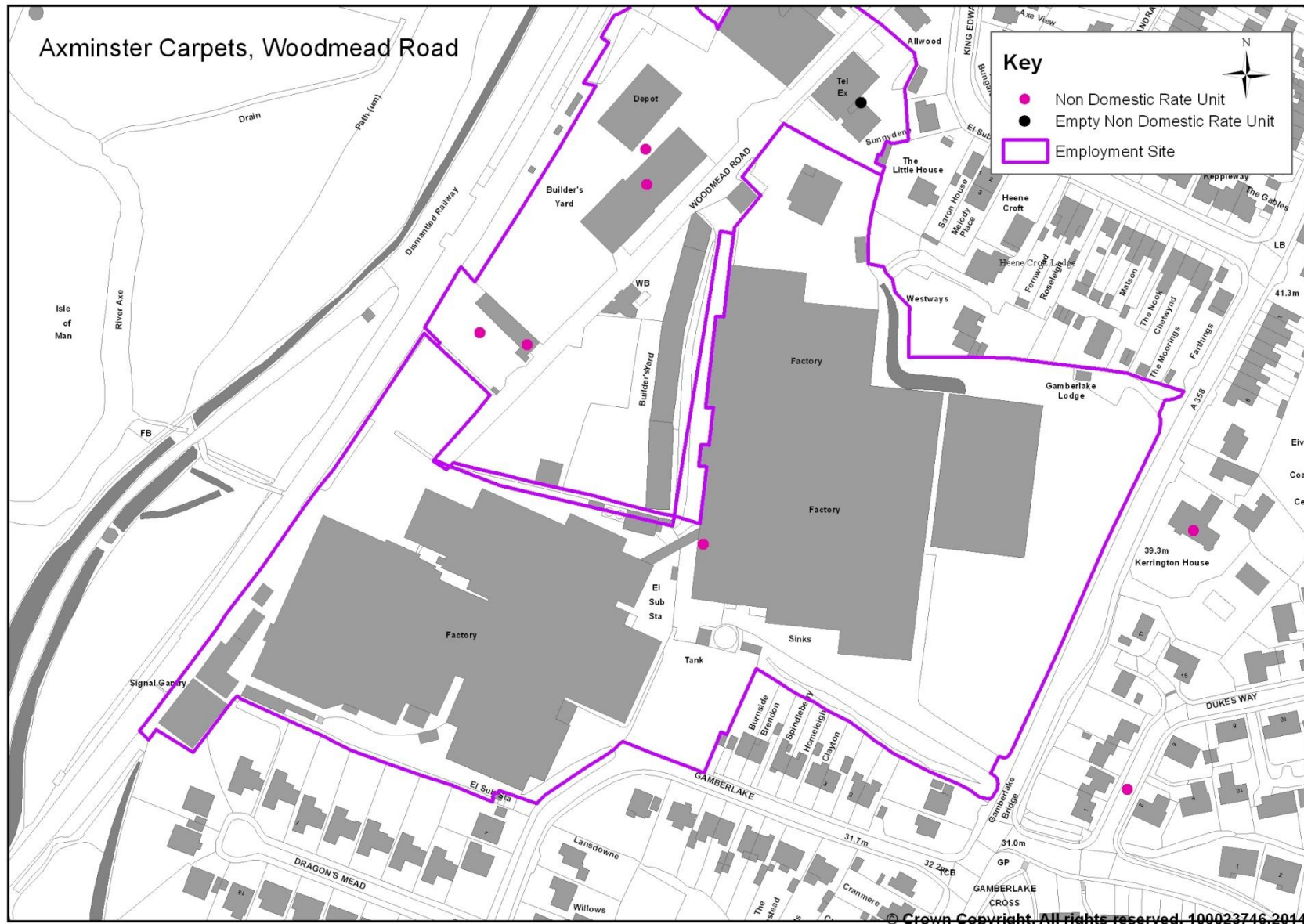
The site is centred around carpet manufactures and is located close to the centre of Axminster. The site is generally good quality site with good internal road servicing, some poor quality units and some untidy areas but generally the main units are in good condition (Atkins Report, 2006)

Accessibility

The site has access points off Musbury Road, Woodmead Road and Gamberlake. The site is close to the A358 linking to the A35 and is in close proximity to Axminster Station.

Employment Site Area	5.13 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Factory And Premises	1	100	31654.67	31654.67	31654.67
Total NDR	1				
	Number	%			
Vacant NDR	0	0			
% Vacant NDR	0				
Site Constraints	Limited expansion potential				
	Neighbouring residential use				
	Large proportion of the site is in the floodplain				
	Constrained access into the site via narrow entrance				

Source: Business Rates NDR Data, Valuation Office Agency



003 - Ottery Moor Lane, Honiton

Ownership

Site is in multiple ownership.

Description

Ageing industrial area close to Honiton town centre containing a number of trade centre and retail outlets, with a lesser degree of general industry. Building in a generally fair to poor condition (Atkins Report 2006).

The site is already in commercial uses with occupiers such as Plumb Center, Jewsons in a mix of older style units (Tyms Study 2011).

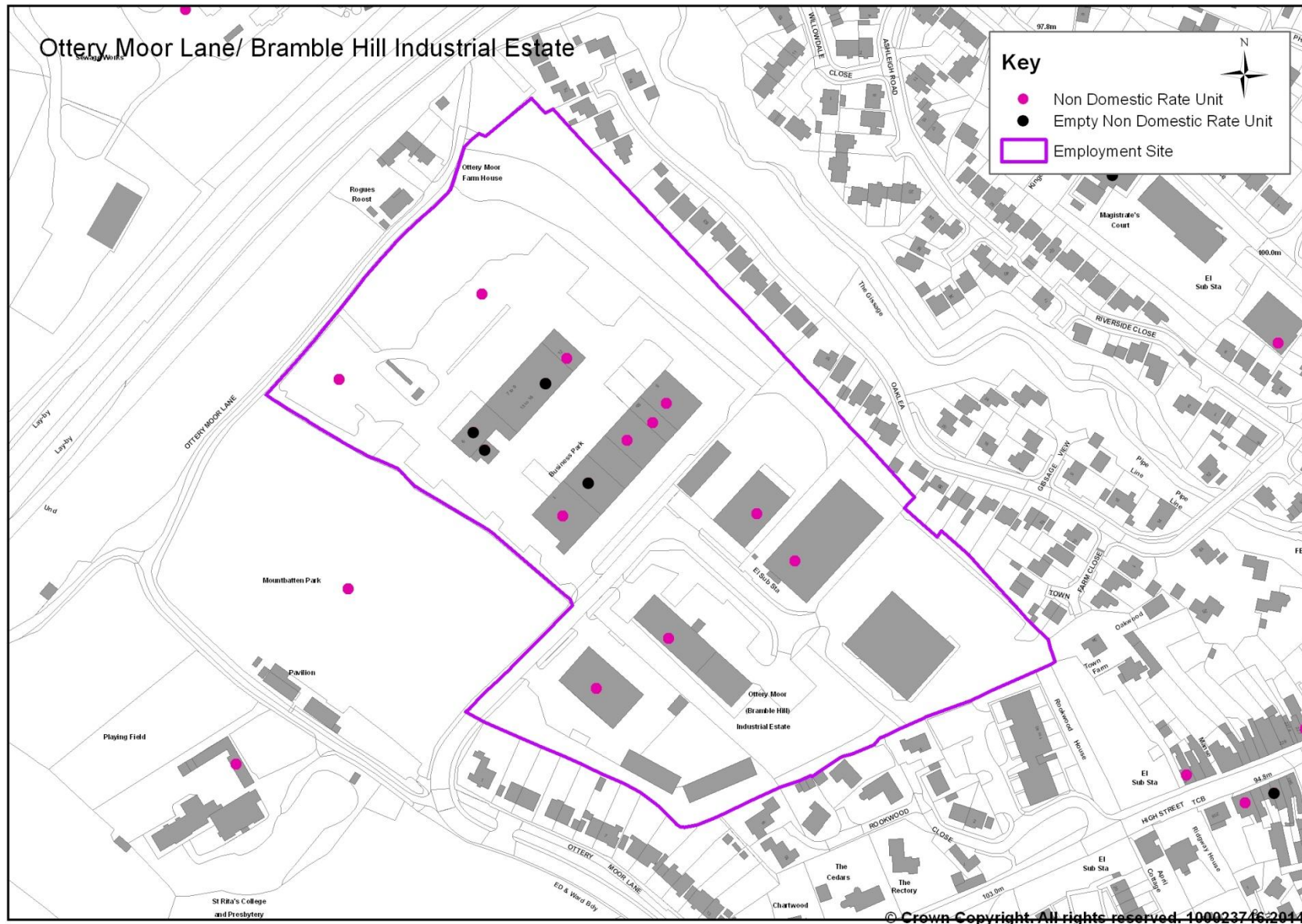
Accessibility

The site is within Honiton and close to A30 and A375. The site is accessed via Ottery Moor Lane leading from High Street, and is base on the main bus routes through Honiton. There has been significant concern expressed over the capacity of the Turks Head junction that may affect future capacity of the estate.

<i>Employment Site Area</i>	7.02 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
<i>Offices & Premises</i>	1	5.9	83.95	83.95	83.95
<i>Retail Warehouse & Premises</i>	2	11.8	1062.8	3427	2244.5
<i>Showroom & Premises</i>	1	5.9	1184.9	1184.9	1184.9

Vehicle Repair Workshop & Premises	1	5.9	360.58	360.58	360.58
Warehouse & Premises	9	52.9	137.15	446.95	352.87
Workshop & Premises	3	17.6	127.54	2259.5	998.63
Total NDR	17				
	Number	%			
Offices And Premises	1	14.3			
Vehicle Repair Workshop & Premises	1	14.3			
Warehouse & Premises	4	57.1			
Workshop & Premises	1	14.3			
Vacant NDR	7				
% Vacant NDR	41.2				
Site Constraints	Access via residential street				
	South East corner adjoins conservation area				
	Capacity of Turks Head junction that may affect future capacity of the estate				
	Adjoins school playing field and residential uses				
	Buildings in generally fair to poor condition				
	Part of the site is allocated within East Devon's Draft Local Plan for housing				

Source: Business Rates NDR Data, Valuation Office Agency



004 - Odhams Wharf

Ownership

Not known.

Description

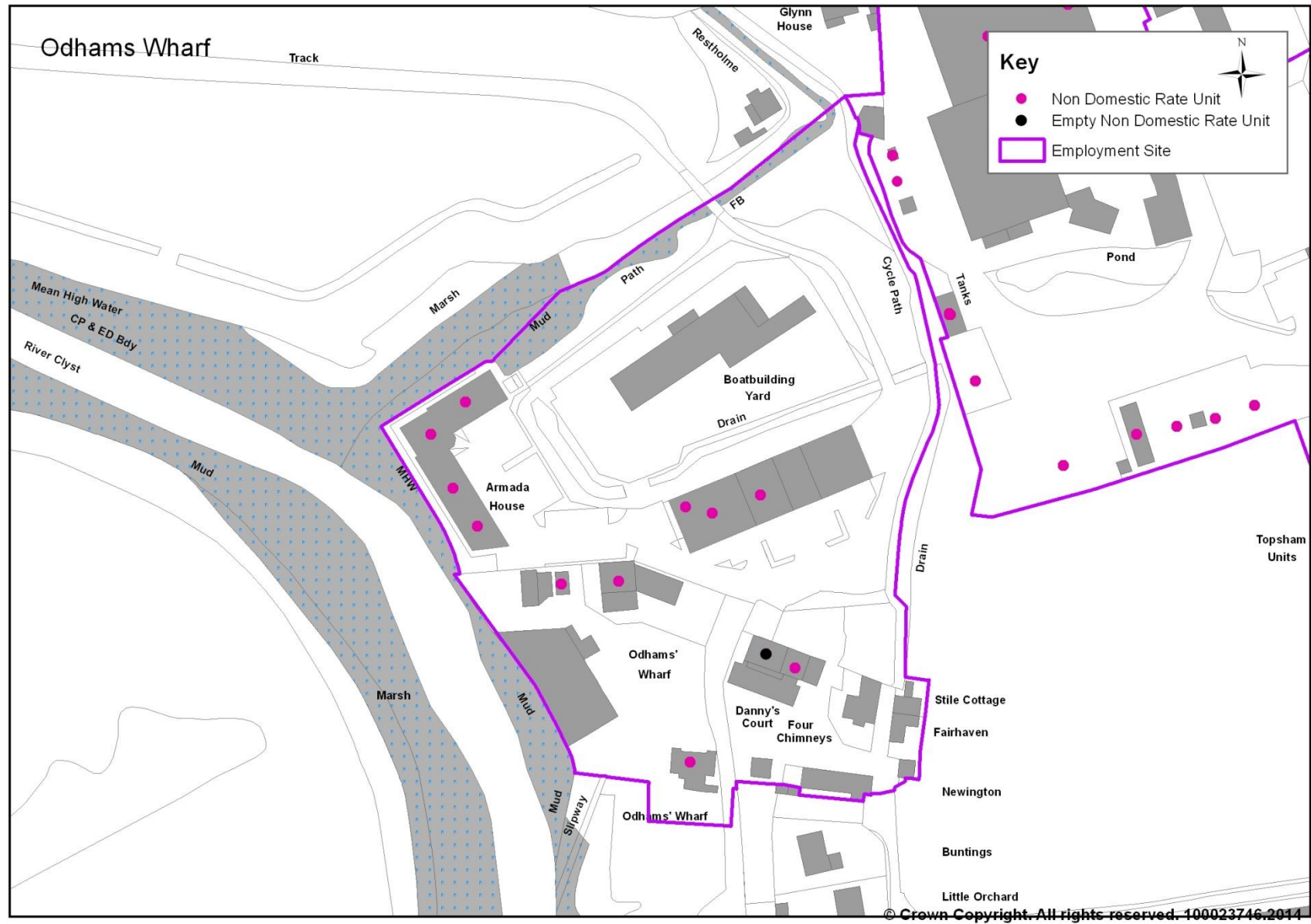
The site is located between Ebford and Topsham outside the development limits of any settlement and classified as countryside for the purposes of the development plan. The site lies adjacent to the Exe Estuary which is designated as a SPA, SSSI and a Ramsar site. The site can be characterised as being an industrial and employment area with a mix of light industrial, general industrial, boat and marine based industries.

Accessibility

The site is accessible from the North and South by roads which link to the A376. The site is approximately 600m from the village of Ebford and is in close proximity to Topsham. The River Clyst is to the West of the site.

Employment Site Area	2.28 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Offices & Premises	4	33.3	94.39	614.16	274.73
Store & Premises	1	8.3	777.54	777.54	777.54
Warehouse & Premises	2	16.7	260	414.75	168.69
Workshop & Premises	5	41.7	161.2	375	308.44
Total NDR	12				
	Number	%			
Workshop & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	8.3				
Site Constraints	The site is entirely within a Floodzone				
	The site adjoins a Special Protection Area, Site of Special Scientific Interest and a RAMSAR Site				

Source: Business Rates NDR Data, Valuation Office Agency



005 - Darts Business Park

Ownership

The site is in multiple ownership.

Description

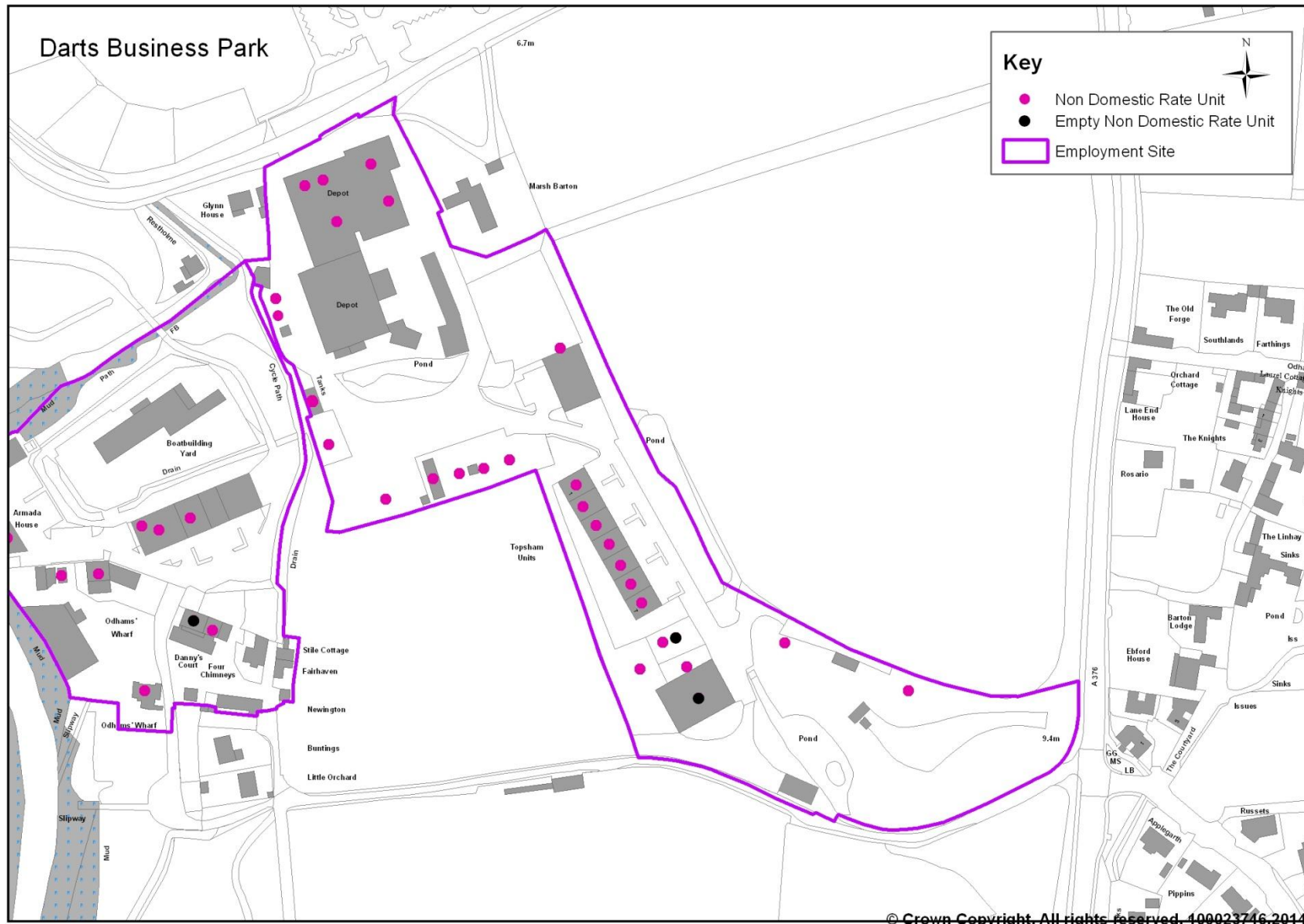
The estate is a relatively flat parcel of land containing a number of units of varying age and styles. The main part of the estate is located on the road frontage and comprising a single older unit which has been split into a variety of uses. A one way system runs along the perimeter of this building and provides access to the rear where a new estate has been built (known as the Topsham Units), and generally let well (Tyms Study 2011).

Accessibility

Darts Business Park is located off the A376 positioned between Ebford and Topsham. Whilst access to the A376 is good it is in somewhat of an isolated position in relation to a settlement. The main business park itself is opposite the Darts Farm Shopping Village (Tyms Study 2011).

Employment Site Area	4.05 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Fuel, Oil Depot and Premises	1	3	107.6	107.6	107.6
Hut & Premises	1	3	92.4	92.4	92.4
Land Used For Storage and Premises	10	30.3	90	2403	621.3
Showroom And Premises	1	3	572.44	572.44	572.44
Storage Container	6	18.2	14.79	14.79	14.79
Store & Premises	1	3	130.89	130.89	130.89
Vehicle Repair Workshop & Premises	3	9.1	171.99	615.43	427.09
Warehouse & Premises	1	3	556.64	556.64	556.64
Workshop & Premises	9	27.3	139.4	663.55	263.01
Total NDR	33				
	Number	%			
Land Used For Storage and Premises	2	100			
Vacant NDR	2				
% Vacant NDR	6.06				
Site Constraints	The Northern part of the site is within a floodzone				
	The site adjoins Odhams Wharf so has limited expansion to the West				

Source: Business Rates NDR Data, Valuation Office Agency



006 – Dunkeswell Industrial Site

Ownership

The site is in multiple ownership.

Description

Newly developed business park comprising a range of business premises, including dome live work units.

Former World War Two airbase, converted to an industrial area with a variety of premises ranging from large aircraft hangers and associated buildings relating to military use together with newer starter units. Older premises in poor condition although some are listed (Atkins Report, 2006)

The whole estate comprises a mix of poor quality former hangers and buildings associated with the airfield to the south of the estate, with more modern industrial buildings to the north. The proposed estate boundary is quite tightly drawn around the existing infrastructure. There is little prospect of expansion of the estate (Tyms Study, 2011).

Accessibility

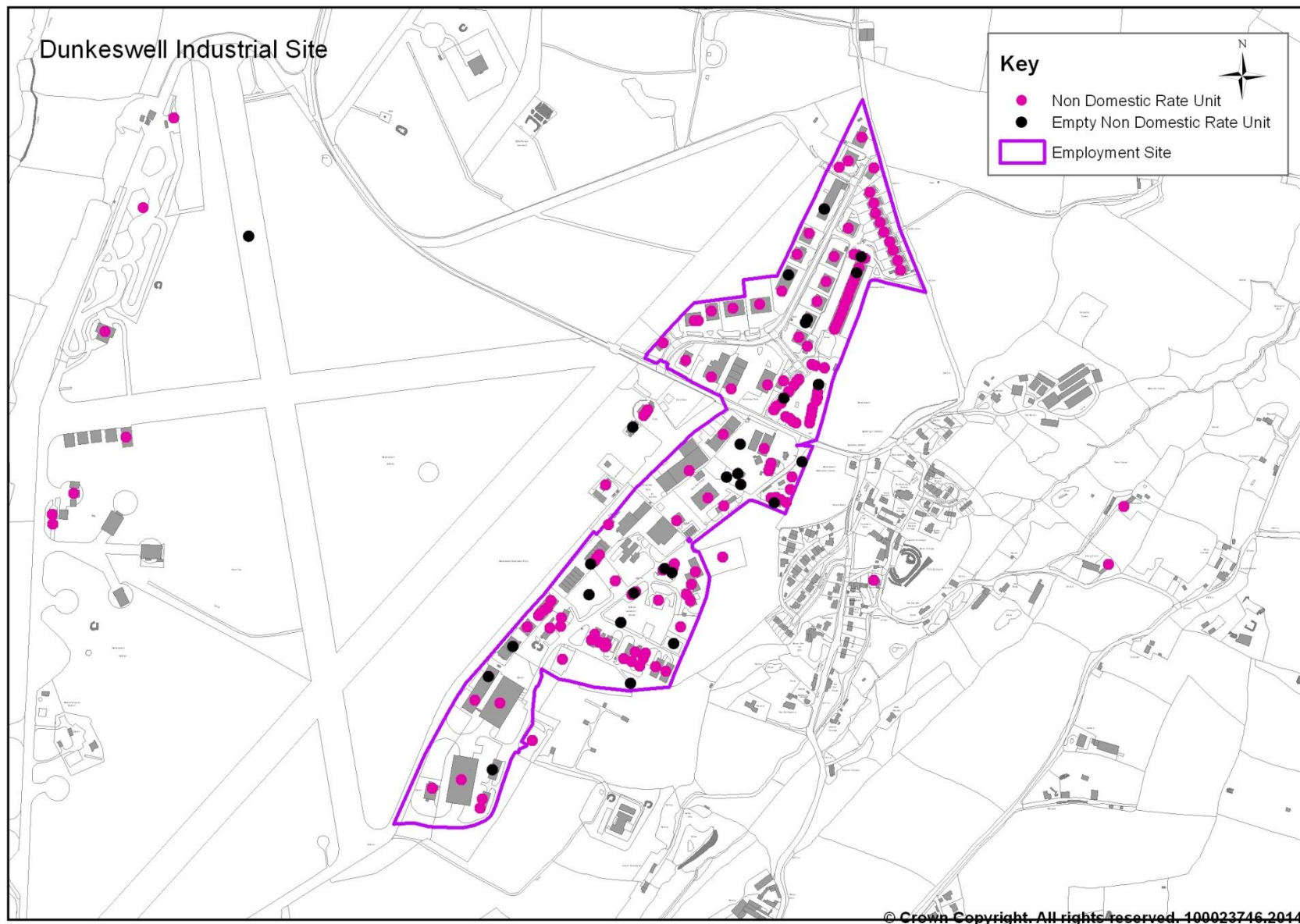
Access very poor via narrow country lanes some five miles from the A35 (Atkins Report 2006).

All of the potential development sites are accessed via estates roads and will use existing infrastructure (Tyms Study 2011).

Employment Site Area	20.7 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Cafe & Premises	1	0.61	171.76	171.76	171.76
Factory and Premises	8	4.91	94.77	3825.23	1014.03
Land Used For Storage and Premises	7	4.3	393.6	1996.7	998.99
Offices & Premises	8	4.91	17.91	276.78	108
Sales Office & Premises	1	0.61	47.98	47.98	47.98
Showroom And Premises	2	1.23	59.64	92.51	76.08
Storage Depot & Premises	1	0.61	224.99	224.99	224.99
Store & Premises	34	20.86	10.12	361.43	144.94
Training Centre & Premises	1	0.61	106.8	106.8	106.8
Vehicle Repair Workshop & Premises	5	3.07	55.55	360.64	145.39
Warehouse & Premises	60	36.8	69.51	2690.72	292.12
Warehouse, Office & Premises	1	0.61	1436	1436	1436
Workshop & Premises	34	20.86	43.11	4328.75	337.3
Total NDR	163				
	Number	%			
Factory and	1	4.6			

<i>Premises</i>		
<i>Land Used For Storage and Premises</i>	2	9.1
<i>Offices & Premises</i>	3	13.6
<i>Store & Premises</i>	6	27.3
<i>Warehouse & Premises</i>	4	18.2
<i>Workshop & Premises</i>	6	27.3
Vacant NDR	22	
% Vacant NDR	13.5	
<i>Site Constraints</i>	<i>Site lies within an Area of Outstanding Natural Beauty</i>	

Source: Business Rates NDR Data, Valuation Office Agency



007 – East Devon Business Park

Ownership

The site is thought to be in single ownership

Description

Employment uses on the site are typically classified as those falling in to Class 'B' of the Uses Classes Order. However there are some employment generating uses, that are ancillary to the primary 'B' class use.

Accessibility

The site is located in close proximity to the A35 between the settlements of Offwell and Wilmington.

Employment Site Area	1.09 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Display Ground & Premises	1	6.3	38.6	38.6	38.6
Land Used for Storage & Premises	1	6.3	468	468	468
Offices & Premises	4	25	32.9	110.2	64.48
Store & Premises	1	6.3	83.38	83.38	83.38

Vehicle Repair Workshop & Premises	2	12.5	74.41	153.61	114.01
Warehouse & Premises	1	6.3	42.74	42.74	42.74
Workshop & Premises	6	37.5	52.51	323.43	148.08
Total NDR	16				
	Number	%			
Display Ground & Premises	1	25			
Land Used for Storage & Premises	1	25			
Offices And Premises	1	25			
Warehouse & Premises	1	25			
Vacant NDR	4				
% Vacant NDR	25				
Site Constraints	Site lies within an Area of Outstanding Natural Beauty				

Source: Business Rates NDR Data, Valuation Office Agency



008 – Finnimore industrial Estate

Ownership

The majority of the site is controlled by a single private investor, Whatcote Ltd. However, there are a few owner occupiers.

Description

Established industrial area to the west of Ottery St Mary containing a range of occupiers including timber framers, wholesalers, car mechanics and general small scale manufacturing (Atkins Report 2006).

Finnimore is an already trading estate. and there is a proposed extension to include land accessed from Hansford Way, which it is assumed was speculatively built to facilitate some form of development (Tyms Study 2011).

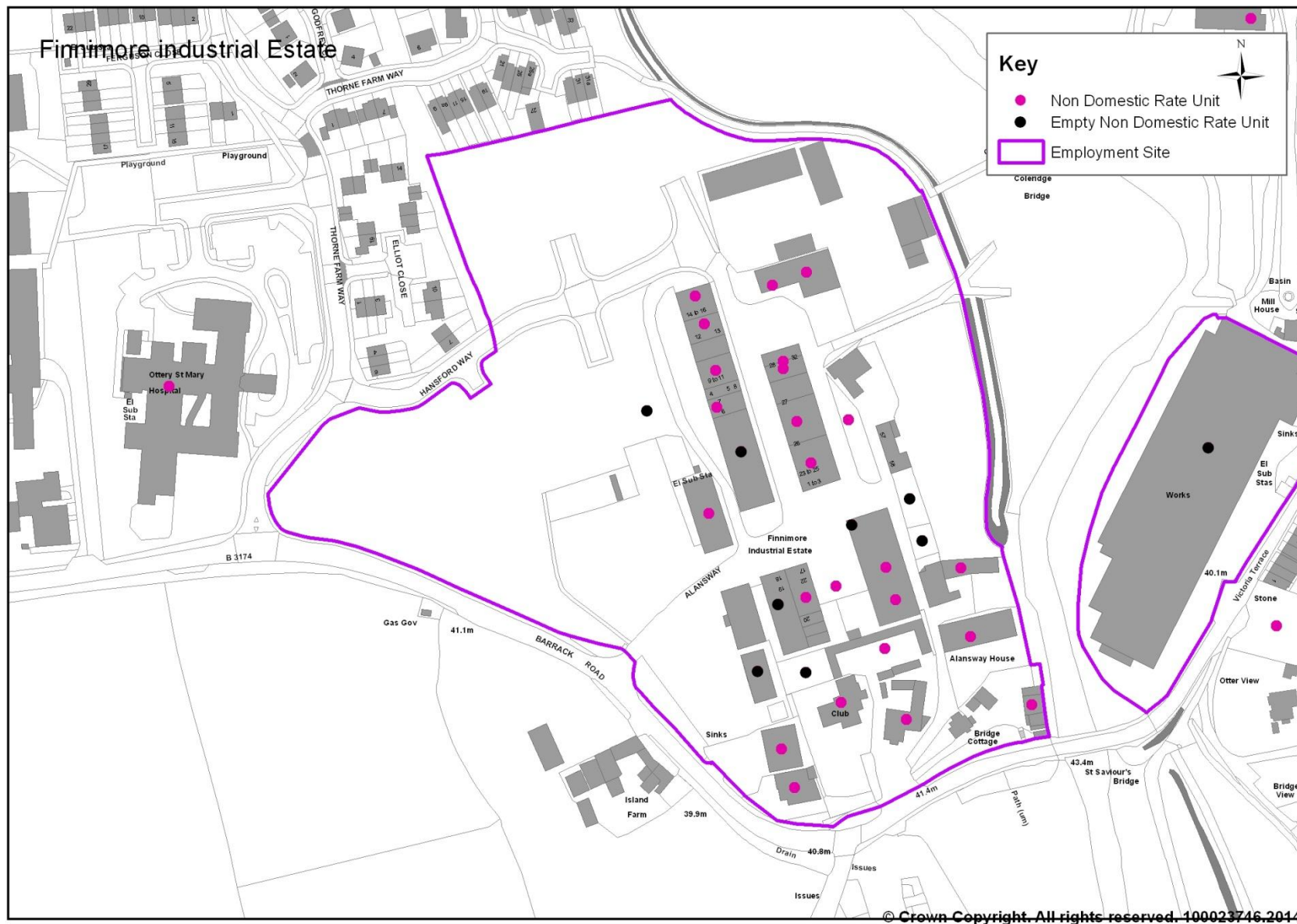
Accessibility

Finnimore Industrial Estate is located on the western periphery of Ottery St Mary on the B3174 Barrack Road, providing reasonable access to the A30 being 2 miles to the west.

Employment Site Area	6.3 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Communication Station and Premises	1	3.6	N/A	N/A	N/A
Factory & Premises	4	14.3	154.42	587.01	318.52
Garage & Premises	1	3.6	79.28	79.28	79.28
Offices & Premises	1	3.6	368.6	368.6	368.6
Retail Warehouse & Premises	1	3.6	464.58	464.58	464.58
Showroom, Store & Premises	1	3.6	629.34	629.34	629.34
Storage Depot & Premises	1	3.6	127.8	127.83	127.83
Vehicle Repair Workshop & Premises	3	10.7	295.32	384.401	505.34
Warehouse & Premises	10	35.7	117.36	1234.25	410.32
Warehouse, Showroom & Premises	1	3.6	453.83	453.83	453.83
Workshop & Premises	3	10.7	170.98	836.69	433.98
Youth Centre & Premises	1	3.6	?	?	?
Total NDR	28				
	Number	%			
Warehouse & Premises	4	100			
Vacant NDR	4				
% Vacant NDR	14.3				

Site Constraints	The site is within a Floodzone
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Source: Business Rates NDR Data, Valuation Office Agency



009 – Former Mill Cutler Hammer

Ownership

The site is owned by the Churchill Property Group, who specialise in retirement housing.

Description

Former premises occupied by Cutler Hammer who have since vacated. Site comprises Victorian mill building with 20th century additions. The site is in a strategic location close to Ottery St Mary town centre (Atkins Report 2006).

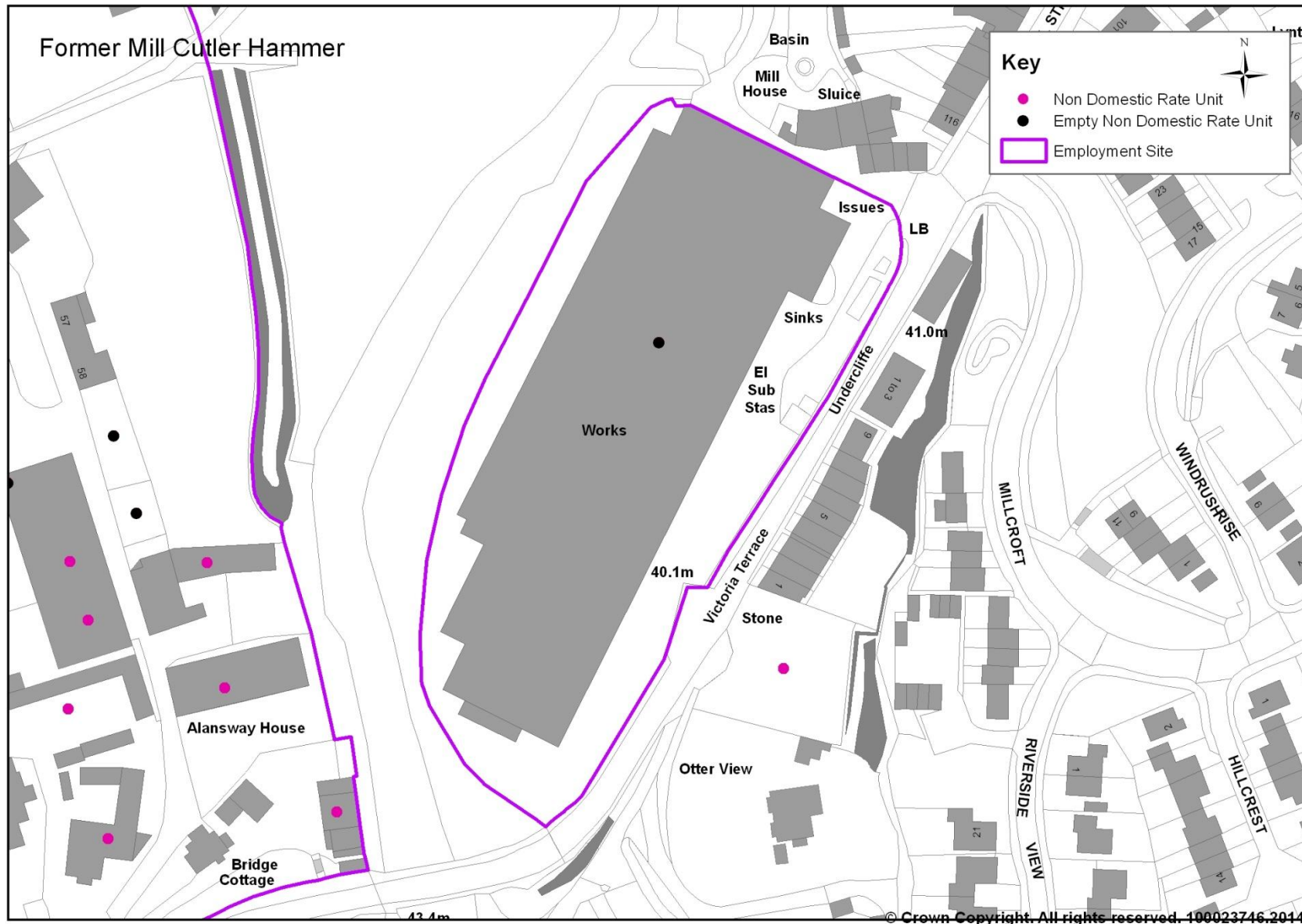
The site is a relatively flat brownfield site. It contains a number of existing employment units mainly comprising 9 single storey industrial style units and a four storey brick built warehouse/ office. The site has been vacated by its previous owners in 1997 and has been vacant since then (Tyms Study 2011).

Accessibility

The property is on the B3174 Barrack Road, one of the main roads through Ottery St Mary, and is on the main bus route through the town offering a limited service throughout the day (Tyms Study 2011).

Employment Site Area	1.06 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Factory & Premises	1	100	9541.8	9541.8	9541.8
Total NDR					
	Number	%			
Factory & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	100				
Site Constraints	The site is entirely within the floodplain				
	There is a Grade II Listed Building on site				
	Part of the site lies within a Conservation Area				
	Any new build scheme is likely to prove unviable due to the likely cost of remediation				

Source: Business Rates NDR Data, Valuation Office Agency



010 – Harbour Road Industrial Estate

Ownership

Site is in multiple ownership.

Description

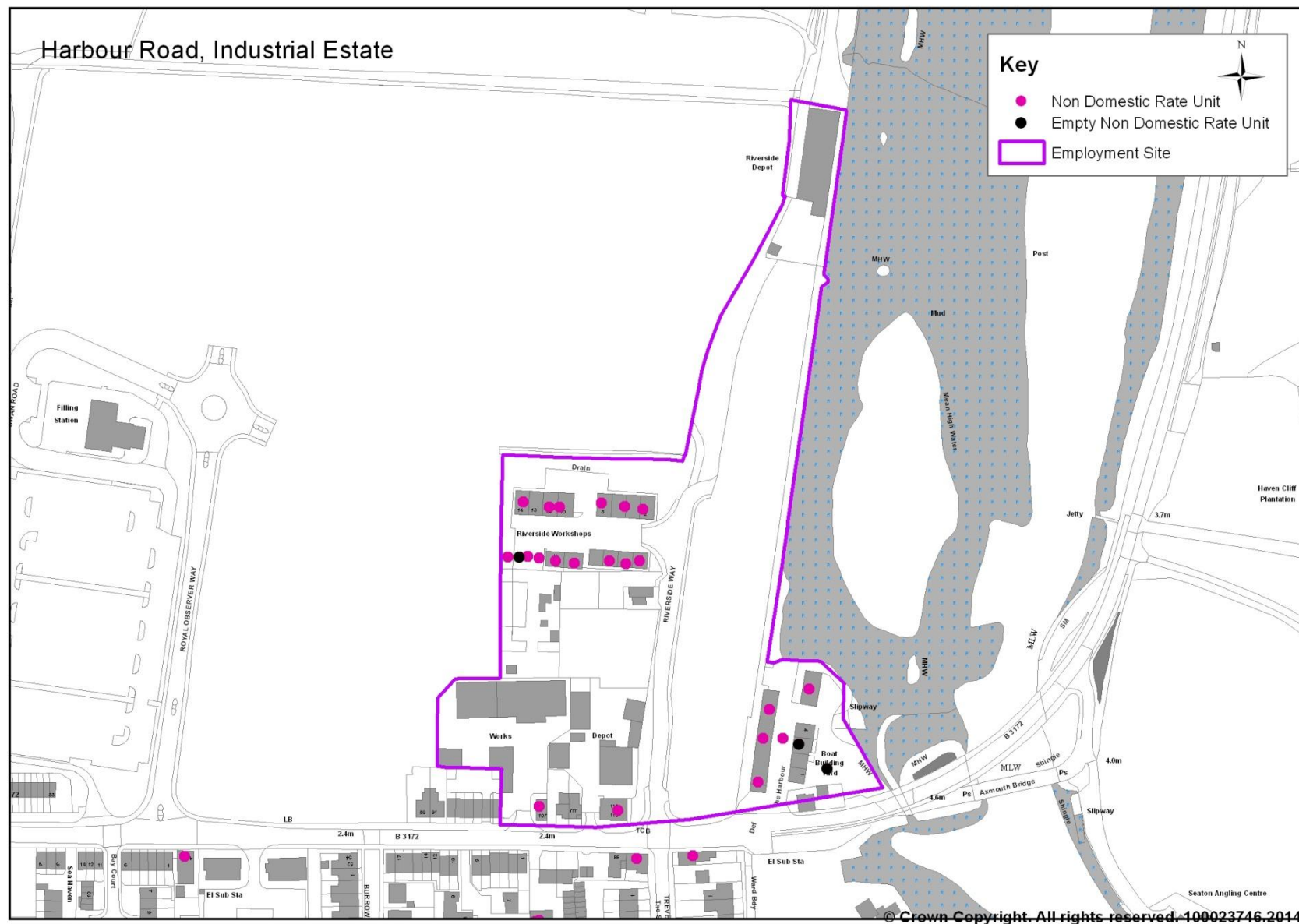
Small scale concentrated site set as three areas with 3 dedicated access points, located near harbour, seafront and River Axe (Atkins Report 2006).

Accessibility

Located off Harbour Road, to the east runs the River Axe. Close to B3176 and A3052 (Atkins Report 2006).

Store & Premises	3	11.54	61.91	177.09	105.86
Vehicle Repair Workshop & Premises	1	3.85	168.96	168.96	168.96
Workshop & Premises	13	50	42.81	686.25	125.58
Total NDR	26				
	Number	%			
Land Used for Storage & Premises	2	66.7			
Shop & Premises	1	33.3			
Vacant NDR	3				
% Vacant NDR	11.5				
Site Constraints	The site is entirely within the Floodzone				
	There is a residential area to the South of the site				
	There is residential permission to the West of the site as part of Seaton Regeneration area				
Source: Business Rates NDR Data, Valuation Office Agency					

Employment Site Area	3.38 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Harbour & Premises	1	3.85	N/A	N/A	N/A
Land Used for Storage & Premises	5	19.23	71.3	337.2	220.78
Offices & Premises	1	3.85	51.8	51.8	51.8
Shop & Premises	1	3.85	114.39	114.39	114.39
Showroom & Premises	1	3.85	926.7	926.7	926.7



011 – Heathpark Industrial Estate

Ownership

Site is in multiple ownership.

Description

Large scale strategically important employment area to west of Honiton providing a range of industrial premises for a number of different occupiers. All premises are generally 1-2 storeys in good condition. A number of premises have been built in recent years and some developable land remains. Site also includes east Devon business centre providing incubation space for small and micro businesses ((Atkins Report 2006).

The Heathpark Estate is located on the western periphery of Honiton, with access off the A35 close to the junction with the A30. Being positioned close to two arterial routes through East Devon has meant that Heathpark has become a popular location for small/ medium sized businesses and larger distributors. The site contains a mix of large detached buildings and terraced industrial units varying in age and styles (Tyms Study 2011).

Accessibility

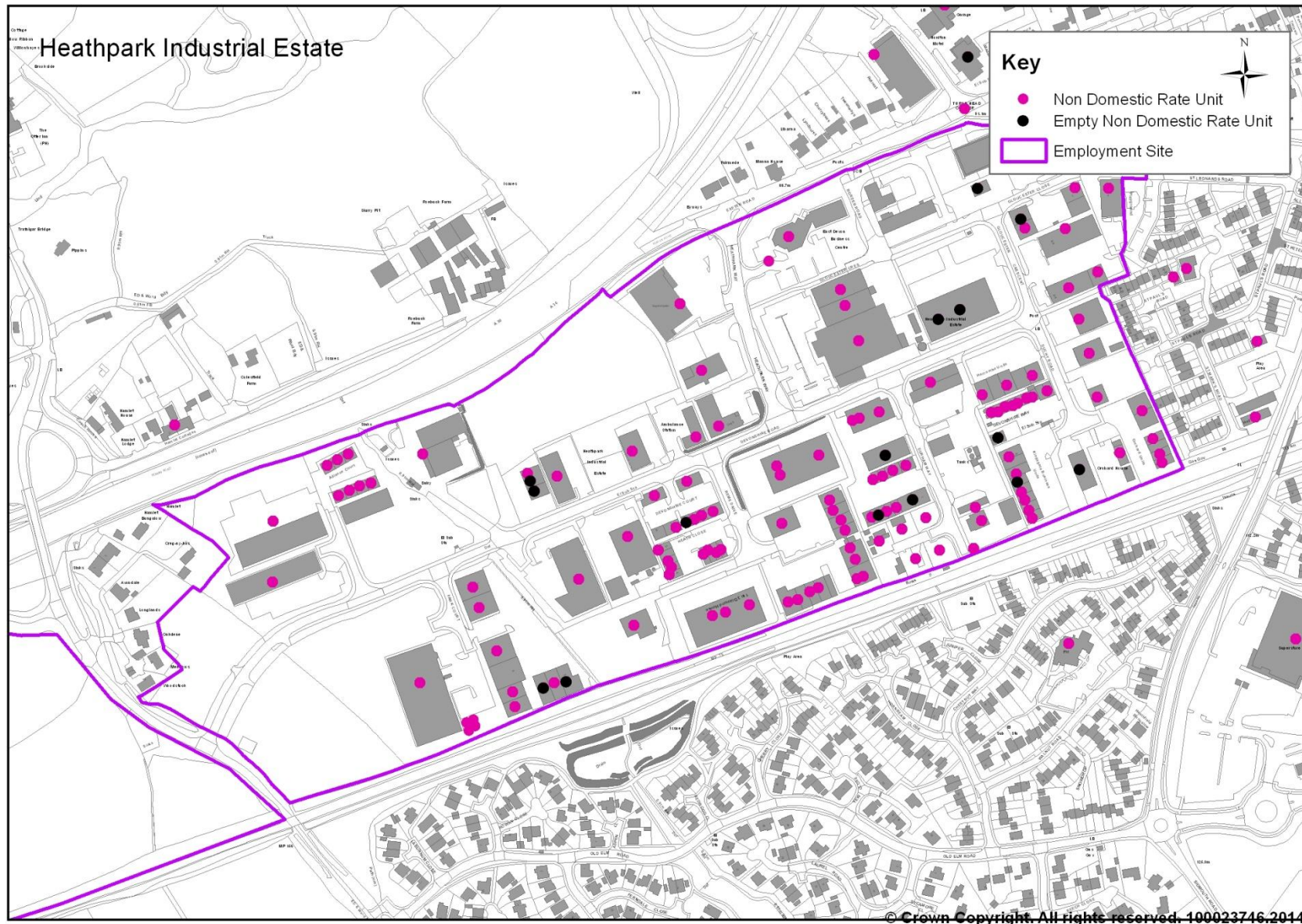
The estate has good transport links through Devonshire Road the A30 and A35 and is also on the main bus routes through

Honiton. There has been significant concern expressed over the capacity of Turks Head junction that may affect future capacity of the site.

Employment Site Area	24.5 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Communication Station & Premises	1	0.78	N/A	N/A	N/A
Depot & Premises	1	0.78	856.96	856.96	856.96
Factory & Premises	8	6.2	66.26	5502	1096.32
Land Used for Storage & Premises	5	3.88	188.81	449.1	318.72
Large Foodstore & Premises	1	0.78	1332.89	1332.9	1332.89
Office, Storage Depot & Premises	1	0.78	960.71	960.71	960.71
Offices & Premises	1	0.78	626.09	626.09	626.09
Retail Warehouse & Premises	6	4.65	359.61	3144.2	1046.91
Showroom & Premises	1	0.78	619.18	619.18	619.18
Store & Premises	15	11.6	56.15	482.16	164.03
Vehicle Repair Workshop & Premises	3	2.3	141.13	416.97	307.94
Warehouse & Premises	47	36.4	54.69	1887.1	428.21
Warehouse, Offices &	1	0.78	639.8	639.8	639.8

Premises					
Warehouse, Showroom & Premises	1	0.78	358.02	358.02	358.02
Workshop & Premises	36	27.9	54.7	1427.3	229.53
Workshop, Showroom & Premises	1	0.78	265.61	265.61	265.61
Total NDR	129				
	Number	%			
Store & Premises	3	21.4			
Warehouse & Premises	6	42.9			
Workshop & Premises	5	35.7			
Vacant NDR	14				
% Vacant NDR	10.9				
Site Constraints	Capacity of Turks Head junction that may affect future capacity of the estate				
	Small Floodzone area				

Source: Business Rates NDR Data, Valuation Office Agency



012 – Greendale Business Park

Ownership

The site is owned by FWS Carter and Sons.

Description

Large scale site containing mainly large industrial units for storage and industrial purposes, also includes a tyre company and mechanics, and indoor carting company. Some temporary buildings on site housing business including a car sales lot and caravan sales. A cafe is also on site. Small office buildings are also on site housing reception area (Atkins Report 2006)

Greendale is an existing business park located off the A3052 approximately 3.5 miles east of the M5. The estate contains a number of large warehousing occupiers and manufacturers, as well as a good supply of open secure storage areas (Tyms Study 2011)

Accessibility

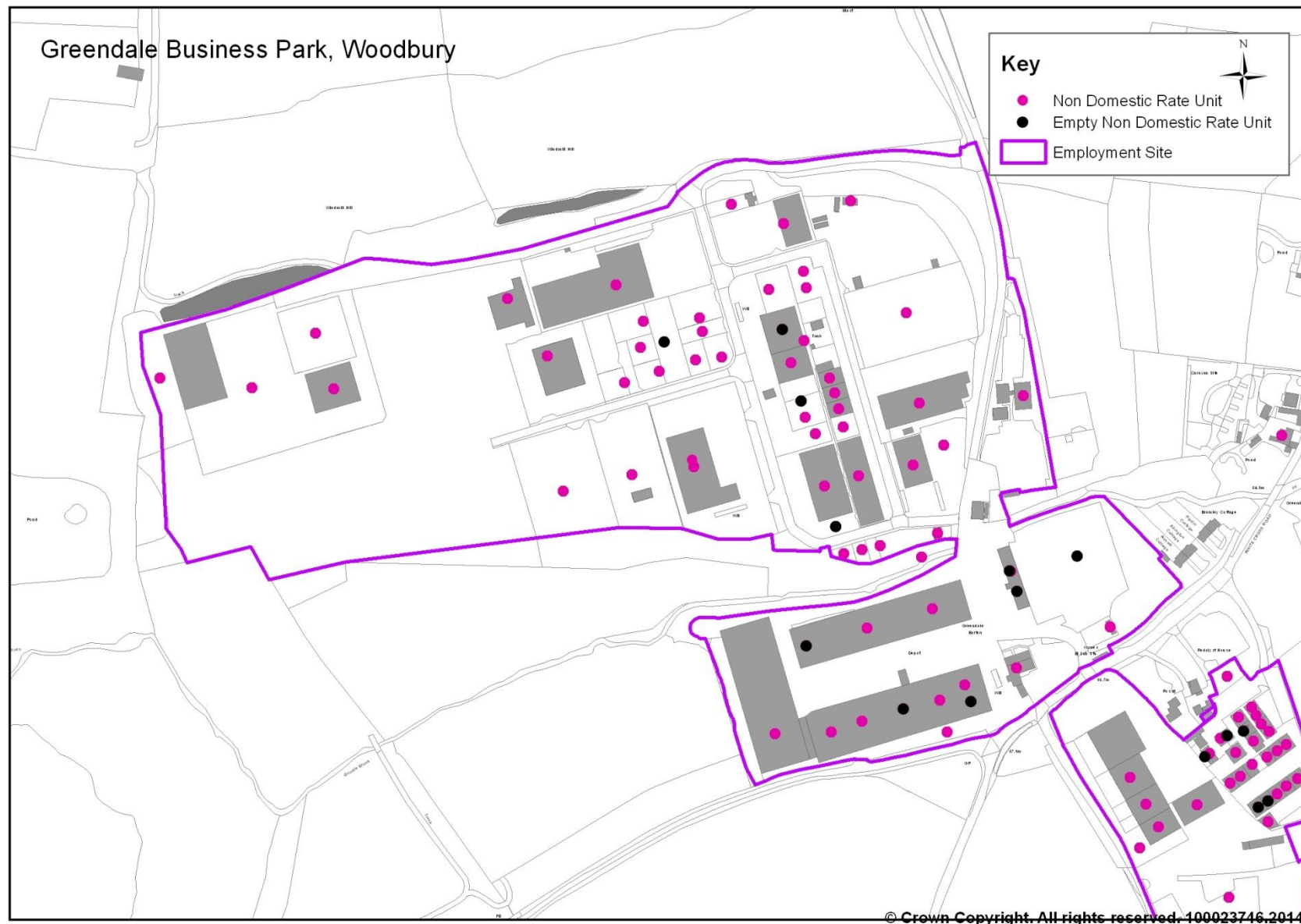
Located in rural area close to M5 and A3052. Access to the South of the site is via narrow country lanes (Atkins Report 2006).

The estate itself is well accessed via the A3052 arterial road (Tyms Study).

Employment Site Area	21.6 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Caravan Sales Site & Premises	1	1.54	588	588	588
Concrete Batching Plant & Premises	1	1.54	?	?	?
Indoor Karting Track	1	1.54	2921.53	2921.53	2921.53
Land Used For Storage & Premises	34	52.3	103.3	6047.24	1100.1
Offices & Premises	2	3.08	205.4	679.03	442.22
Store & Premises	1	1.54	1500	1500	1500
Vehicle Repair Workshop & Premises	1	1.54	912.58	912.58	912.58
Warehouse & Premises	19	29.23	216.26	7682.29	1564.1
Waste Recycling Plant & Premises	2	3.08	?	?	?
Workshop & Premises	3	4.62	327.8	492.58	420.42
Total NDR	65				
	Number	%			
Caravan Sales Site & Premises	1	9.1			
Land Used For Storage & Premises	5	45.5			
Warehouse & Premises	4	36.4			
Workshop & Premises	1	9.1			

Vacant NDR	11	
% Vacant NDR	16.9	
Site Constraints	Part of the southern area of the site is in the Floodzone	
	Road/ junction capacity limitations along the A3052	

Source: Business Rates NDR Data, Valuation Office Agency



013 – Harepath Industrial Estate

Ownership

The site is in multiple ownership

Description

Medium sized site on the edge of the Seaton area close to A3052. Site relatively undeveloped recent development included an auctioneers being located to the east of the site. Phase 1 of development has been sold hence the development taking place, road access been implemented suggesting where plots may be situated, phase 2 and 3 of the site still available to buy. Some of site to the east currently used as storage some shipping containers and scaffolding. (Atkins Report 2006)

A single unit has been built on the frontage, with Lyme Bay Auctions the primary occupier. To the rear are two serviced plots, currently used for open storage. (Tyms Study 2011)

Accessibility

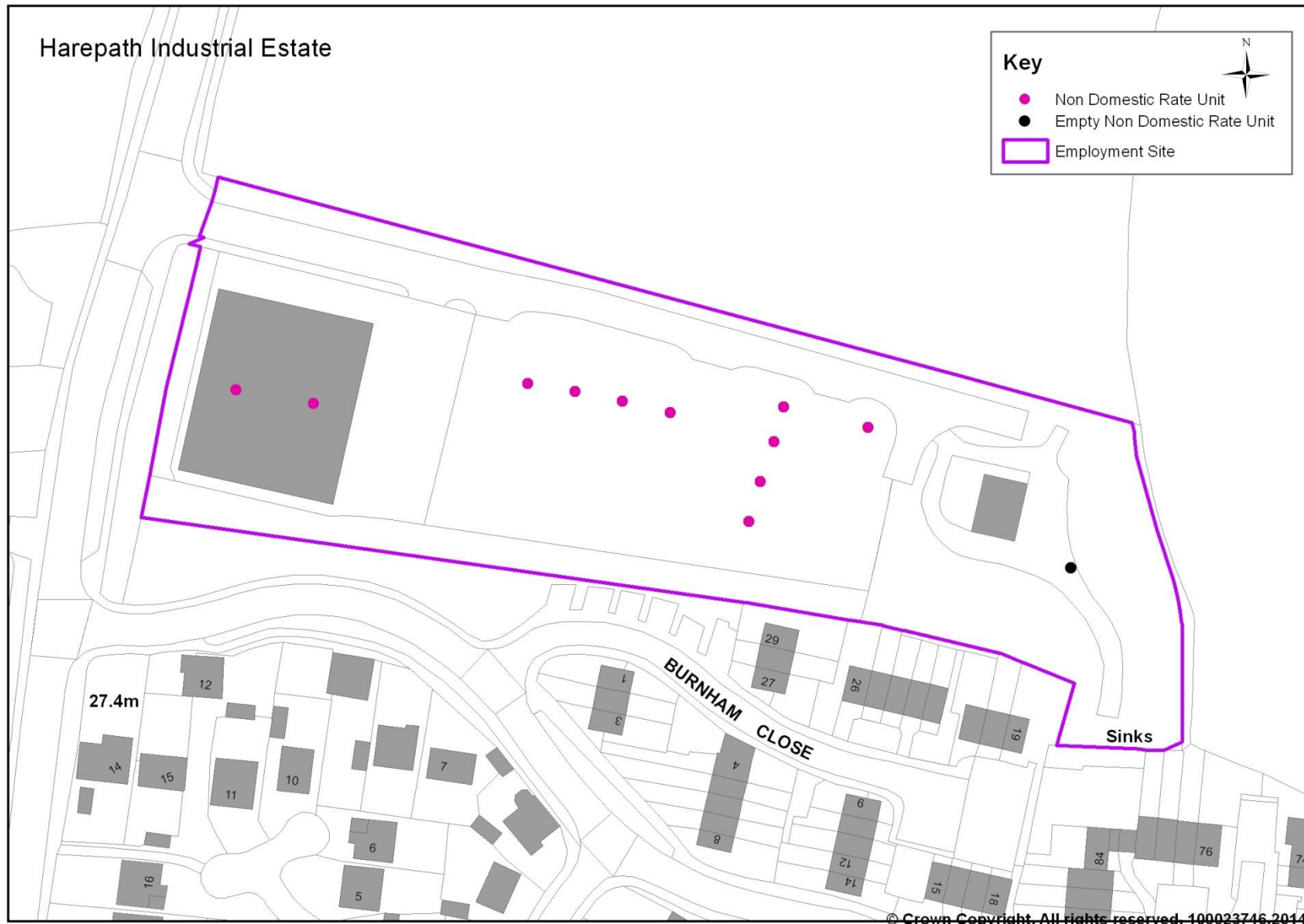
Located just off Harepath Road near Harepath Road/A3052 junction. On edge of Seaton town boundary (Atkins Report 2006)

Harepath Road is a main road leading through Seaton and provides good access to the site and the A3052. It also

benefits from being located on one of the main bus routes through the settlement. (Tyms Study)

Employment Site Area	1.2 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Land Used For Storage & Premises	1	8.3	1208	1208	1208
Vehicle Repair Workshop & Premises	1	8.3	65.7	65.7	65.7
Warehouse & Premises	2	16.7	1092.9	1097.2	1095.05
Workshop & Premises	8	66.7	66.66	235.72	113.06
Total NDR	12				
	Number	%			
Land Used For Storage & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	8.3				
Site Constraints	Residential use to the South				

Source: Business Rates NDR Data, Valuation Office Agency



014 – Hill Barton Business Park

Ownership

Entire site is within multi-ownership with the potential estate expansion land being owned by AE Stuart & Sons

Description

Large scale site set in a rural area to the east of Exeter comprising a number of heavy industrial, storage/ distribution and manufacturing premises as well as large areas used for external storage (Atkins Report 2006)

Hill Barton is an existing business park located off the A3052 approximately 2 miles east of the M5. The estate contains a number of large warehousing occupiers, garaging and manufacturers in floorspace of circa 430,000 sq.ft over 21ha. More recent development to the west of the estate have involved some smaller units now occupied by locally and regionally centred businesses. (Tyms Study 2011)

Accessibility

Located just off the A3052 in a predominantly rural area (Atkins Report 2006).

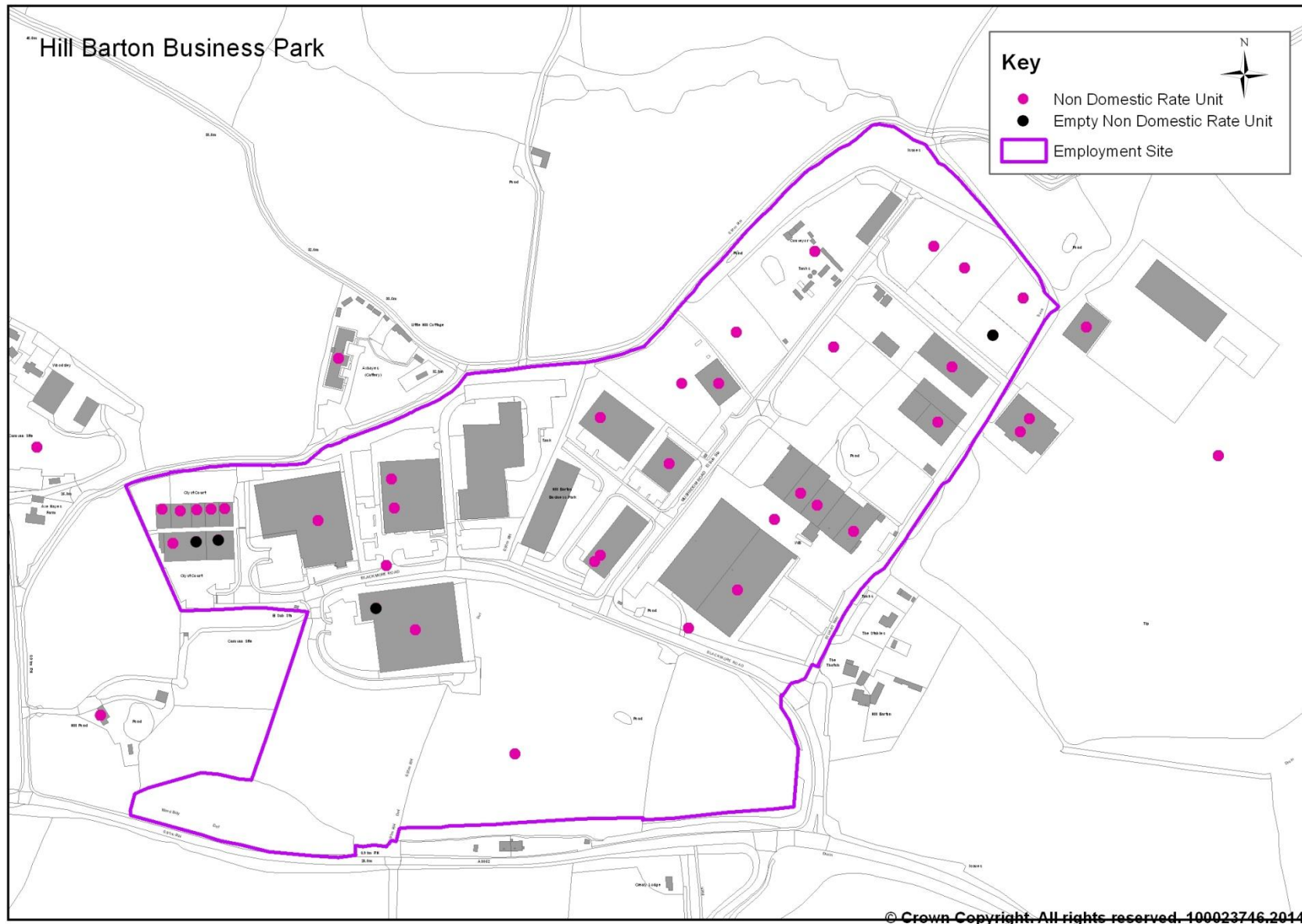
The estate itself is well accessed via the A3052 arterial road and served by a regular bus service. There are also extensive

footpaths and a cycleway connecting to Exeter (Tyms Study 2011)

Employment Site Area	26.5 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Cafe and Premises	1	2.94	48.41	48.41	48.41
Coating Plant and Premises	1	2.94	?	?	?
Land Used For Storage & Premises	7	20.59	1300	4180	2561.7
Offices & Premises	2	5.88	337.44	400.93	369.19
Store & Premises	3	8.82	698.83	3294.19	1996.51
Vehicle Repair Workshop & Premises	1	2.94	258.82	258.82	258.82
Warehouse & Premises	16	47.06	284.38	14806.5	2829.8
Warehouse, Compound & Premises	1	2.94	915.93	915.93	915.93
Workshop & Premises	2	5.88	456.72	636.29	546.51
Total NDR	34				
	Number	%			
Land Used For Storage & Premises	1	25			
Offices and Premises	1	25			
Warehouse & Premises	1	25			

<i>Workshop & Premises</i>	1	25
Vacant NDR	4	
% Vacant NDR	11.8	
<i>Site Constraints</i>	<i>New planned developments closer to the M5 are likely to remove demand from some occupiers, particularly for offices and storage premises</i>	
	<i>Floodzone to the North and South of the site</i>	

Source: Business Rates NDR Data, Valuation Office Agency



015 – Millwey Rise

Ownership

The entire site is in multiple ownership.

Description

Large scale business park situated just off A358 in between residential and rural area. Well contained site with all good sized premises and good access. Recently built premises for Axminster tool centre to the west of the site with some units two storeys to accommodate offices. (Atkins Report 2006)

The site is already a busy commercial location accommodating mainly local /regional companies, with occupiers such as Axminster Power Tools, Axe Valley Motors and Nu Type. (Tyms Study 2011)

Accessibility

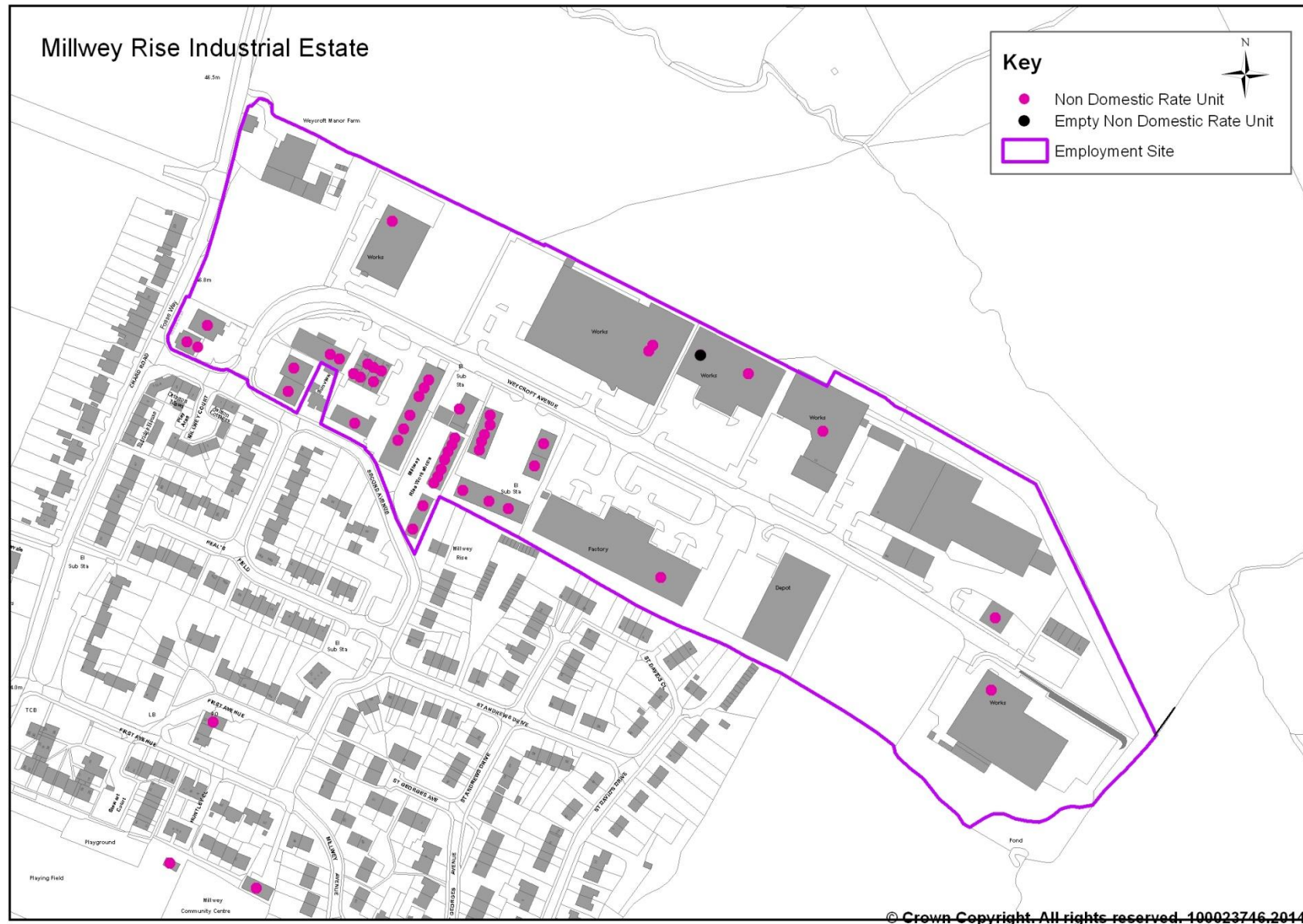
Located just off A358 within residential and Rural Area (Atkins Report 2006).

The Millwey Rise estate is located on the periphery of Axminster, approximately 0.85 miles north east of the town centre. Whilst it is at the further point in the town away from the A35, it does have good access to the B3261 Chard Road, and has greater potential for expansion than the physically

constrained Woodmead Road Estate. The estate is on the main bus route through Axminster which offer a limited service throughout the day. (Tyms Study 2011)

Employment Site Area	11.2 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Dental Surgery & Premises	1	2.17	217.06	217.06	217.06
Factory and Premises	9	19.6	67.16	4992.55	2187.4
Offices & Premises	1	2.17	18.2	18.2	18.2
Store & Premises	2	4.3	28.08	32.31	30.2
Vehicle Repair Workshop & Premises	1	2.17	67.73	67.73	67.73
Warehouse & Premises	6	13.04	67.74	11048.5	2196.7
Workshop & Premises	26	56.5	38.94	418.28	149.6
Total NDR	46				
	Number	%			
Factory and Premises	1	50			
Warehouse & Premises	1	50			
Vacant NDR	2				
% Vacant NDR	4.4				
Site Constraints	Residential land use to the south of the site				

Source: Business Rates NDR Data, Valuation Office Agency



016 – Liverton Business Park Phase I

Ownership

Site is controlled by Clinton Devon Estates.

Description

Business Park on eastern edge of Exmouth containing new development of industrial units (Thorn tree + Tidwell) together with one office block taken by single occupier. The majority of estate developed for non B-class uses including 3 large comparison retail warehouses (B&Q, Top Tiles and Homemaker) together with an ambulance station, MacDonald's and a vets. (Atkins Report 2006).

Accessibility

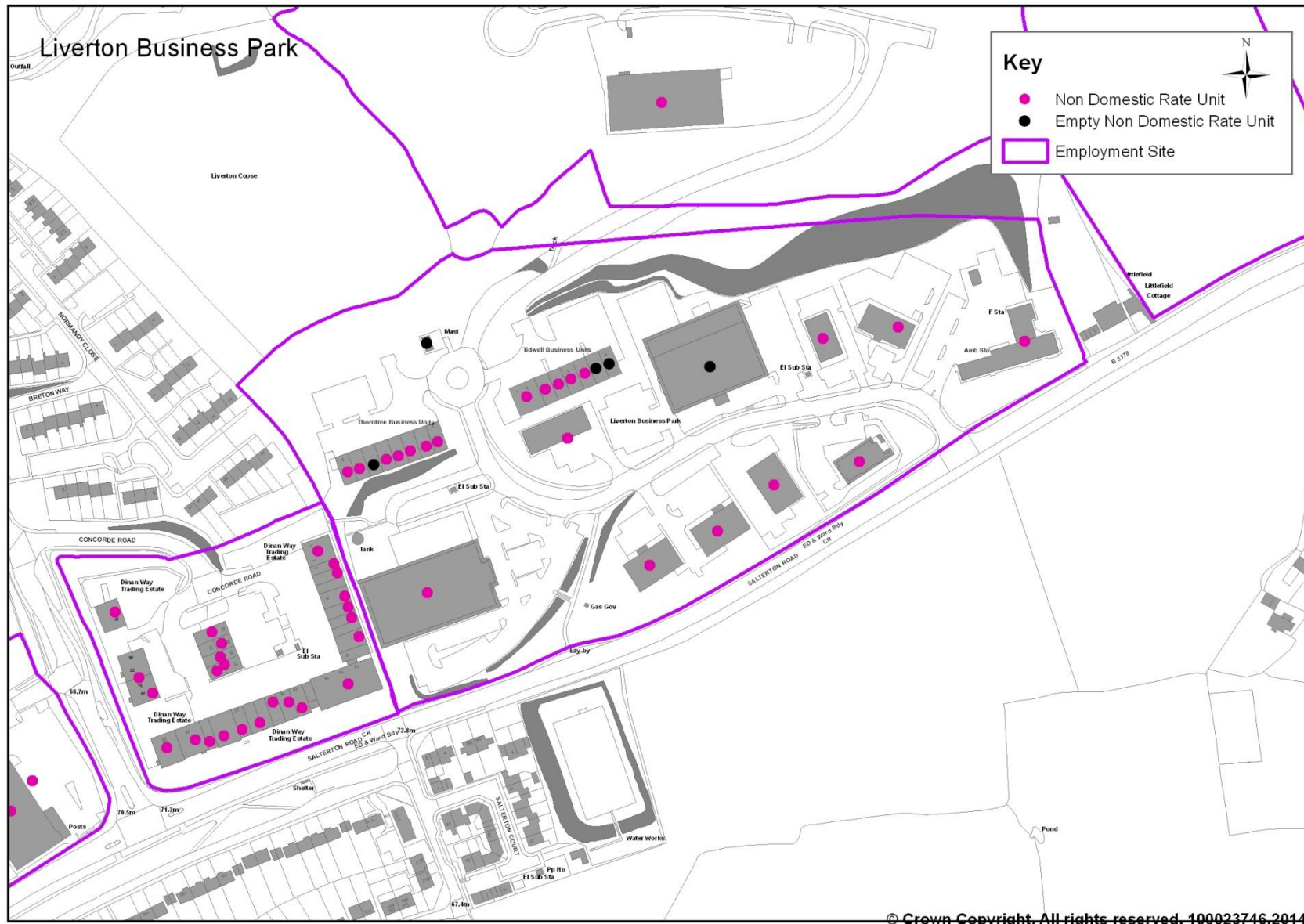
Located off B3178 Salterton road to the east of Exmouth (Atkins Report 2006).

The estate is in a reasonably sustainable location with good road access through the town and on main bus routes. The estate junction with the B3178 is of a good standard and should have space capacity for additional traffic. (Tyms Study 2011).

Employment Site Area	7.7 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Ambulance Station & Premises	1	3.6	?	?	?
Communication Station & Premises	2	7.14	?	?	?
Factory & Premises	1	3.6	2431	2431	2431
Fire Station & Premises	1	3.6	?	?	?
Offices & Premises	1	3.6	652.07	652.07	652.07
Restaurant & Premises	1	3.6	323.57	323.57	323.57
Retail Warehouse & Premises	4	14.3	468.71	3250.27	1166.4
Showroom & Premises	1	3.6	468.86	468.86	468.86
Surgery & Premises	1	3.6	298.51	298.51	298.51
Workshop & Premises	15	51.7	113.19	232.5	127.8
Total NDR	28				
	Number	%			
Communication Station & Premises	1	20			
Factory & Premises	1	20			
Workshop & Premises	3	60			
Vacant NDR	5				
% Vacant NDR	17.9				

Site Constraints	Residential use to the North West corner of the site

Source: Business Rates NDR Data, Valuation Office Agency



017 – Liverton Business Park Phase II

Ownership

Site is controlled by Clinton Devon Estates.

Description

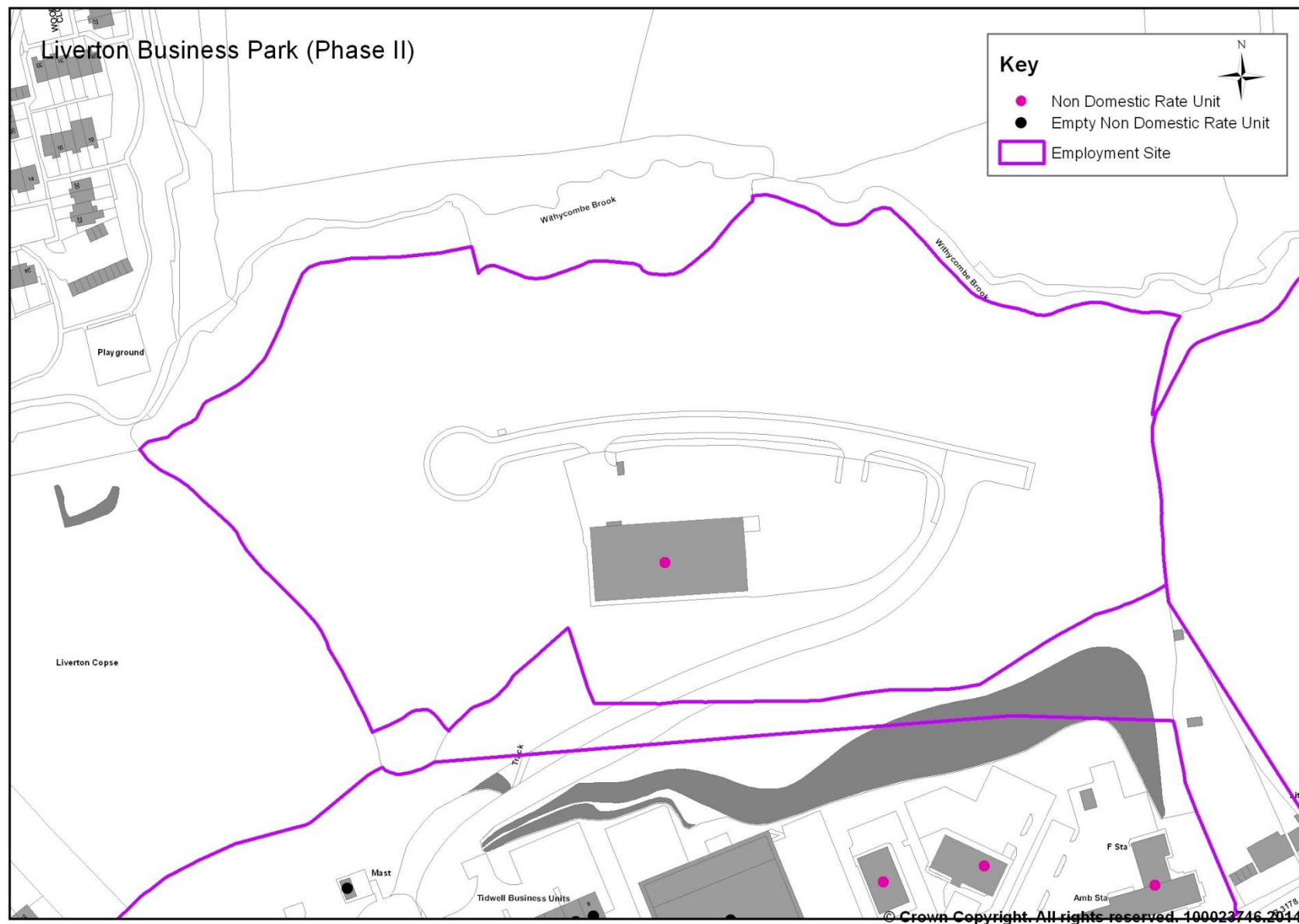
The proposed development site is a relatively flat greenfield parcel of land. (Tyms Study 2011).

Accessibility

The estate is in a reasonably sustainable location with good road access through the town and on main bus routes. The estate junction with the B3178 is of a good standard and should have space capacity for additional traffic. (Tyms Study 2011).

Employment Site Area	6.5 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Warehouse & Premises	1	100	6027.06	6027.06	6027.06
Total NDR	1				
	Number	%			
Vacant NDR					
% Vacant NDR					
Site Constraints	Floodzone to the North of the site				

Source: Business Rates NDR Data, Valuation Office Agency



018 – Dinan Way

Ownership

The site is in multiple ownership with some land under local authority ownership.

Description

Employment area to the west of Dinan Way with frontage to Salterton Road comprising medium sized industrial units, former Unigate depot, and largescale single occupier manufacturing premises occupied by Eurotech. (Atkins Report 2006).

Accessibility

Located to the east of Exmouth with direct access to the B13178 (Atkins Report 2006).

Employment Site Area	2.13 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Communication Station & Premises	1	11.1	N/A	N/A	N/A
Factory and Premises	1	11.1	3506.38	3506.38	3506.38
Foodstore and Premises	1	11.1	1686.98	1686.98	1686.98
Garage & Premises	1	11.1	208.81	208.81	208.81
Offices & Premises	1	11.1	56.8	56.8	56.8
Showroon & Premises	1	11.1	210.2	210.2	210.2
Vehicle Repair Workshop & Premises	1	11.1	331.71	331.71	331.71
Warehouse & Premises	1	11.1	510.45	510.45	510.45
Workshop & Premises	1	11.1	202.03	202.03	202.03
Total NDR	9				
	Number	%			
Vacant NDR					
% Vacant NDR					
Site Constraints	Expansion potential constrained to the South, East and West				
	Residential use to the West				

Source: Business Rates NDR Data, Valuation Office Agency



019 – Manstone Lane

Ownership

Under Local Authority ownership.

Description

Small site comprising 9 starter units together with council owned storage yard to the south of site (Atkins Report 2006).

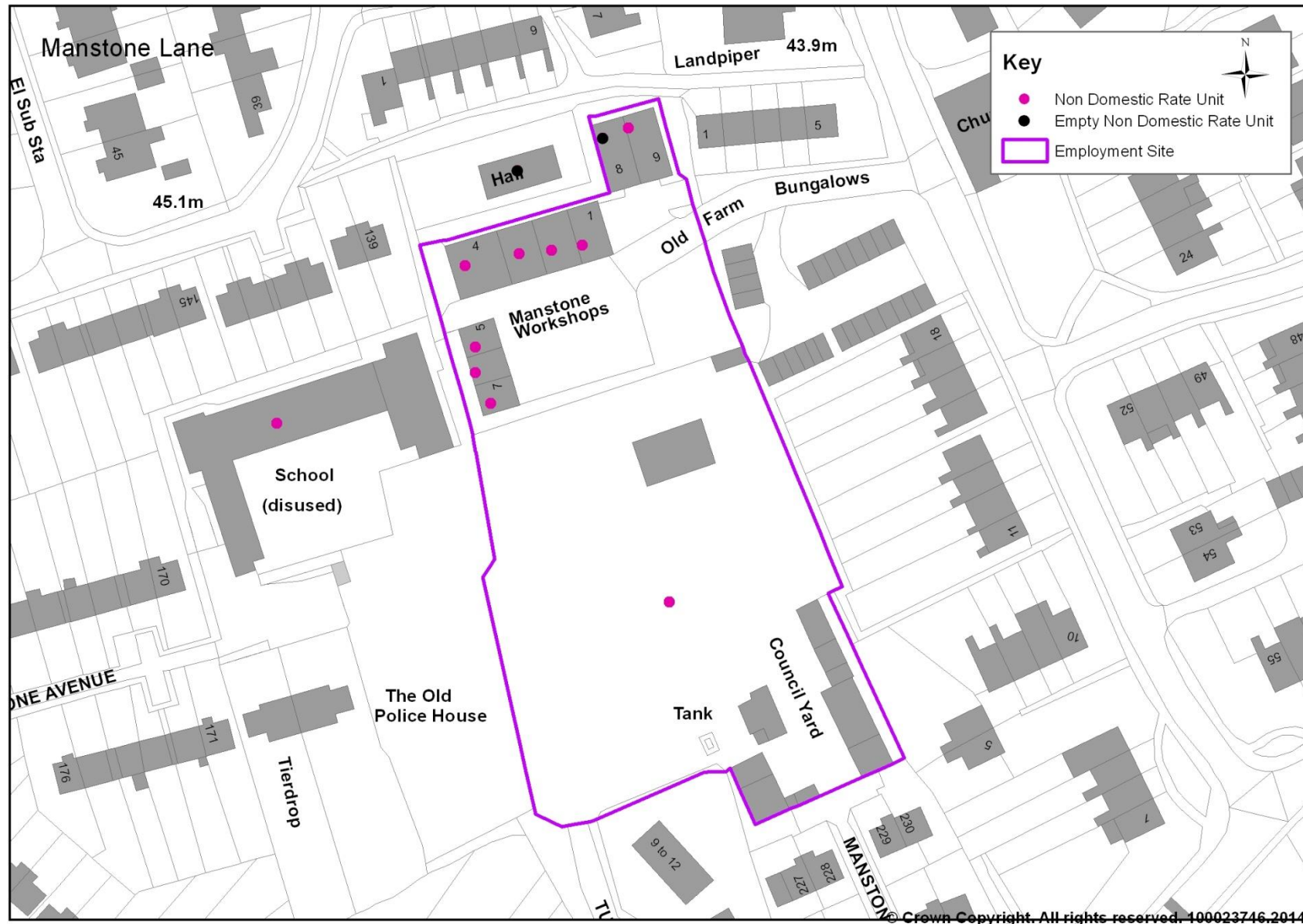
Accessibility

Located to the north of Sidmouth in a mainly residential area. Close proximity to bus routes between Sidmouth and Honiton on B3175 (Atkins Report 2006).

Employment Site Area	0.76 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Factory and Premises	1	10	45.6	45.6	45.6
Storage Depot & Premises	1	10	551.7	551.7	551.67
Store & Premises	1	10	69.8	69.8	69.8
Vehicle Repair	1	10	79.91	79.91	79.91

Workshop					
Warehouse & Premises	1	10	79.91	79.91	79.91
Workshop & Premises	5	50	45.6	124.6	70.86
Total NDR	10				
	Number	%			
Vehicle Repair Workshop	1	100			
Vacant NDR					
% Vacant NDR	1	10			
Site Constraints	Site is surrounded by residential use				
	Education use to the West of the site				
	Council depot part of the site is allocated for residential development in the Draft Local Plan				

Source: Business Rates NDR Data, Valuation Office Agency



020 – Mill Park Industrial Estate

Ownership

It is thought the site is under the ownership of FW Carter and Sons Ltd.

Description

Medium sized site in a rural area with a mixture of businesses including a mechanic, painting firm, and a window firm. Premises are in good condition with some relatively recent additional units. Large area of the site is used for car parking and a few areas are underutilised areas (Atkins Report 2006).

Accessibility

Located near junction 30 of the M5 via A3052 access via Greendale Industrial Estate. Other routes involve travelling down narrow country roads (Atkins Report 2006).

Employment Site Area	4.76 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Chillers, Warehouse, Storage Land & Premises	1	2.9	511.64	511.64	511.64
Land Used for Storage and Premises	4	11.77	277.7	9180	4710.64
Store & Premises	12	35.3	34.6	215.25	131.89
Vehicle Repair Workshop & Premises	3	8.82	52.78	729	278.19
Warehouse & Premises	4	11.77	120.78	1830.2	682.38
Workshop & Premises	10	29.42	47.63	173.58	96.86
Total NDR	34				
	Number	%			
Store & Premises	3	50			
Vehicle Repair Workshop & Premises	1	16.7			
Warehouse & Premises	1	16.7			
Workshop & Premises	1	16.7			
Vacant NDR	6				
% Vacant NDR	17.7				
Site Constraints	Floodzone area to the North of the site				

Source: Business Rates NDR Data, Valuation Office Agency



021 – Coal Yard Castle Gate

Ownership

Not Known.

Description

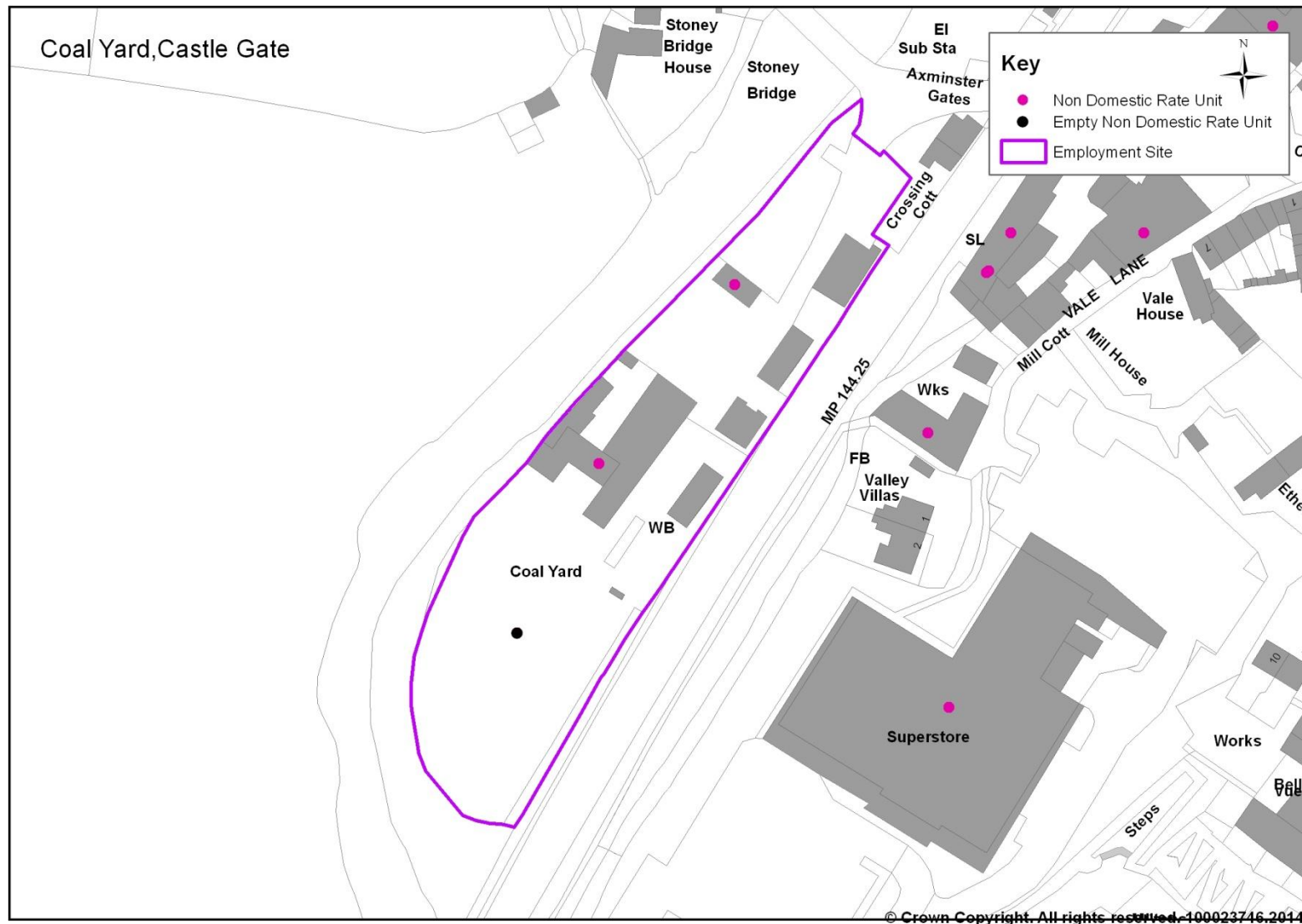
Site is currently occupied by two mechanic workshops both of which are incorporating used car sales, much of the open areas of the site are used to showcase the cars for sale. Most of the buildings are in poor condition and a lot of the site is overgrown (Atkins Report 2006).

Accessibility

Located in the centre of Axminster adjacent to the River Axe and the railway line and railway crossing. Access to the site is via very narrow and steep roads (Atkins Report 2006).

Employment Site Area	0.62 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Garage & Premises	2	66.6	50.18	71.05	60.62
Land Used for Storage & Premises	1	33.3	1400	1400	1400
Total NDR	3				
	Number	%			
Land Used for Storage & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	33.3				
Site Constraints	Site is entirely within a Floodzone				
	River to the West of the site is a Special Conservation Area				
	Eastern boundary is bordered by a railway line				

Source: Business Rates NDR Data, Valuation Office Agency



022 – Aylesbeare Common

Ownership

Not Known.

Description

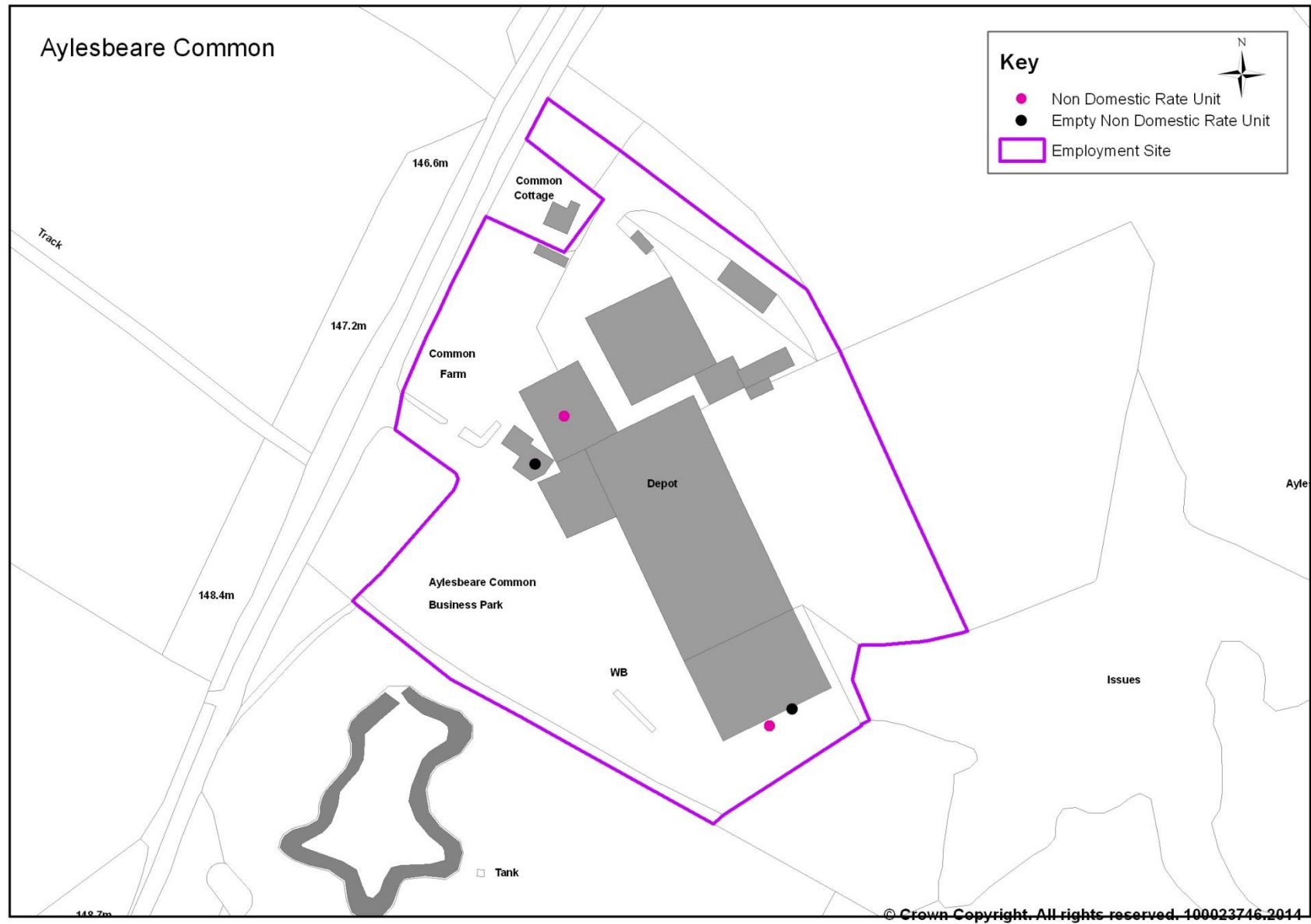
Site is Headquarters of a haulage company and part of site is a lorry yard/ parking. May provide opportunity for rationalisation or intensification – although doubtful (Atkins Report 2006).

Accessibility

0.5 miles north of A3052 Exeter to Sidmouth Road. 1.5 miles south of A30 trunk road, 0.5 miles east of Aylesbeare village in an isolated setting (Atkins Report 2006).

Employment Site Area	2.62 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Office & Premises	1	20	23.6	23.6	23.6
Warehouse & Premises	4	80	608.5	2782.8	1346.96
Total NDR	5				
	Number	%			
Office & Premises	1	50			
Warehouse & Premises	1	50			
Vacant NDR	2				
% Vacant NDR	40.0				
Site Constraints	Site is in an Area of Outstanding Natural Beauty				
	Southern patr of the site is designated as a Special Protection Area (SPA), Special Area of Conservations (SAC) and a Site of Special Scientific Interest (SSSI)				

Source: Business Rates NDR Data, Valuation Office Agency



023 – Pound Lane

Ownership

Site is in multiple ownership.

Description

Well established employment area containing a range of trade counter, specialist retail and general industrial uses. Range of building types in varying states of repair (Atkins Report 2006).

The land fronting Pound Lane is largely developed and contains a number of industrial buildings of a mix of quality. They are largely accommodated by local covenants with Brandon Tool Hire being the best covenant.

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. We understand that part of this area remains in use for land fill. (Tyms Study 2011).

Accessibility

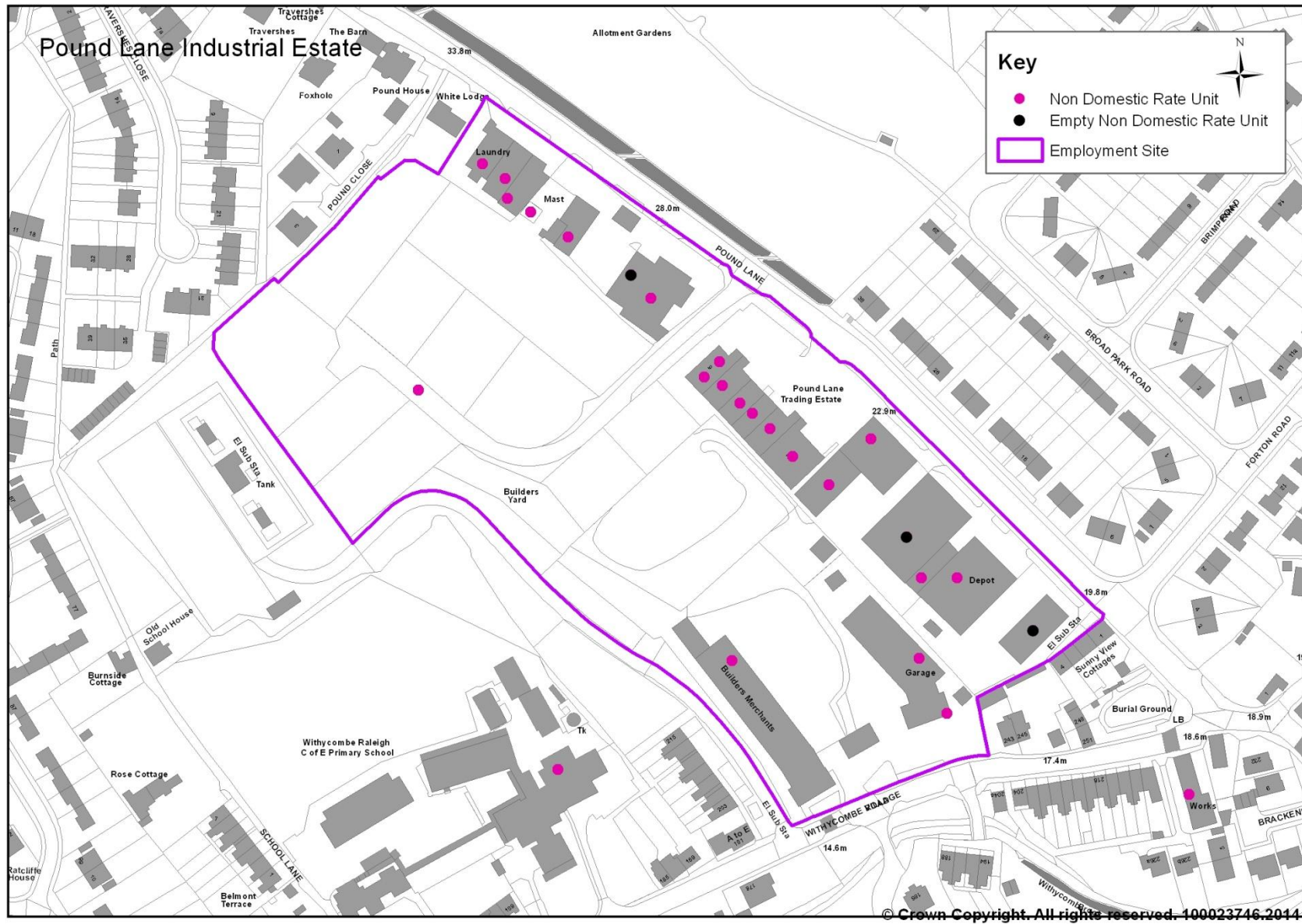
Site located to the north east of Exmouth town centre (Atkins Report 2006).

The estate is in a reasonably sustainable location with good road access through the town and on main bus routes. An upgrade of the existing internal estate roads would be required if any development within the interior of the site is possible (Tyms Study 2011).

<i>Employment Site Area</i>	4.6 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
<i>Car Showroom & Premises</i>	1	2.2	227.24	227.24	227.24
<i>Communication Station & Premises</i>	1	2.2	N/A	N/A	N/A
<i>Factory & Premises</i>	3	6.7	232.1	829.45	467.92
<i>Land Used for Storage & Premises</i>	20	44.4	0.09	1493.5	703.35
<i>Offices & Premises</i>	3	6.7	73.27	297.78	163.9
<i>Shops & Premises</i>	2	4.4	183.32	198.1	190.71
<i>Showroom & Premises</i>	1	2.2	1478.6	1478.59	1478.59
<i>Store & Premises</i>	2	4.4	169.35	252.9	211.13
<i>Vehicle Repair Workshop & Premises</i>	2	4.4	223.94	343.18	283.56
<i>Warehouse & Premises</i>	4	8.9	71.54	975.64	469.97

Workshop & Premises	5	11.1	177.55	442.26	276.59
Workshop, Showroom & Premises	1	2.2	724.59	724.59	724.59
Total NDR	45				
	Number	%			
Offices & Premises	1	33.3			
Warehouse & Premises	1	33.3			
Workshop & Premises	1	33.3			
Vacant NDR	3				
% Vacant NDR	6.7				
Site Constraints	Site is constrained by surrounding residential and education use				
	Floodzone to the South of the site				
	Previous use as landfill has created a contamination issue with remediation having impacts on viability				
	Potential expansion land (rear of the site) identified is poorly accessed and lacks frontage				

Source: Business Rates NDR Data, Valuation Office Agency



024 – Colyton Business Park

Ownership

Not Known.

Description

Site comprises of a motorbike shop and wheelers yard (that makes wheels by order of the queen) set in a rundown converted barn. Located outside of Colyton centre in a mostly rural area. (Atkins Report 2006).

Accessibility

Outside Colyton centre set off a narrow country lane in a rural area (Atkins Report 2006).

Employment Site Area	0.58 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Store & Premises	4	40	35.05	202.5	103.01
Workshop & Premises	6	61	63.51	276.3	134.99
Total NDR	10				
	Number	%			
Store & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	10.0				
Site Constraints	The site is entirely within a Floodzone				
	The site adjoins a Conservation Area to the South				
	An Area of Outstanding Natural Beauty is to the North of the site				

Source: Business Rates NDR Data, Valuation Office Agency



025 – Intermodal Interchange

Ownership

Currently owned by the Church Commissioners for England.

Description

The site a proposed new employment estate located approximately 2 miles east of the M5 and Exeter. It is accessed primarily from the former A30 known as Honiton/London Road, and is positioned between this road and the Exeter to Honiton rail line. It is also adjacent to the airport, to which it is proposed to benefit on completion.

The majority of the site is currently agricultural land with a variety of levels across the land. It is proposed that circa 66 Ha be designated for employment uses within a phased development (Tyms Study 2011).

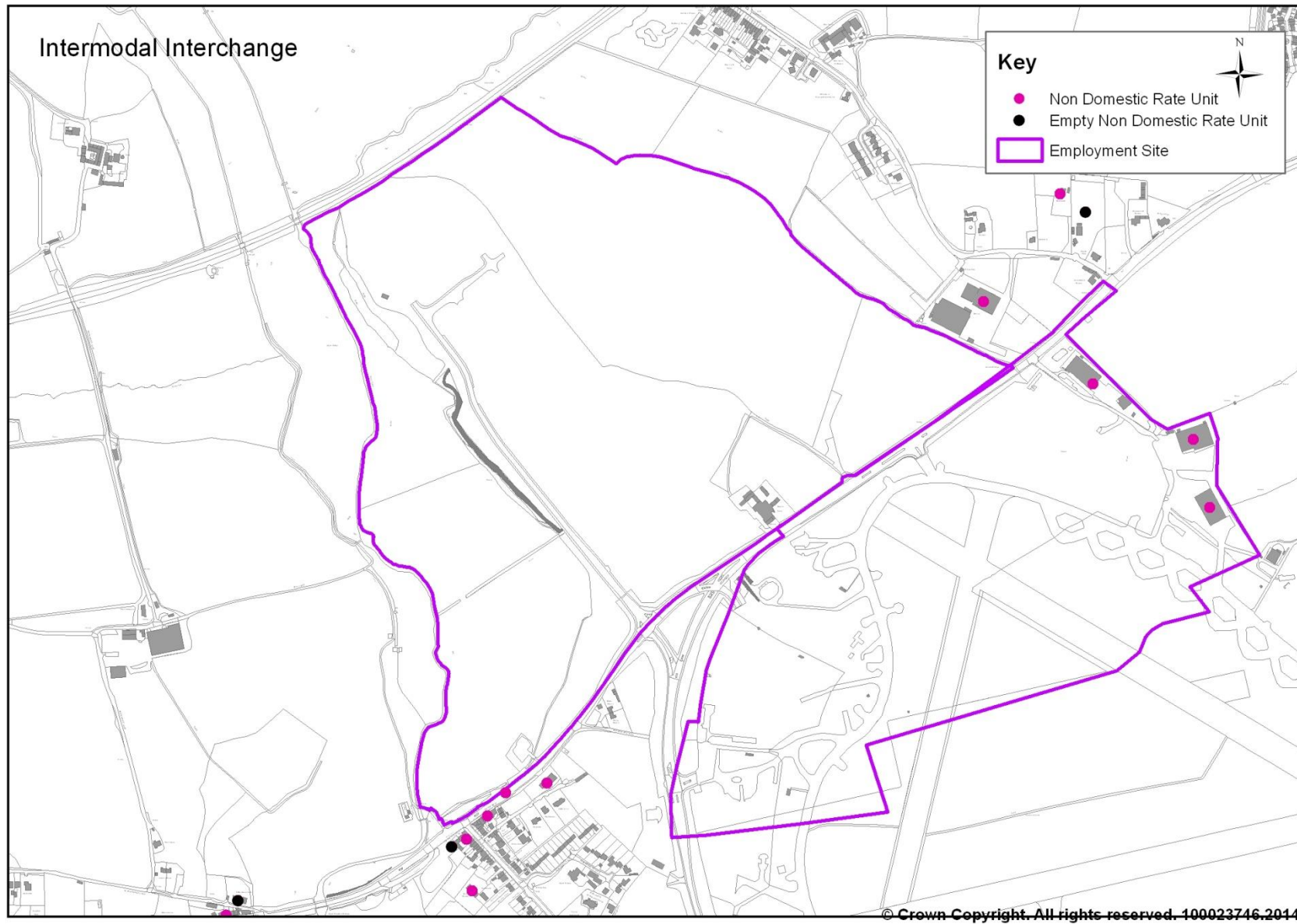
Accessibility

Located east of Clyst Honiton close to A30 (Atkins Report 2006).

The proposed development is intended to be sustainably constructed with improved transport links throughout. (Tyms Study 2011).

Employment Site Area	67.3 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Deliverability of the rail haed				

Source: Business Rates NDR Data, Valuation Office Agency



026 – Skypark

Ownership

Site is currently owned by Devon County Council.

Description

Delivery of Skypark, a high quality business park next to Exeter Airport and one of the South West's strategic employment sites (Atkins Report 2006).

The site a proposed new employment estate located approximately 2 miles east of the M5 and Exeter. It is accessed primarily from the former A30 known as Honiton/London Road, and is based on part of the existing airport land.

The majority of the site is currently a relatively flat parcel of land forming the north eastern part of the existing airport land. It is proposed that circa 38ha be designated for employment uses within a phased development (Tyms Study 2011).

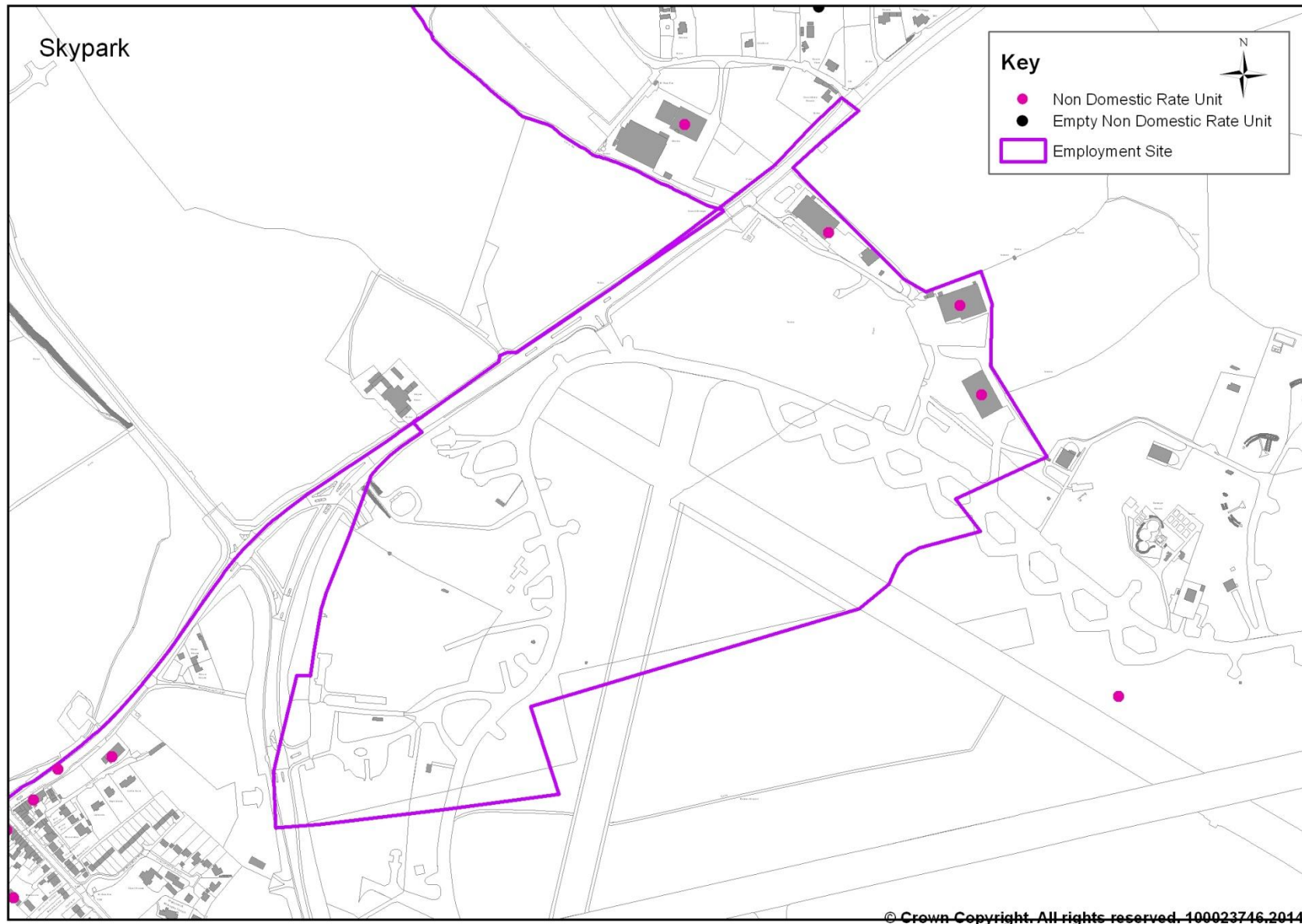
Accessibility

Located east of Clyst Honiton close to A30 (Atkins Report 2006).

The proposed development is intended to be sustainably constructed with improved transport links throughout. (Tyms Study 2011).

Employment Site Area	41.7 Ha				
<i>NDR Description</i>	<i>Number</i>	%	<i>Area Min (sqm)</i>	<i>Area Max (sqm)</i>	<i>Area Average (sqm)</i>
Energy Centre	1	33.3	N/A	N/A	N/A
Hangar & Premises	1	33.3	1595	1595	1595
Hangar, Store & Premises	1	33.3	1970.96	1970.96	1970.96
Total NDR	3				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
<i>Site Constraints</i>					

Source: Business Rates NDR Data, Valuation Office Agency



027 – Science Park

Ownership

Site is currently in multiple ownership.

Description

Development of a Science Park, close to M5 junction 29, capitalising on Exeter's academic infrastructure and building on the impetus provided by the relocation of the Met Office (Atkins Report 2006).

The site a proposed new employment estate located adjacent to the M5 and Exeter City boundary. It is accessed primarily from the A30 close to its junction with the M5.

The majority of the site is currently agricultural land with a variety of levels across the land. It is proposed that circa 25 Ha be designated for employment uses within a phased development (Tyms Study 2011).

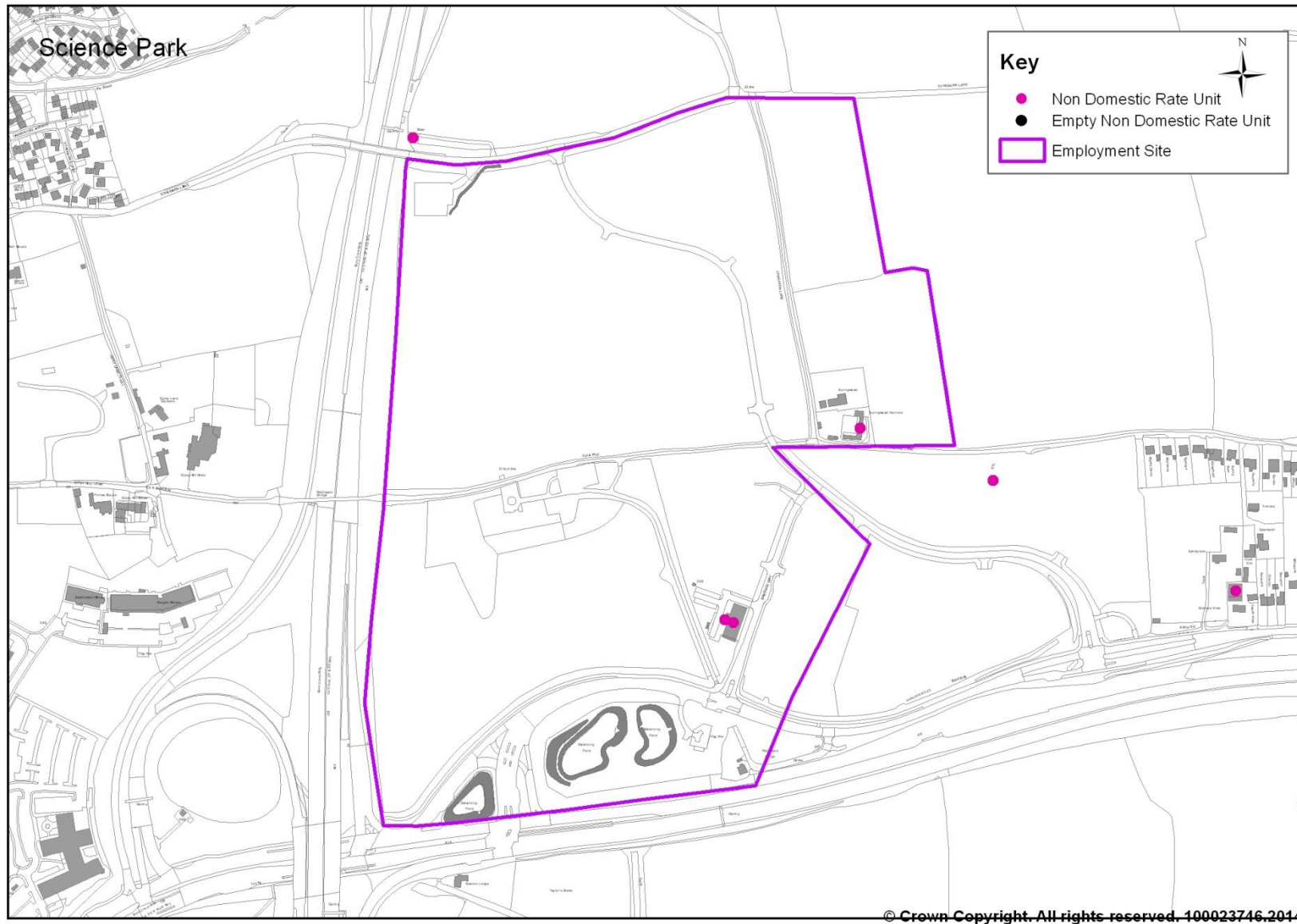
Accessibility

Located near M5 junction 29 (Atkins Report 2006).

The proposed development is intended to be sustainably constructed with improved transport links throughout (Tyms Study 2011).

Employment Site Area	33.6 Ha (application area is 25.8 Ha)				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Kennels & Premises	1	25	223	223	223
Offices & Premises	3	75	169.44	415.84	333.27
Total NDR	4				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	M5 to the West of the site				
	Need for improvements to Tithebarn Bridge				
	Residential proposalsto the East of the site				

Source: Business Rates NDR Data, Valuation Office Agency



028 – Dinan Way Trading Estate

Ownership

Not Known.

Description

Well occupied trading estate located adjacent to Dinan Way/ Salterton Road junction. Site contains a range of small premises all fully occupied by predominately mechanics and engineering along with some retail/ trade counter uses open to the public (Atkins Report 2006).

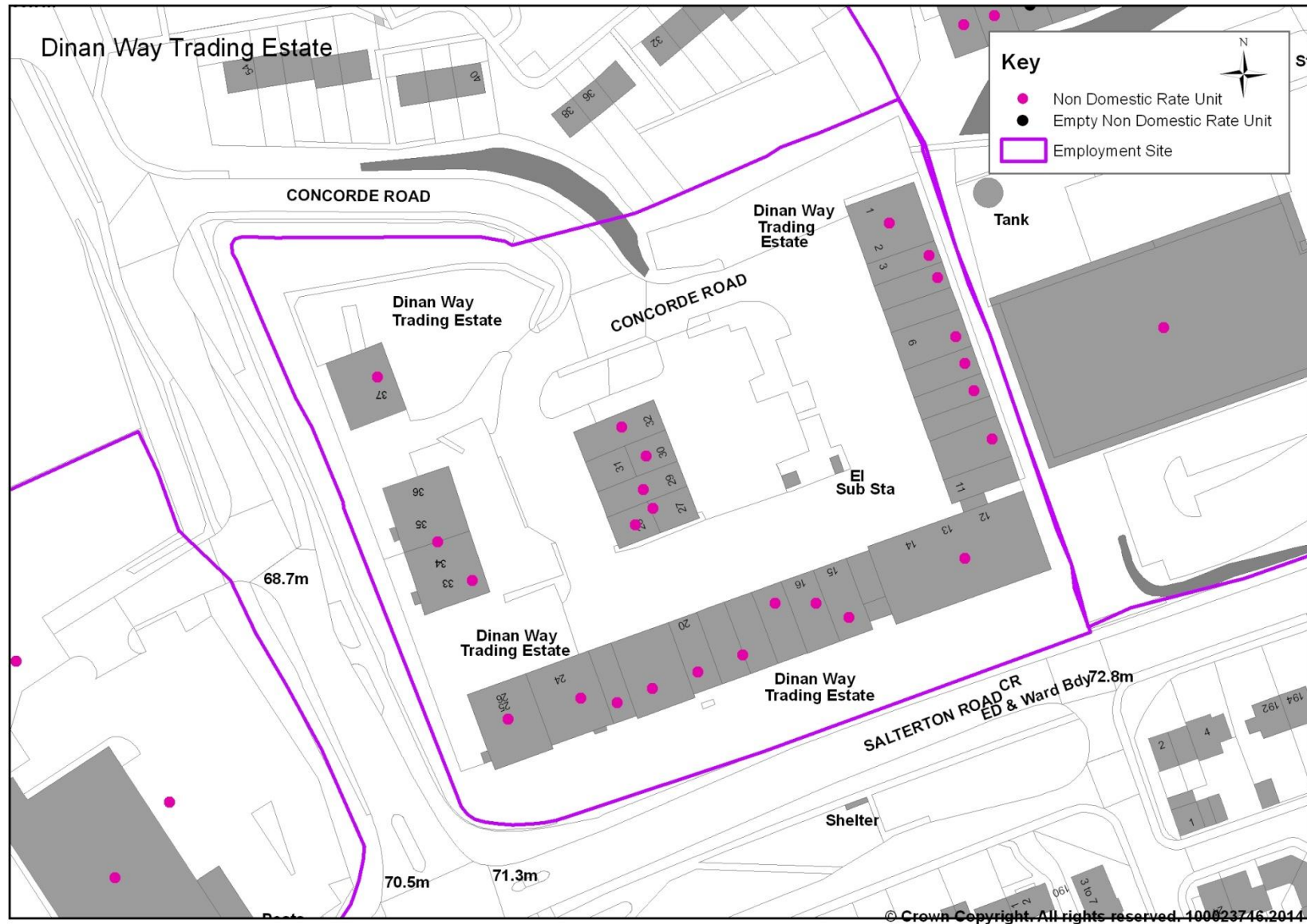
Accessibility

Located to the East of Exmouth with direct access to the B13178 (Atkins Report 2006).

Office & Premises	2	6.9	8.9	22.31	15.76
Showroom & Premises	4	13.8	49.21	321.12	164.25
Store & Premises	5	17.2	49.3	1172.66	354.26
Vehicle Repair Workshop & Premises	1	3.5	345.75	345.75	345.75
Warehouse & Premises	6	20.7	80.03	228.62	163.17
Workshop & Premises	10	34.5	53.88	377.24	202.57
Total NDR	29				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Residential area to the North of the site				
	Limited expansion potential due to surrounding land uses				

Source: Business Rates NDR Data, Valuation Office Agency

Employment Site Area	1.87 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Ambulance Station & Premises	1	3.5	305.85	305.85	305.85



029 – Salterton Workshops

Ownership

Site is in multiple ownership.

Description

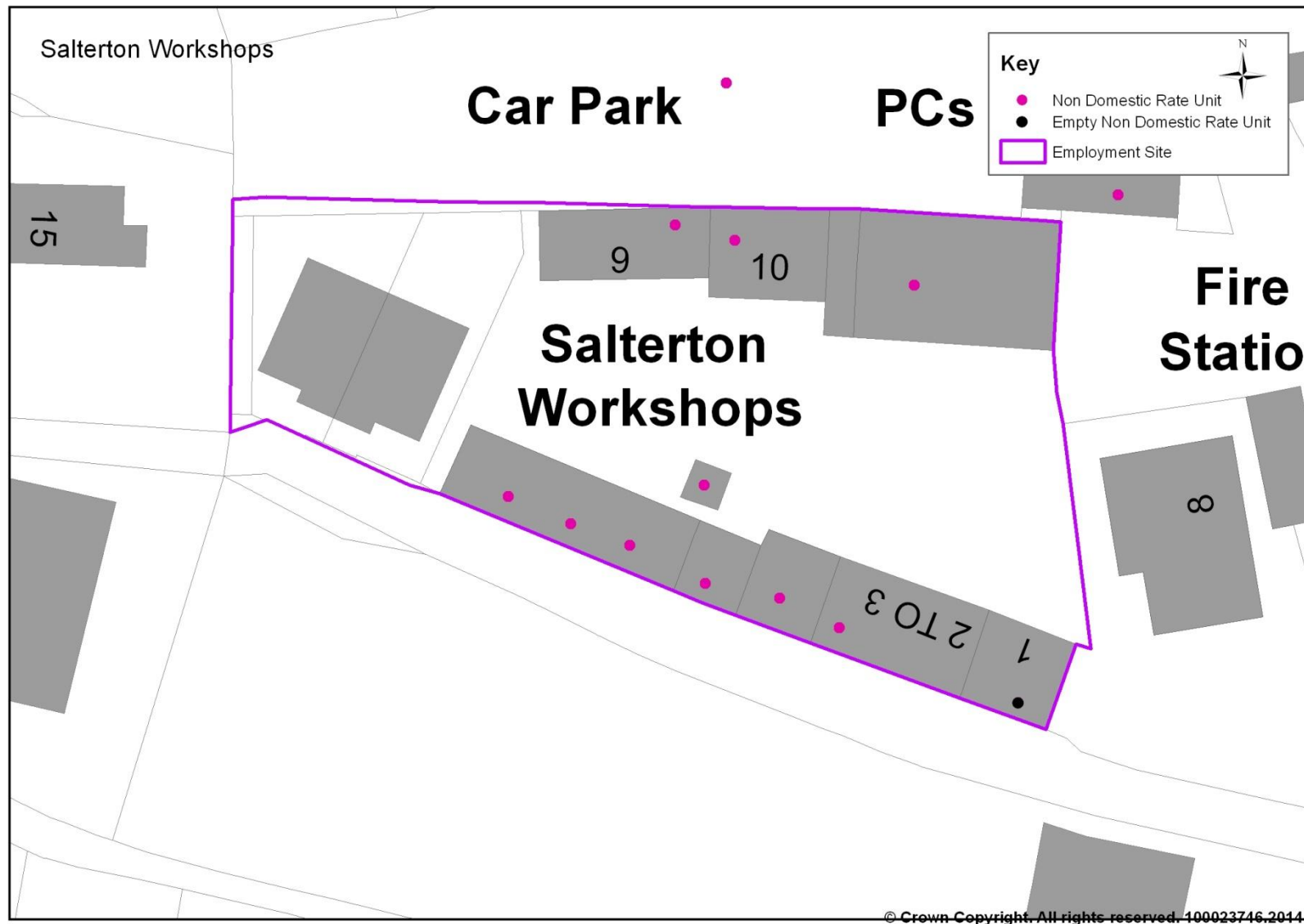
Small workshop units in enclosed site close to Budleigh Salterton town centre. (Atkins Report 2006).

Accessibility

Located off Station Road in Budleigh Salterton (Atkins Report 2006).

Employment Site Area	0.14 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Fire Station & Premises	1	9.1	N/A	N/A	N/A
Store & Premises	2	18.2	5.58	28.35	16.97
Workshop & Premises	8	72.7	14.15	66.3	34.49
Total NDR	11				
	Number	%			
Workshop & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	9.1				
Site Constraints	Limited expansion due to surrounding land uses				
	Southern edge of the site is in the floodzone				
	Conservation area to the south of the site				

Source: Business Rates NDR Data, Valuation Office Agency



030 – The Old Sawmills, Colaton Raleigh

Ownership

Not Known.

Description

Employment location developed around sawmill predominantly comprising of niche rural and gardening businesses. Large proportion of the site dominated by timber storage yard. Retail element for sawmill (fencing and decking). (Atkins Report 2006).

Accessibility

Located some distance off B3175 access via narrow lane (Atkins Report 2006).

Employment Site Area	1.65 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Chapel of Rest & Premises	1	6.7	110.68	110.68	110.68
Factory & Premises	2	13.3	137.25	425.8	281.53
Surgery & Premises	1	6.7	425.8	425.8	425.8
Warehouse & Premises	8	53.3	112.9	452.63	278.96
Workshop & Premises	3	20	107.59	582.88	319.46
Total NDR	15				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Floodzone to the South of the site				

Source: Business Rates NDR Data, Valuation Office Agency



031 – Colletts Mill

Ownership

Not Known.

Description

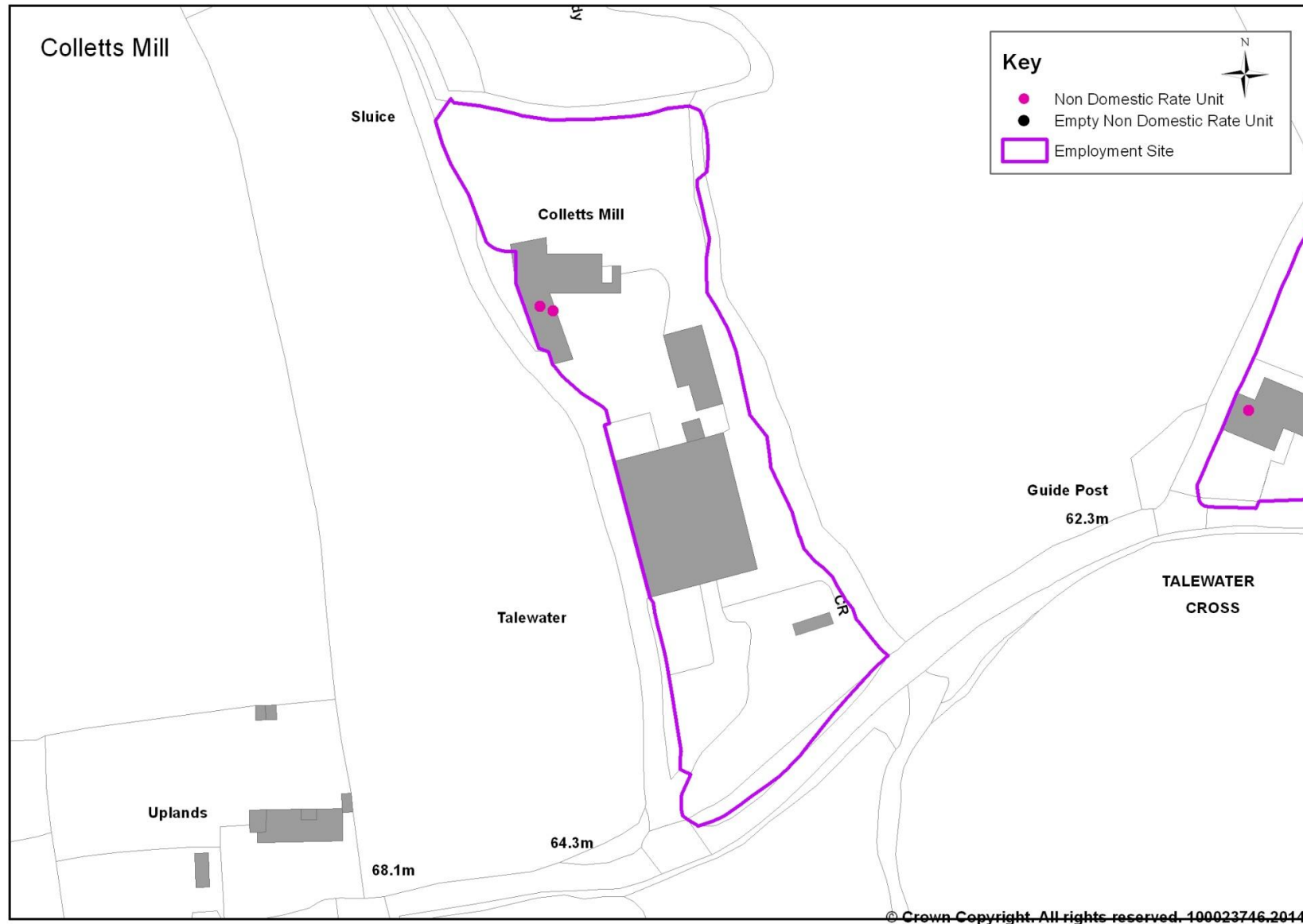
Timber mill in poor condition in a remote rural location. The site has poor access and has no real bus routes (Atkins Report 2006).

Accessibility

Site is located in Talewater, Talaton, a remote rural location, accesses via a number a number of narrow lanes about 3 miles from A30 (Atkins Report 2006).

Employment Site Area	0.68 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Store & Premises	2	66.7	401.6	924.34	662.97
Workshop & Premises	1	33.3	2026.31	2026.31	2026.31
Total NDR	3				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Most of the site is in the Floodzone				

Source: Business Rates NDR Data, Valuation Office Agency



032 – Talewater Work, Talewater

Ownership

Not Known.

Description

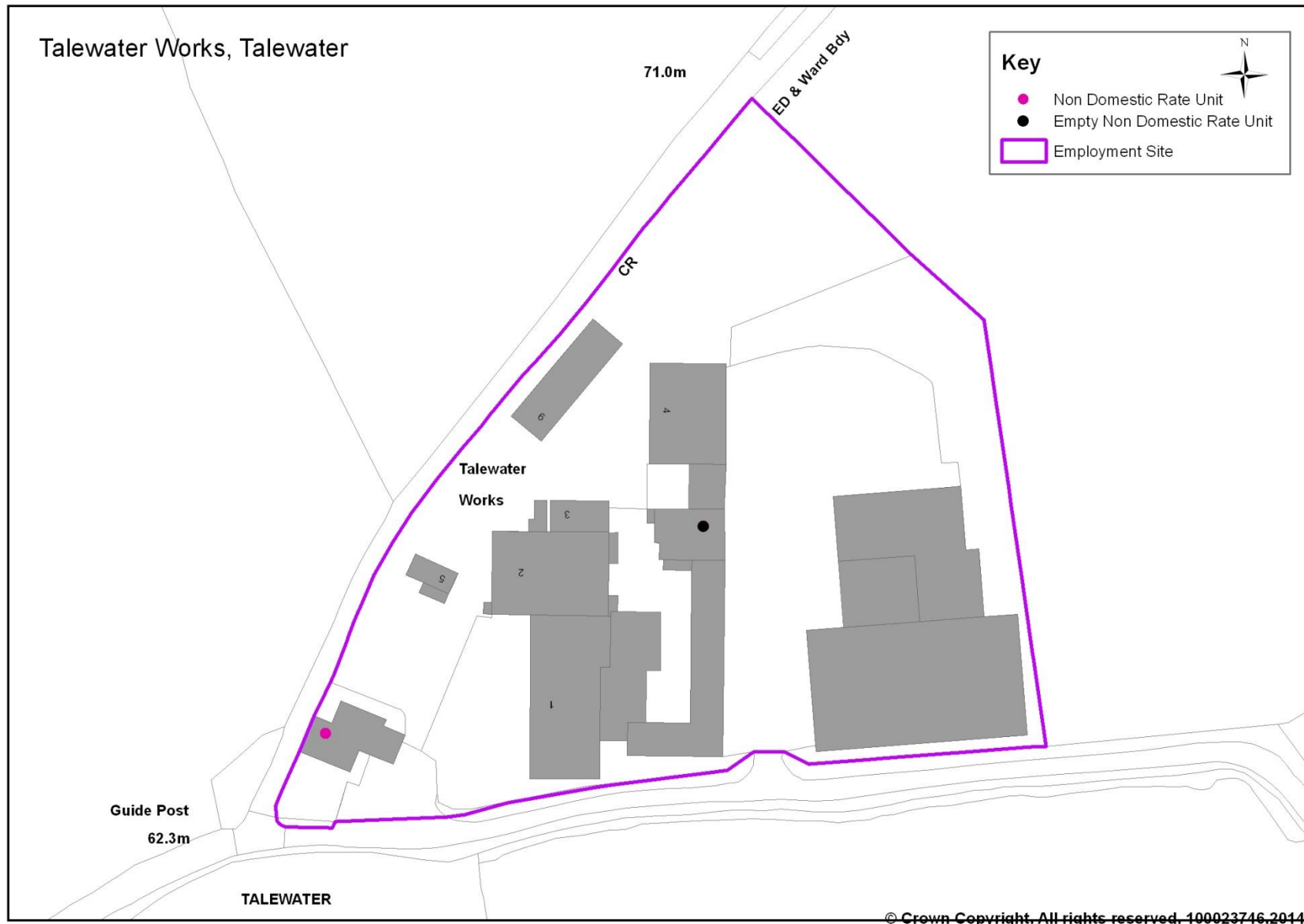
Cluster of timber companies including sawmill and fencing firm. Buildings are in good condition (Atkins Report 2006).

Accessibility

Site is located in Talewater, Talaton, a remote rural location, accesses via a number of narrow lanes about 3 miles from the A30 (Atkins Report 2006).

Employment Site Area	1.84 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Land Used for Storage & Premises	1	16.7	1089	1089	1089
Vehicle Repair Workshop & Premises	1	16.7	93.1	93.1	93.1
Warehouse & Premises	1	16.7	261	261	261
Workshop & Premises	3	50	56.04	1566.7	747.76
Total NDR	6				
	Number	%			
Workshop & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	16.7				
Site Constraints	Southern part of the site is in the floodzone				

Source: Business Rates NDR Data, Valuation Office Agency



033 – Former Sawmills, Woodmead Road

Ownership

Not known.

Description

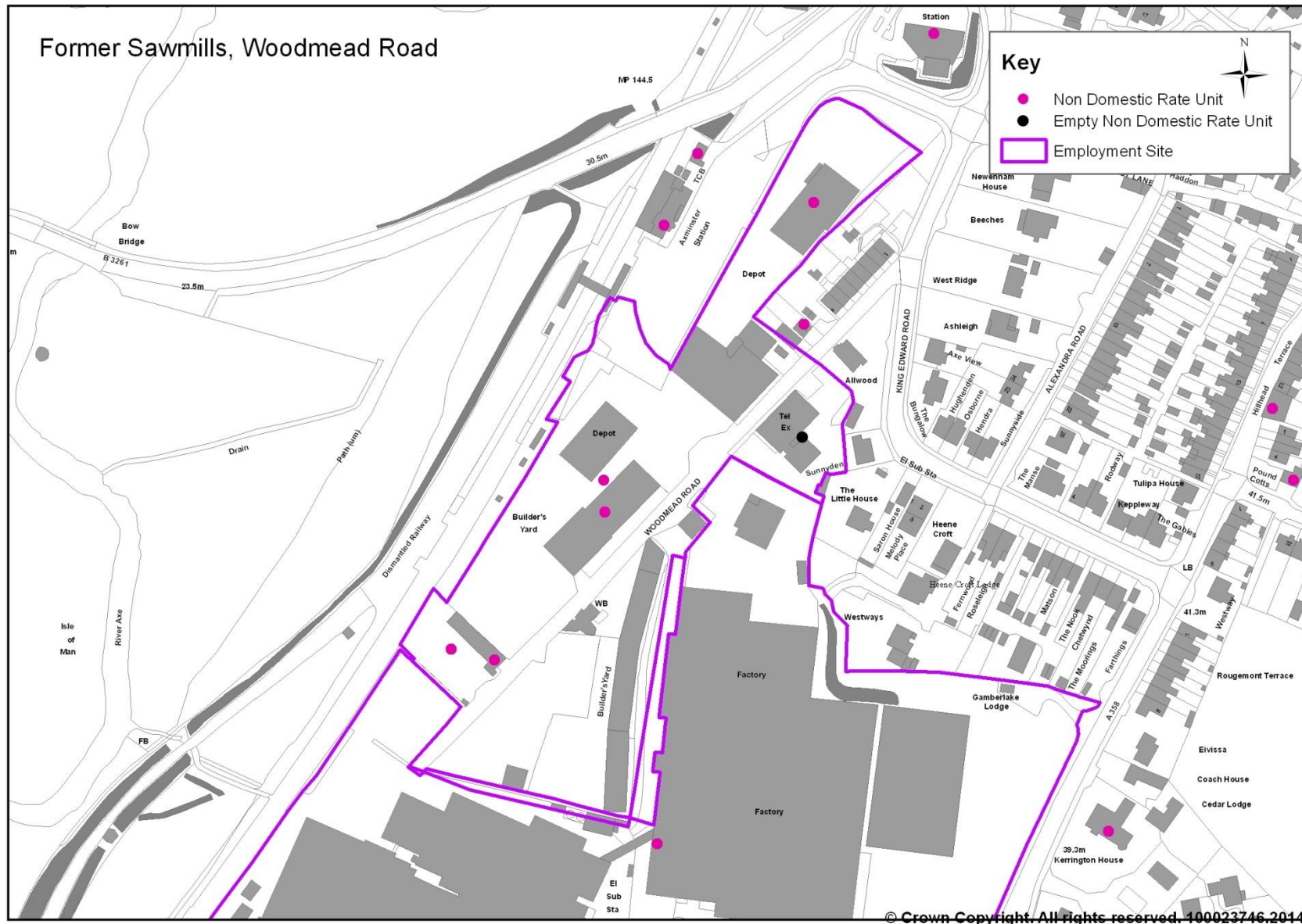
The site is located to the south of Axminster town centre, adjacent to the railway station and within the built up area boundary of the town. There is a warehouse building and industrial premises on the site.

Accessibility

The site is accessed off King Edward Road.

Employment Site Area	2.43 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Communication Station & Premises	1	20	N/A	N/A	N/A
Showroom & Premises	1	20	2270.8	2270.82	2270.82
Storage Depot & Premises	1	20	1728.9	1728.92	1728.92
Vehicle Repair Workshop & Premises	2	40	88.2	101.71	94.96
Total NDR	5				
	Number	%			
Communication Station & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	20.0				
Site Constraints	South and West of the site is in the Floodzone				
	West of the site is constrained by a railway line				
	Residential uses to the East				

Source: Business Rates NDR Data, Valuation Office Agency



34 – Victoria Way

Ownership

Site is in multiple ownership.

Description

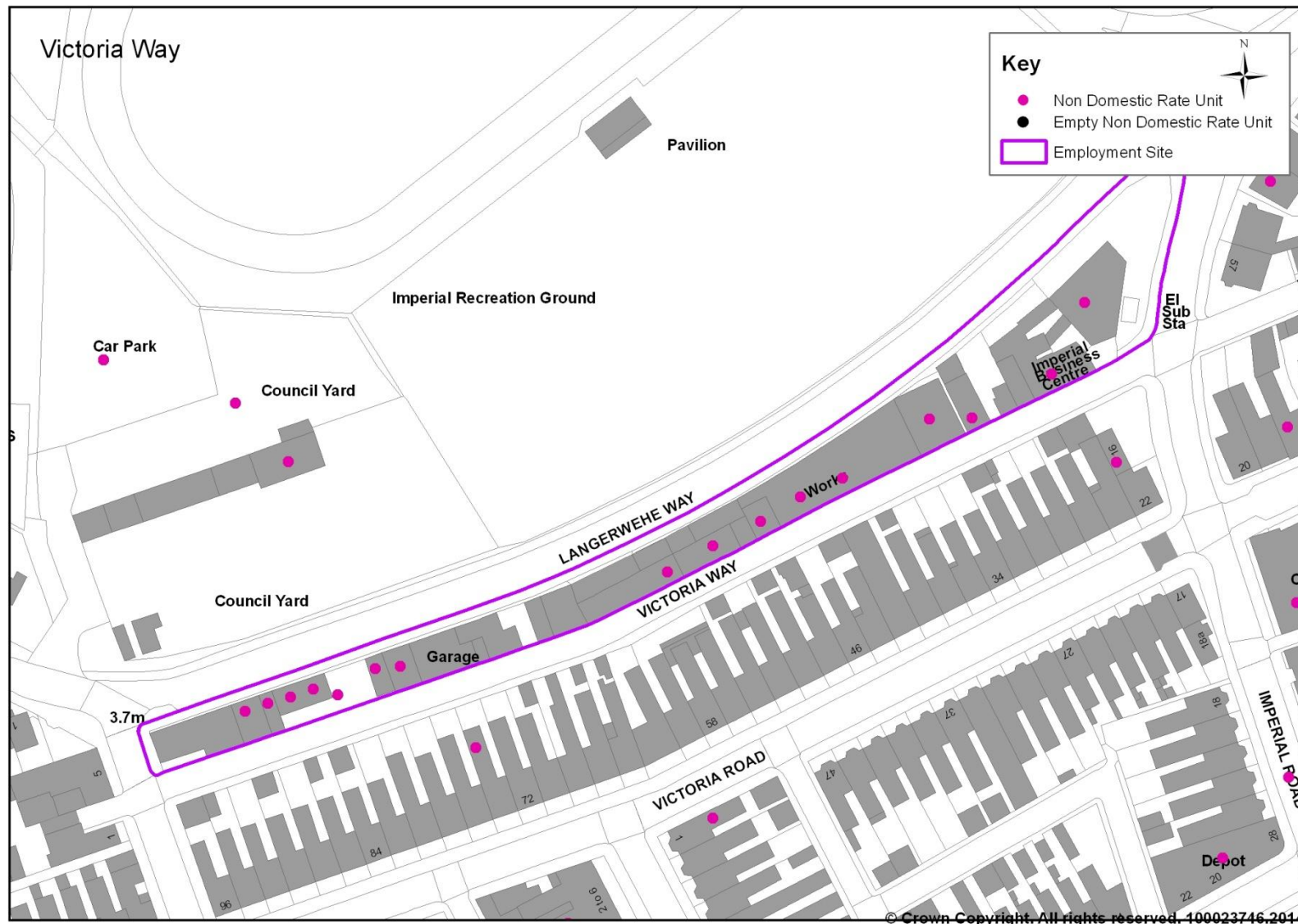
High density site containing mainly vehicle related industries including mechanical and car sales. The site forms a long strip between Langerwehe Way and Victoria Way. (Atkins Report 2006).

Accessibility

South West of Exmouth Town Centre and located close to the Exmouth docks (Atkins Report 2006).

Employment Site Area	0.44 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Display Ground & Premises	1	5.9	8	8	8
Factory & Premises	1	5.9	189.6	189.6	189.6
Vehicle Repair Workshop & Premises	5	29.4	36.7	360.42	148.34
Workshop & Premises	10	58.8	24.32	254.73	116.36
Total NDR	17				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Site is within a floodzone				
	Residential use to the South of the site				

Source: Business Rates NDR Data, Valuation Office Agency



035 – Pankhurst Industrial Estate

Ownership

Site is in multiple ownership.

Description

Self contained employment site South of Littleham Road which contains large scale manufacturing premises DMS Diemould, several smaller general industrial purposes and a scrap yard. All the premises appear to date from 1950/60's and are in a reasonable state of repair. (Atkins Report 2006).

Accessibility

Located just off B3178 between Exmouth and Littleham. (Atkins Report 2006).

Employment Site Area	3.38 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Car Park & Premises	1	5.88	N/A	N/A	N/A
Factory & Premises	1	5.88	1353.8	1353.84	1353.84
Land Used for Storage & Premises	1	5.88	597.39	597.39	597.39
Land Used for Storage, Store & Premises	1	5.88	410.43	410.43	410.43
Office & Premises	5	29.4	5.9	16.47	13.06
Storage Depot & Premises	1	5.88	672.48	672.48	672.48
Vehicle Repair Workshop & Premises	1	5.88	144.6	144.6	144.6
Workshop & Premises	6	35.29	87.01	642	361.38
Total NDR	17				
	Number	%			
Office & Premises	3	75			
Land Used for Storage, Store & Premises	1	25			
Vacant NDR	4				
% Vacant NDR	23.5				
Site Constraints	Current residential uses to the North, East and West of the site				
	Proposed housing allocation to the South of the site will limit expansion				

Source: Business Rates NDR Data, Valuation Office Agency



036 – Colyford Road

Ownership

Land is in ownership between the District Council and County Council.

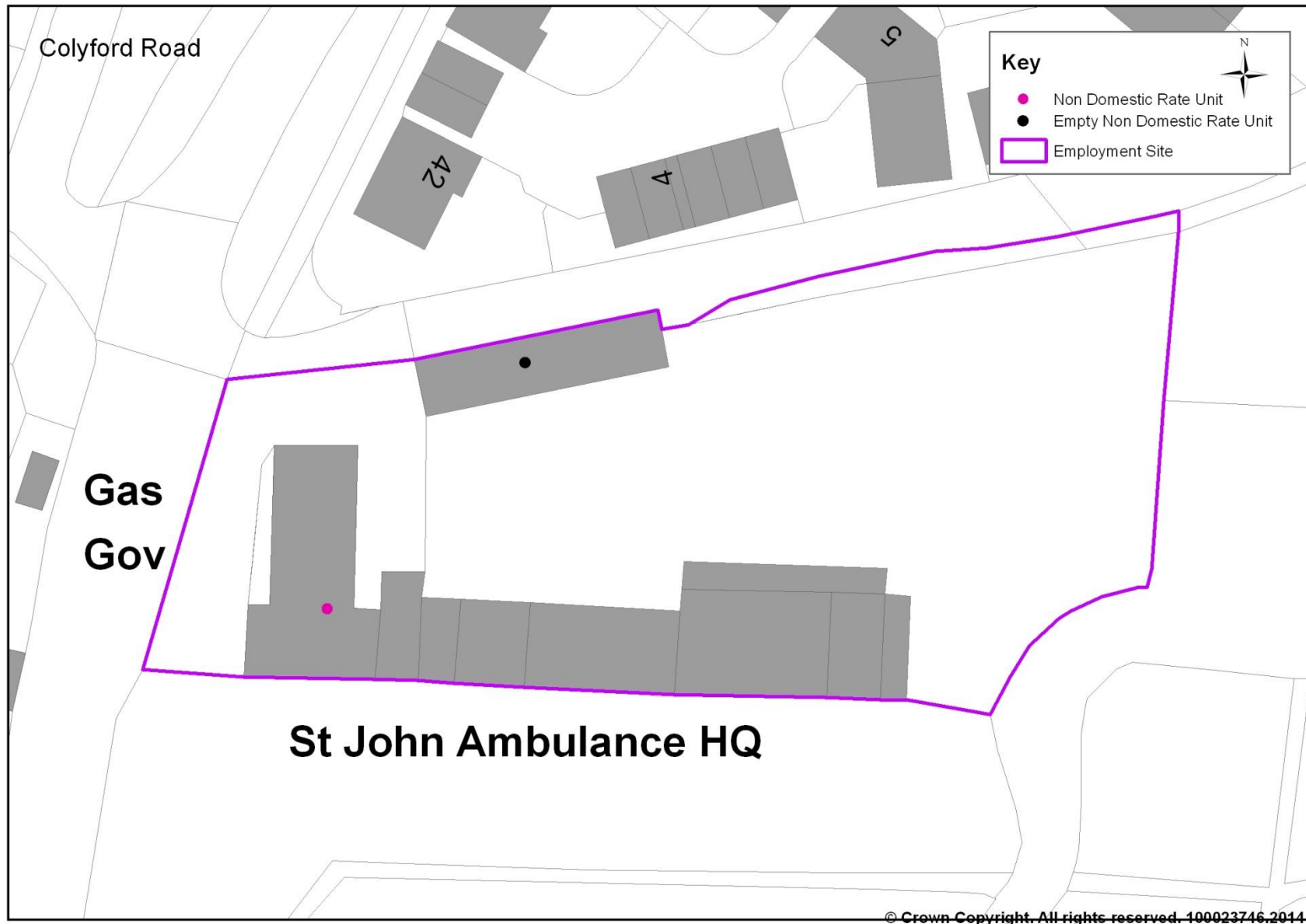
Description

Accessibility

The site is located in Seaton and has access onto Colyford Road. It is approximately one mile from the A3052.

Employment Site Area	0.25 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Hall & Premises	1	50	159.78	159.78	159.78
Workshop & Premises	1	50	432.84	432.84	432.84
Total NDR	2				
	Number	%			
Workshop & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	50.0				
Site Constraints	Development to the East and South is restricted by a caravan park				
	Residential use to the North and West				
	The site has planning permission for new employment units				

Source: Business Rates NDR Data, Valuation Office Agency



037 – Oilmill Industrial Estate

Ownership

Not Known.

Description

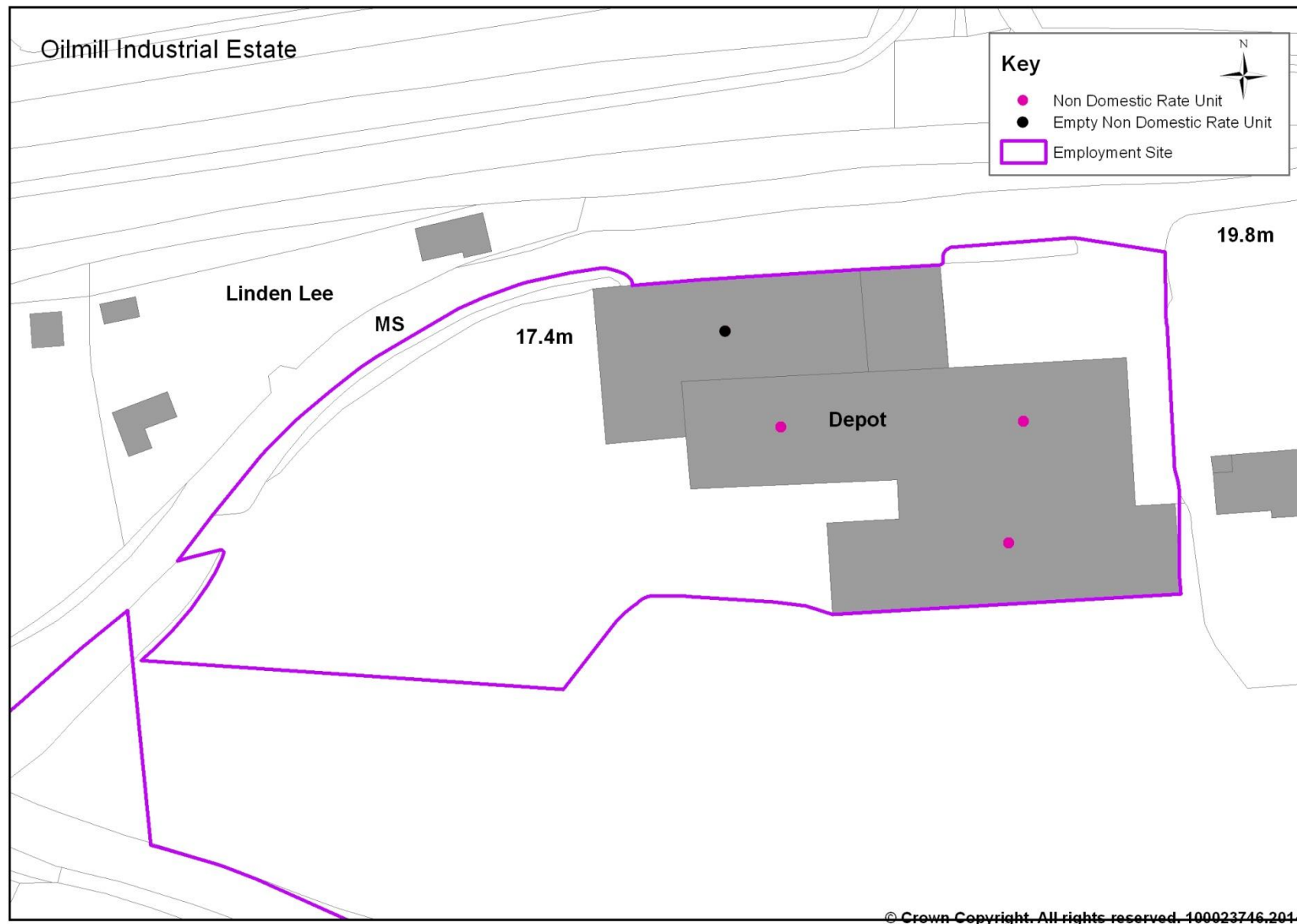
The site is used as a depot for Dartline Coaches. It has warehouse buildings on it.

Accessibility

The site is in close proximity and has good access to the A3052 off Oilmill Lane. Access to the site is good and is not restricted by narrow lanes.

Employment Site Area	0.96 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Vehicle Repair Workshop & Premises	1	25	1203	1203	1203.02
Warehouse & Premises	3	75	686.78	771.01	718.97
Total NDR	4				
	Number	%			
Warehouse & Premises	2	100			
Vacant NDR	2				
% Vacant NDR	50.0				
Site Constraints					

Source: Business Rates NDR Data, Valuation Office Agency



038 – Enfield

Ownership

Not Known.

Description

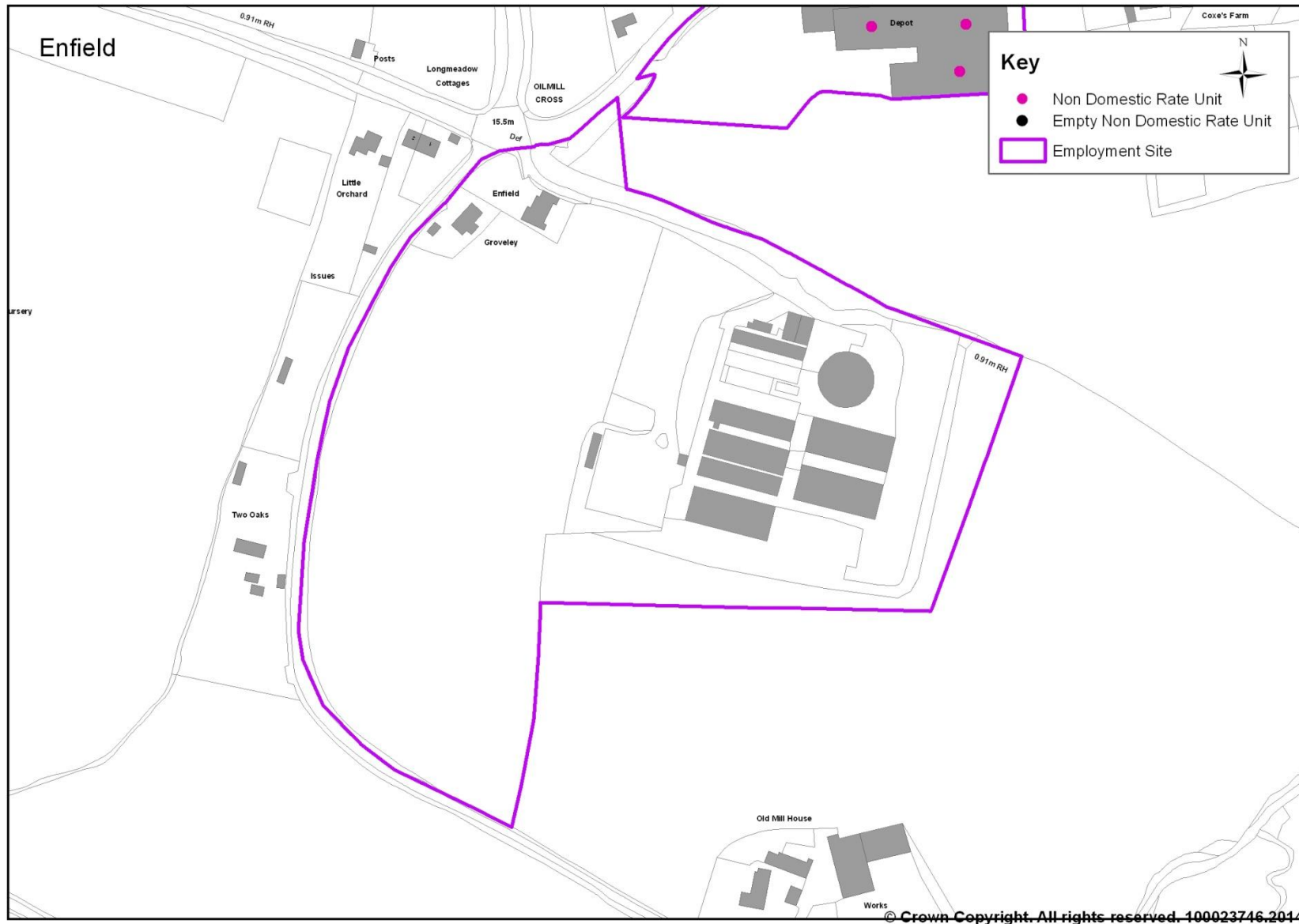
Enfield Farm is a semi derelict farm unit occupying an elevated land to the east of the village of Clyst St Mary. The site comprises a range of intensive rearing pig units which are now vacant.

Accessibility

The site is in close proximity and has access to the A3052 off Oilmill Lane. The site currently has a small access track rising from Oil Mill Lane which also serves Enfield Cottage.

Employment Site Area	5.54 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints					

Source: Business Rates NDR Data, Valuation Office Agency



039 – Waldrons Farm

Ownership

Not Known.

Description

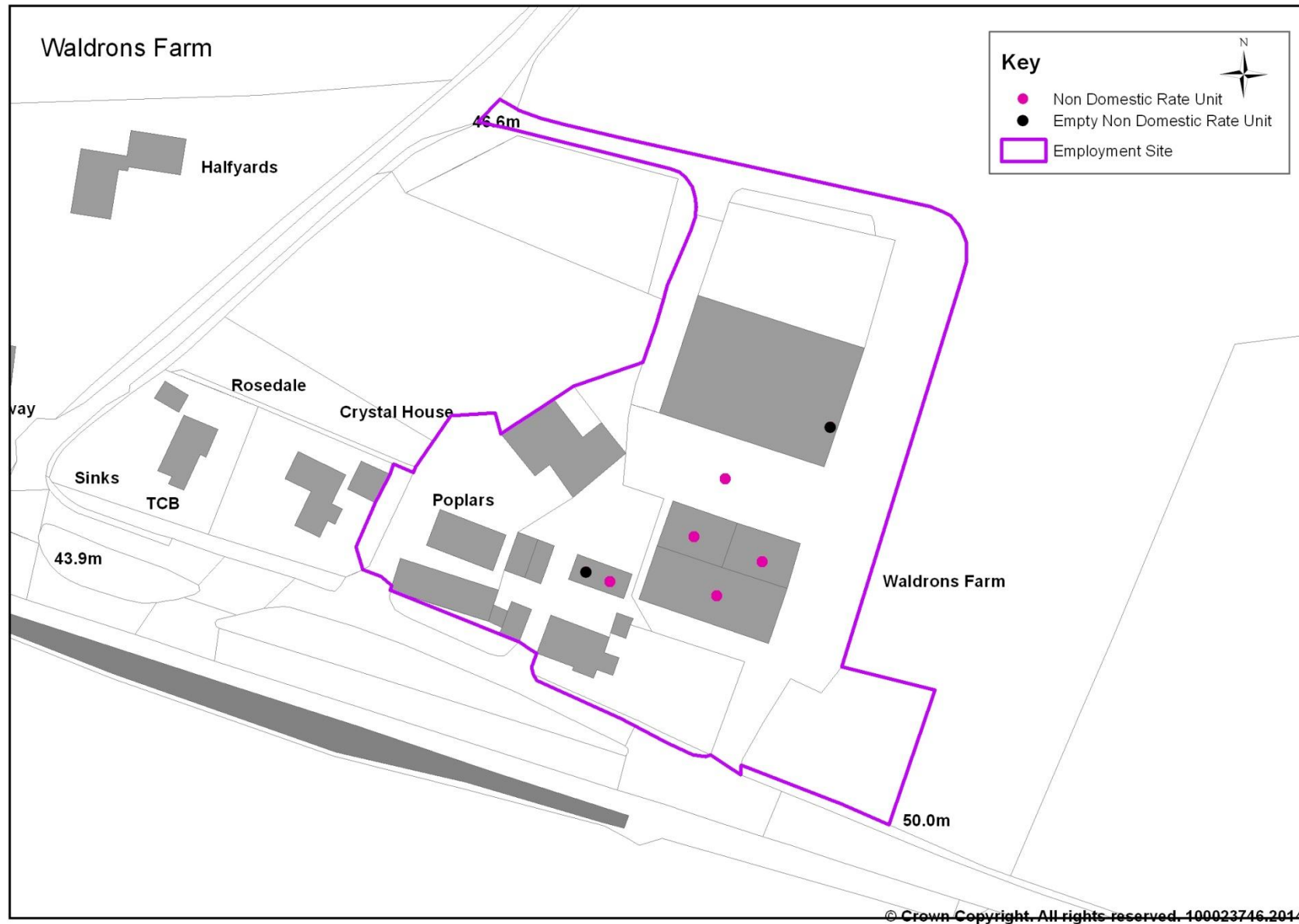
Waldrons Farm is located on the A3052, 2.5 miles from Junction 30 of the M5, Farringdon is a small hamlet with no settlement boundary, set back from the road. Waldrons Farm is located outside the hamlet on the main road at Farringdon Cross, where there is a collection of residential properties.

Accessibility

The site has direct access onto the A3052. There are a number of access points into the site.

Employment Site Area	0.97 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Land Used for Storage & Premises	1	14.3	770	770	770
Storage & Premises	1	14.3	133	133	133
Vehicle Repair Workshop & Premises	2	28.6	62.08	62.73	62.41
Warehouse & Premises	1	14.3	907.5	907.5	907.5
Workshop & Premises	2	28.6	117.38	348.02	232.7
Total NDR	7				
	Number	%			
Land Used for Storage & Premises	1	50			
Vehicle Repair Workshop & Premises	1	50			
Vacant NDR	2				
% Vacant NDR	28.6				
Site Constraints					

Source: Business Rates NDR Data, Valuation Office Agency



040 – South of Redgate

Ownership

Not Known.

Description

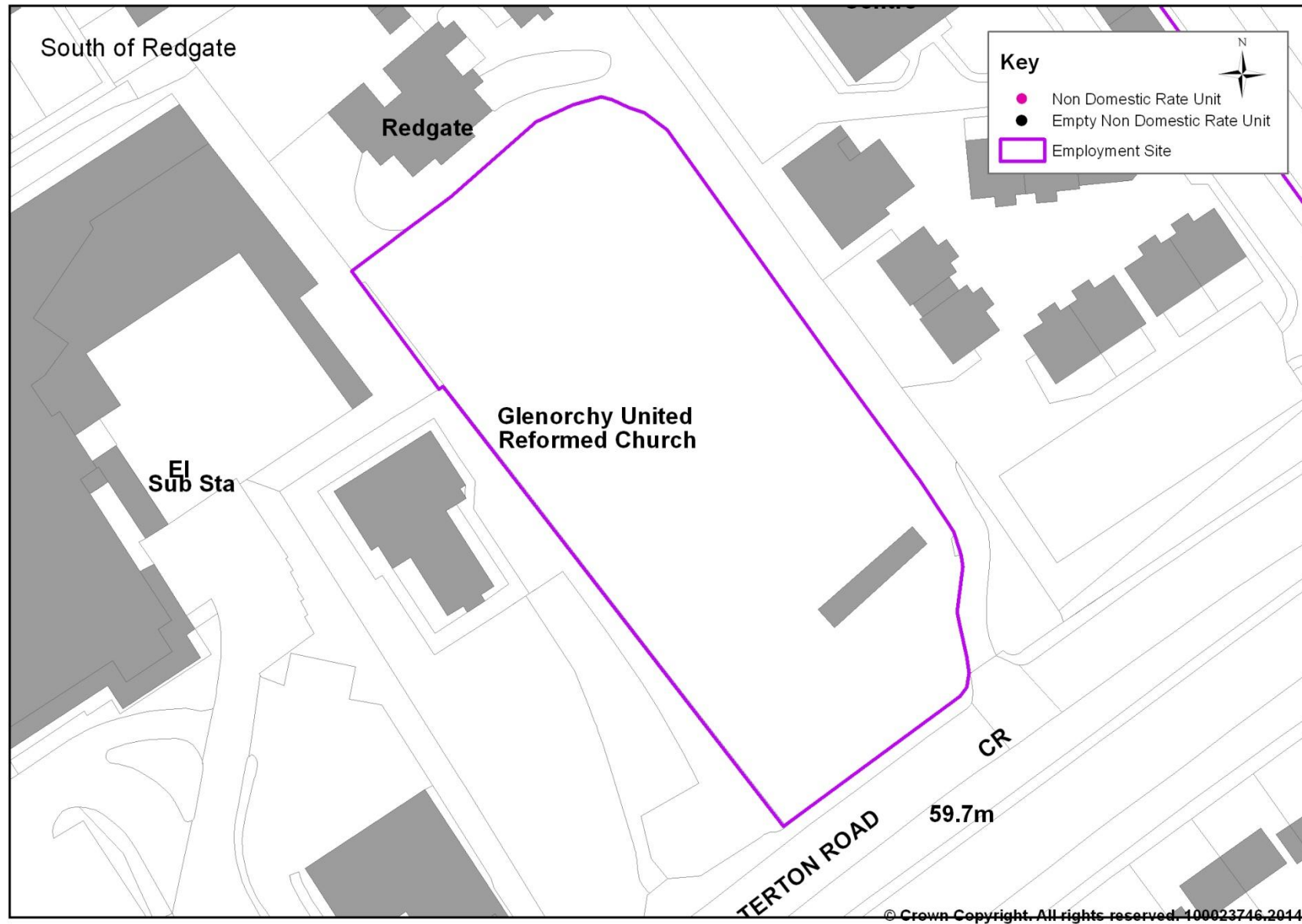
Vacant house (Redgate) and garden of Salterton Road currently overgrown and occupied by a range of broken vehicles and caravans (Atkins Report 2006).

Accessibility

Located off B3178 (Atkins Report 2006).

Employment Site Area	0.5 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Site has established uses to the North, West and East and therefore has limited expansion potential				
	Residential use to the East				

Source: Business Rates NDR Data, Valuation Office Agency



041 – Sidford Employment Site

Ownership

It is understood Fords of Sidmouth have secured land options.

Description

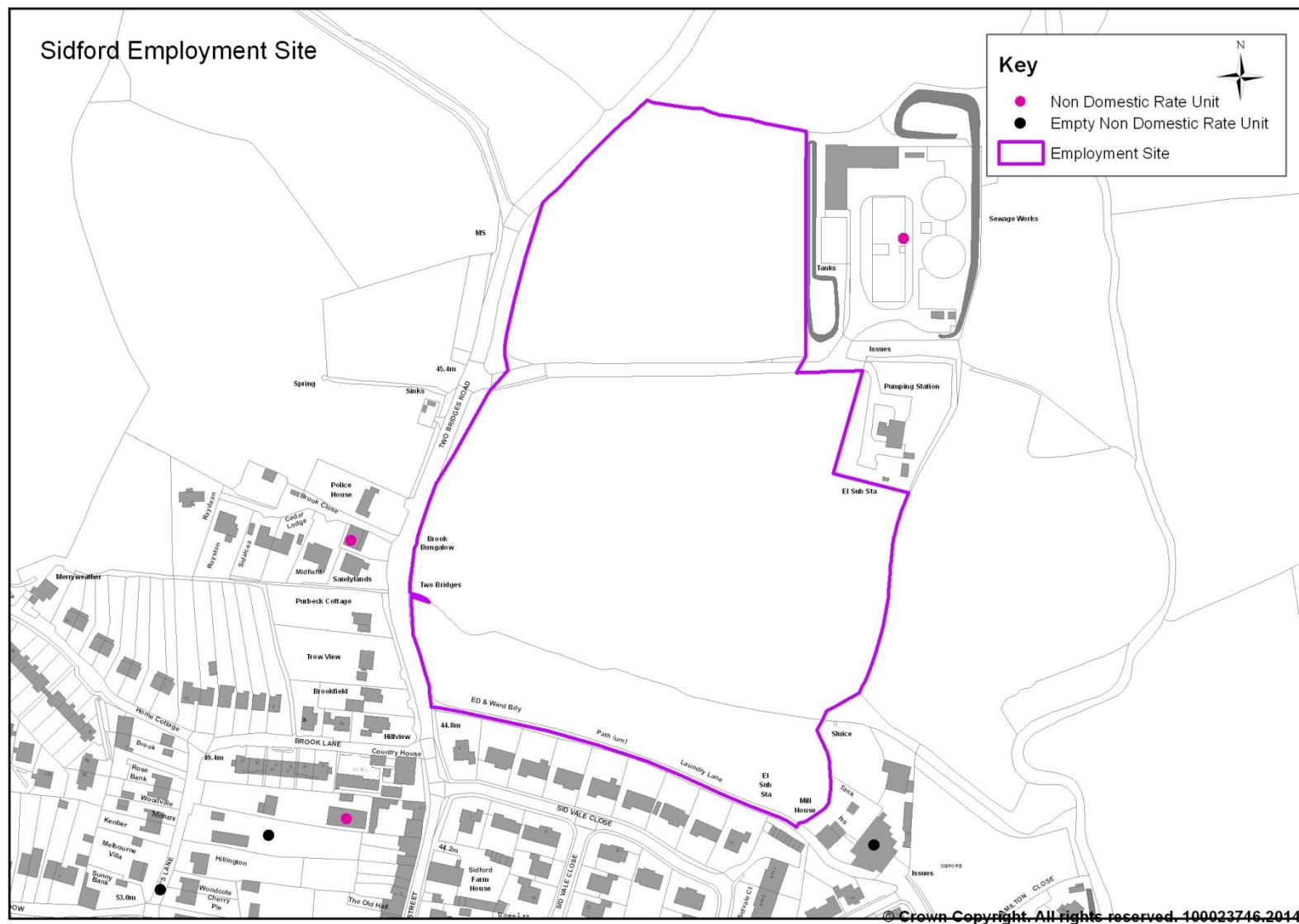
Currently agricultural land.

Accessibility

The proposed site has access off Two Bridges Road and is in close proximity to the A3052.

Employment Site Area	5.97 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Site is in the AONB				
	There are residential uses to the South of the site				
	Southern part of the site is in a Floodzone				

Source: Business Rates NDR Data, Valuation Office Agency



042 – West of Hayne Lane Employment Site

Ownership

Land is in multiple ownership.

Description

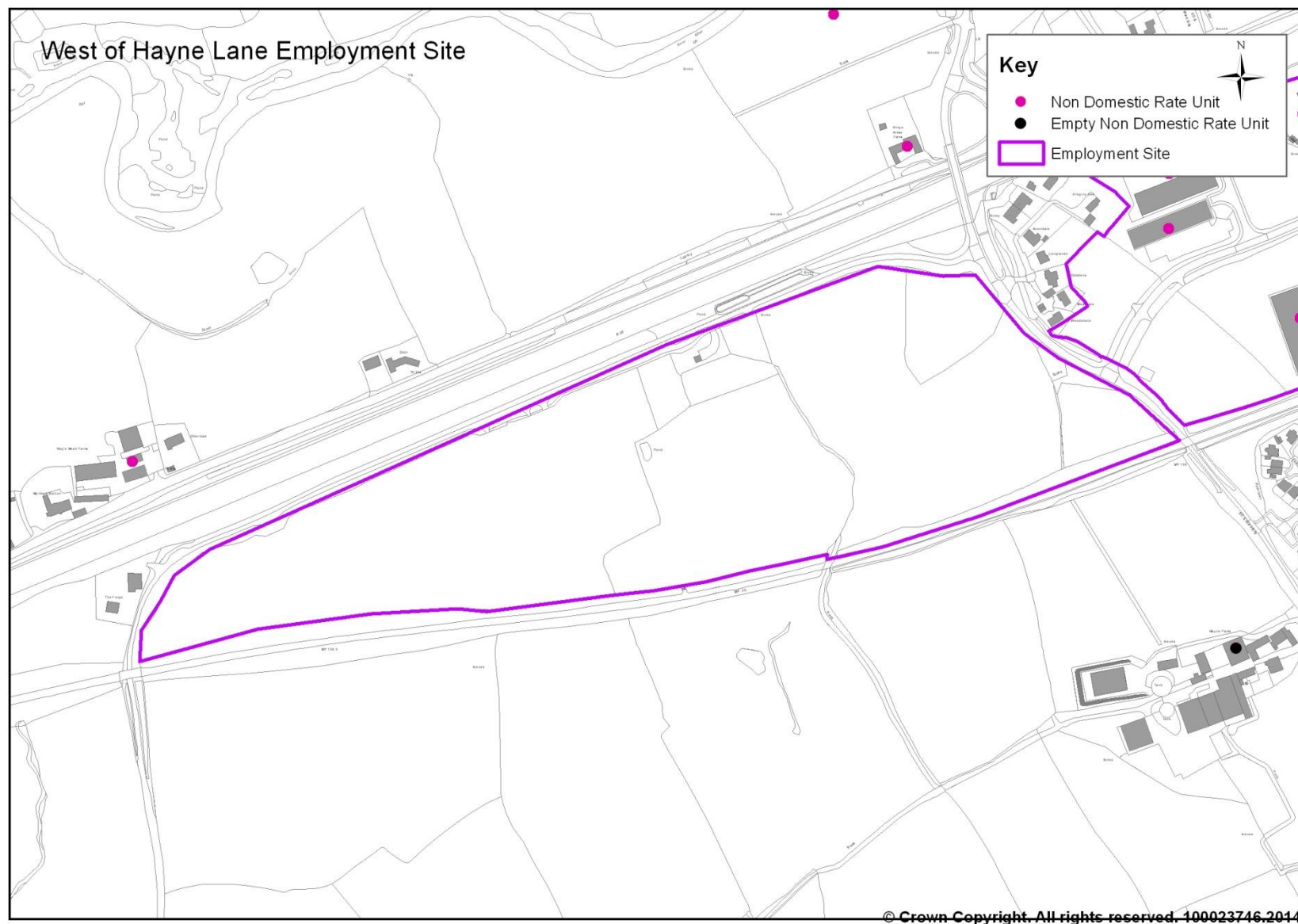
The site is located on the western periphery of Honiton, with access off the A35 close to the junction with the A30. The site is currently agricultural greenfield land located north of the railway line (Tyms Study 2011).

Accessibility

The site is accessed primarily from Hayne Lane, which would represent a poor access lane to an industrial estate. Junction improvements with Devonshire Road would be possible to enable access (Tyms Study 2011).

Employment Site Area	15.6 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Expansion potential to the North is limited by the A30				
	Expansion potentiall to the South is constrained by the railway line				
	Existing road infrastructure to the site				

Source: Business Rates NDR Data, Valuation Office Agency



043 – Exeter Airport Business Park (i)

Ownership

Site is in multiple ownership.

Description

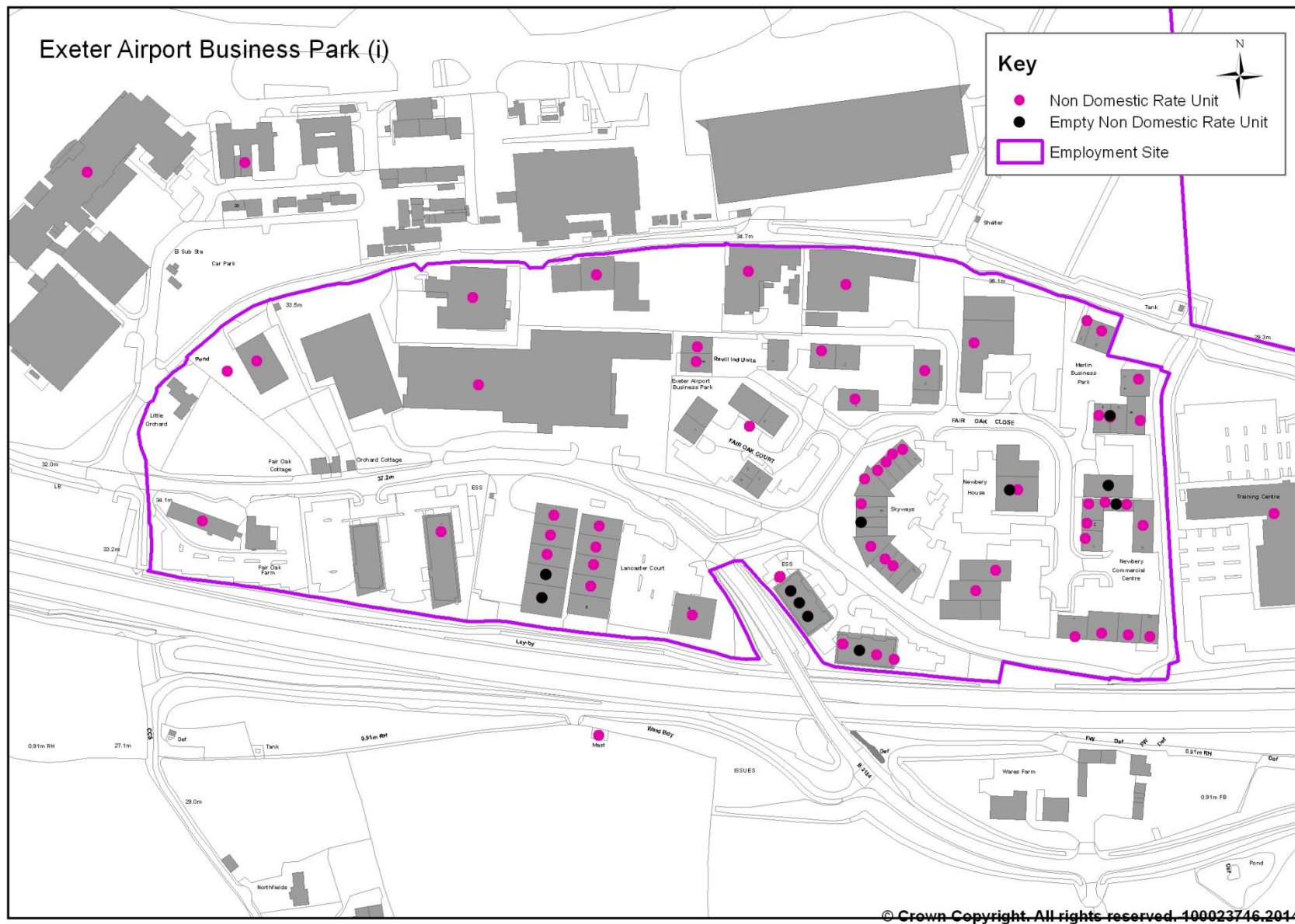
Major employment area comprising the following location areas – Exeter International Office Park – brand new offices occupied by Flybe and East Devon NHS trust (both two storey) – Fairoak Court/ Lancaster Court – brand new single storey industrial units – Skyways – 1980/ 90's development of SME occupiers in fairly good condition one/ two storeys. Exeter Airport Switch Centre/ Revil Court/ Archant Devon – small to medium premises ageing in places. Merlin/ Newbury Centre – general industrial units in fairly good condition. Sparex – occupies large proportion of the north west corner of the site, set in large scale purpose built premises. (Atkins Report 2006).

Accessibility

Located adjacent to Exeter airport on the B3184. (Atkins Report 2006).

Employment Site Area	13.1 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Car Park & Premises	2	2.7	29	40	34.5
Factory & Premises	5	6.7	164.3	2411.1	1017.68
Hangar & Premises	1	1.3	214.8	214.76	214.76
Offices & Premises	16	21.3	31	495.09	154.5
Office, Store & Premises	1	1.3	138.8	138.76	138.76
Store & Premises	1	1.3	75.07	75.07	75.07
Surgery & Premises	1	1.3	145.6	145.56	145.56
Warehouse & Premises	36	48	145.6	10095	640.7
Warehouse, Office & Premises	1	1.3	1444	1443.5	1443.52
Workshop & Premises	11	14.7	44.15	2148.2	563.1
Total NDR	75				
	Number	%			
Offices & Premises	6	50			
Warehouse & Premises	6	50			
Vacant NDR	12				
% Vacant NDR	16				
Site Constraints					

Source: Business Rates NDR Data, Valuation Office Agency



044 – Exeter Airport Business Park (ii)

Ownership

The site is owned by Exeter Airport.

Description

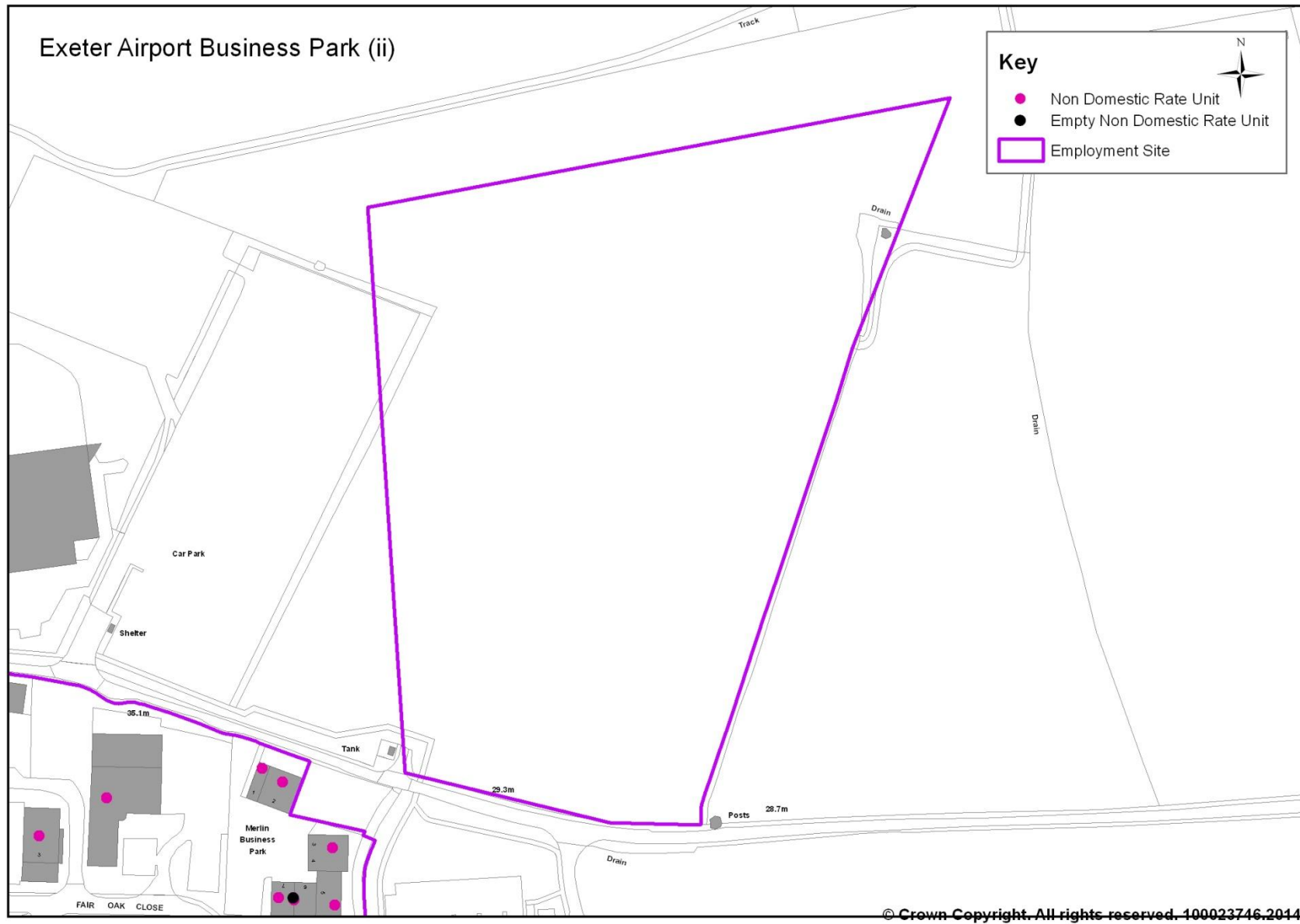
Greenfield site in close proximity to the Airport.

Accessibility

The site is accessed off a narrow lane that runs along the northern edge of Exeter Airport Business Park (i). The site is in close proximity to the A30.

Employment Site Area	5.3 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Current access into the site is off a narrow lane which may need improving. This may effect the viability of the site.				
	Consultant representing the airport has promoted development South of Long Lane at the East Devon Local Plan Hearing sessions 2014 over this site.				

Source: Business Rates NDR Data, Valuation Office Agency



045 – Liverton Business Park Phase III

Ownership

Site is controlled by Clinton Devon Estates.

Description

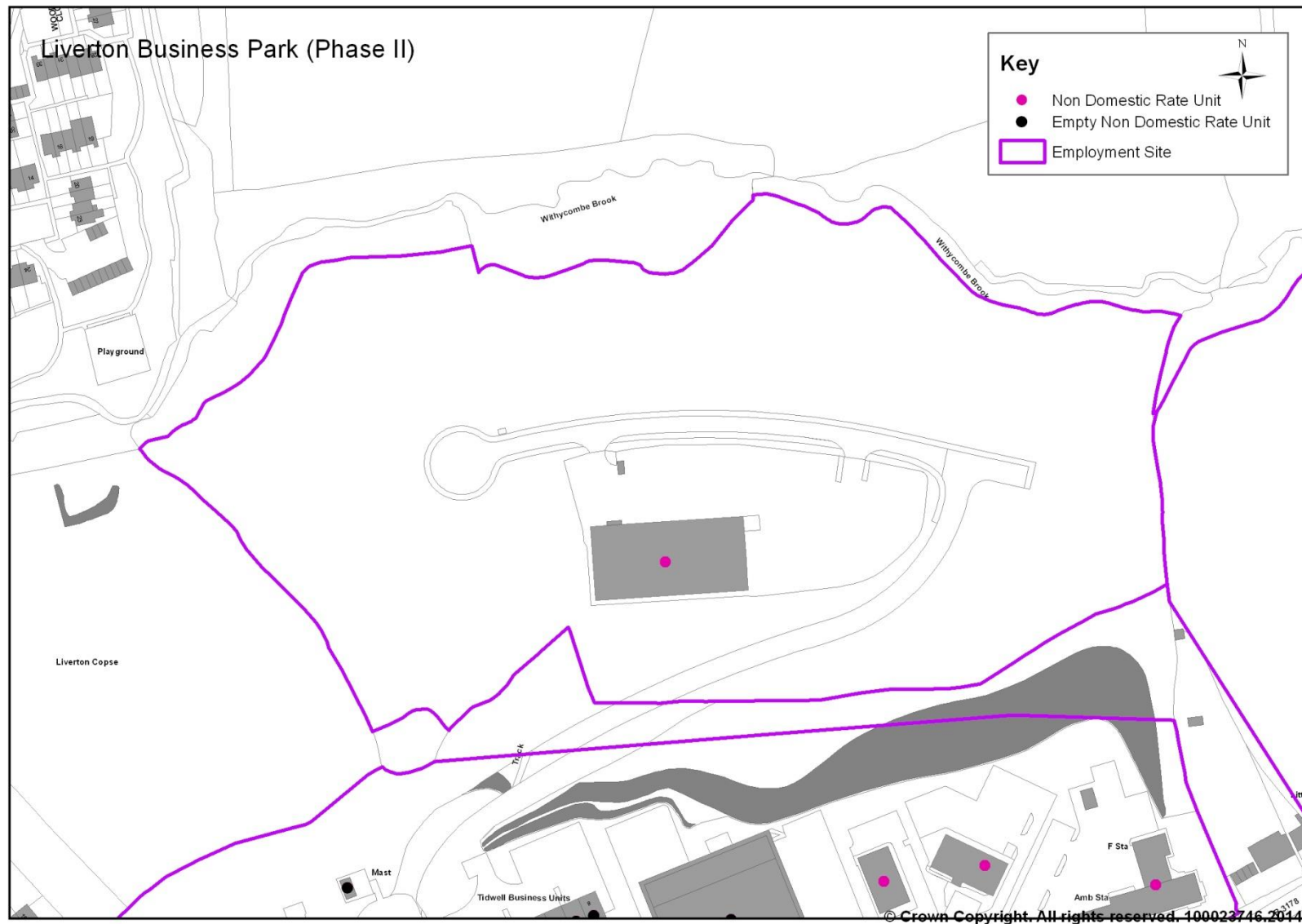
The proposed development site is a relatively flat greenfield parcel of land. The site is located on the Eastern edge of Exmouth on the B3178 Salterton Road. The proposed phase III is an extension to the existing estate located adjacent to the north and east. (Tyms Study 2011).

Accessibility

The estate is in a reasonably sustainable location with good road access through the town and on the main bus route. The estate junction with the B3178 is of a good standard and should have space capacity for additional traffic. There is the prospect that Phase III could have an additional access off the B3178 (Tyms Study 2011).

Employment Site Area	2.7 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Total NDR	0				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	AONB to the South of the site				

Source: Business Rates NDR Data, Valuation Office Agency



046 – Woodbury Business Park

Ownership

Site is owned by G.B House & Son Ltd.

Description

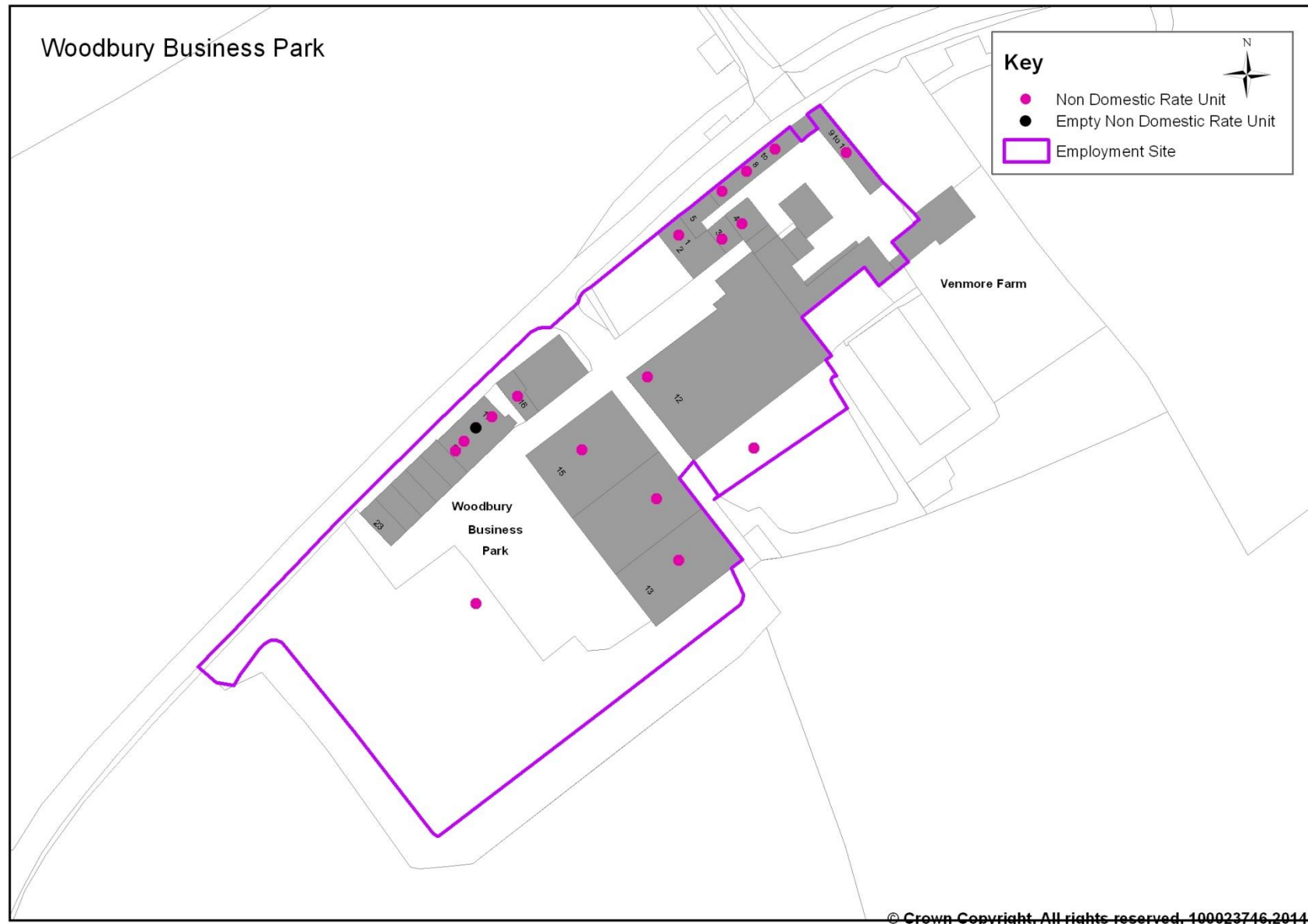
The business park was originally based on a range of traditional farm buildings but has now extended beyond the confines of the area covered by farming activities. The whole of the site extends to 2.44 Ha and is a level.

Accessibility

The site is accessed from the road between the centre of Woodbury and Pink House Corner on the A376. The existing site access was constructed as part of the initial sites redevelopment with appropriate visibility splays for the local highways conditions.

Employment Site Area	1.65 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Land Used for Storage & Premises	2	11.1	75.6	3263	1669.3
Offices & Premises	5	27.8	40.78	267.79	120
Store & Premises	9	50	55.74	1095.4	332.22
Warehouse & Premises	1	5.6	590.8	590.8	590.8
Workshop & Premises	1	5.6	44.51	44.51	44.51
Total NDR	18				
	Number	%			
Store & Premises	1	100			
Vacant NDR	1				
% Vacant NDR	5.6				
Site Constraints	Grade II listed buildings on site				

Source: Business Rates NDR Data, Valuation Office Agency



047 – Addlepool Business Centre

Ownership

The site owner is Mr P Bragg.

Description

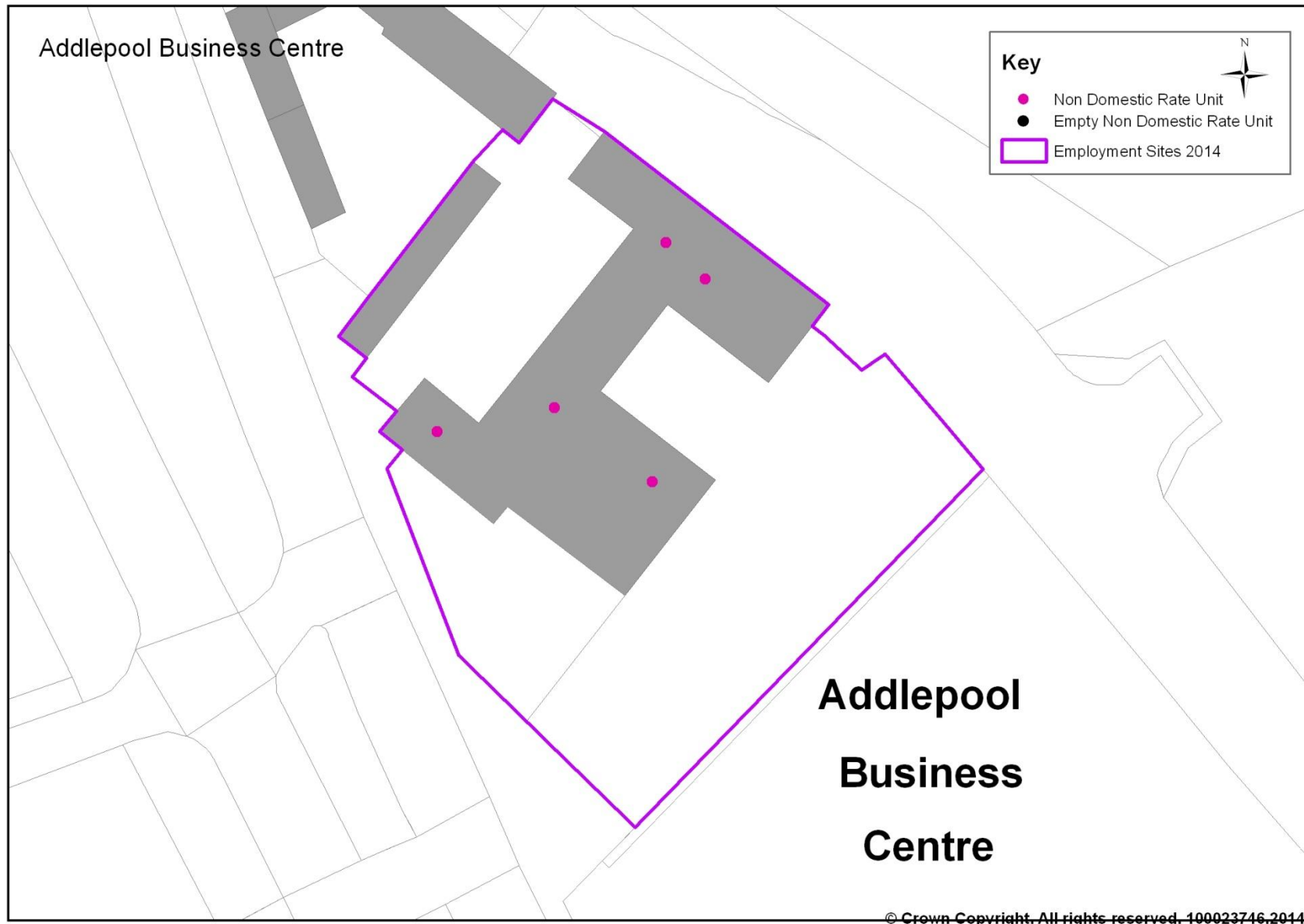
The site comprises a range of attractive red brick barns arranged around two yards adjacent to the Addlepool farmhouse alongside the A376. The barns are a fine example of local farming vernacular and a plaque in the road side elevation dates the barns to 1888.

Accessibility

Access to the site is gained through two existing access points from the unclassified village road. This access is suitable for the current use of the site and the internal arrangement of the yard and parking area is suitable for manoeuvring.

Employment Site Area	0.18 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Offices & Premises	5	100	65.74	169.8	106.53
Total NDR	5				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints					

Source: Business Rates NDR Data, Valuation Office Agency



048 – Lodge Trading Estate

Ownership

The site is in multiple ownership.

Description

The Lodge Trading Estate at Broadclyst has been a mixed use light industrial park for some forty years. The Estate is located on Station Road approximately 1 mile south of the village of Broadclyst. Lodge Trading Estate is bounded by the London to Exeter rail line along its southern boundary, Station Road to its west and agricultural farmland on its northern and eastern boundaries. The site is also in close proximity to the Floodzone.

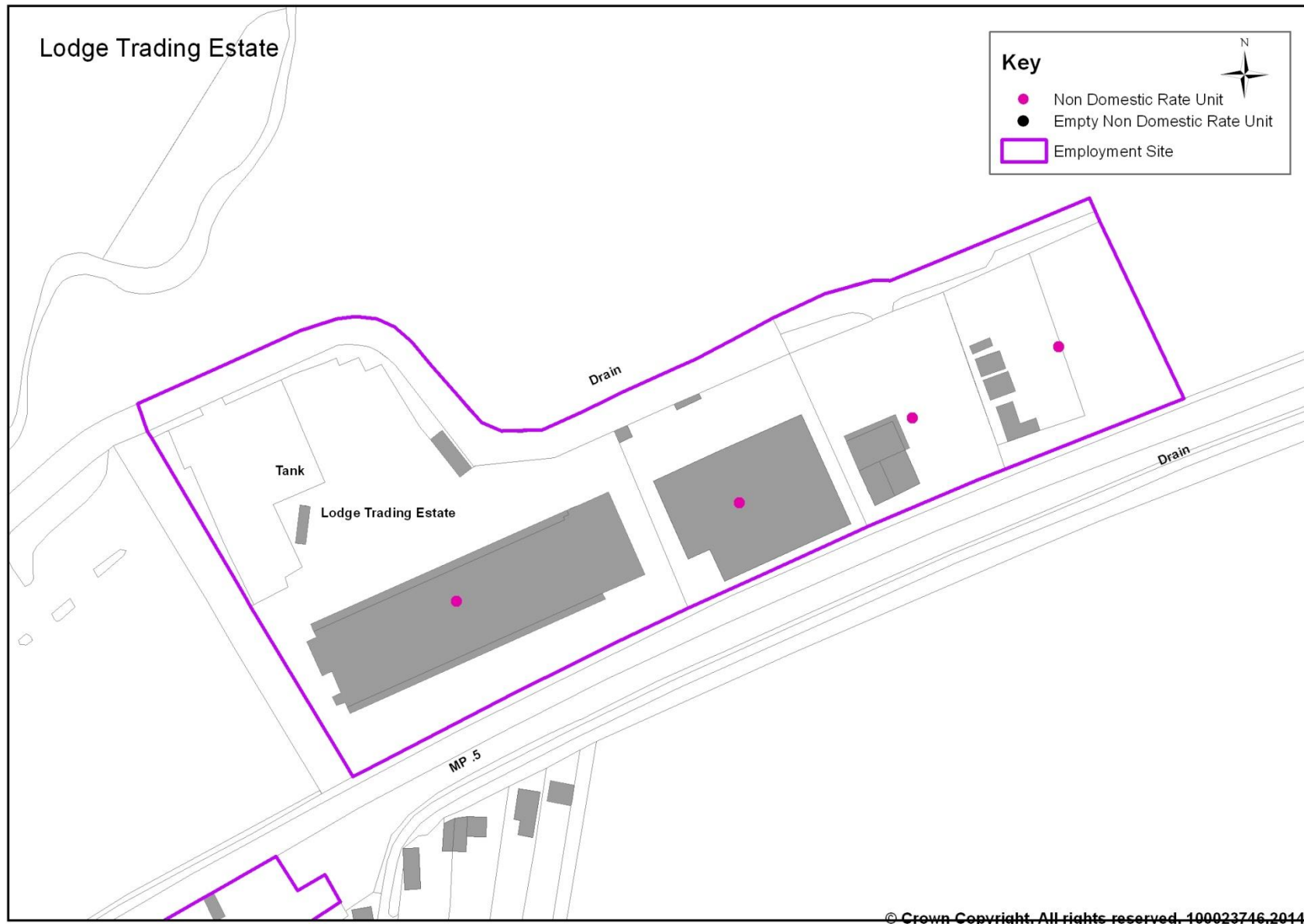
Accessibility

Lodge Trading Estate is accessed off Station Road. Station Road links Broadclyst with the Honiton Road to the South, the road has 7.5 tonne vehicle restriction (except for loading) between Honiton Road in the south to the junction with Woodbury View in Broadclyst. Within Broadclyst the road is subject to a 20mph speed limit which is enforced by traffic calming measures. At the Lodge Trading Estate junction,

Station Road is subject to a 30mph speed limit with the junction to the estate located on the outside of a bend in the road.

Employment Site Area	1.85 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Car Park & Premises	1	25	32	32	32
Land Used for Storage & Premises	1	25	951	951	951
Warehouse & Premises	2	50	1443	2243	1842.84
Total NDR	4				
	Number	%			
Vacant NDR	0				
% Vacant NDR	0.0				
Site Constraints	Railway line to the south of the site				
	The Site is in close proximity to the Floodzone				

Source: Business Rates NDR Data, Valuation Office Agency



049 – Hungry Fox Estate

Ownership

Not Known.

Description

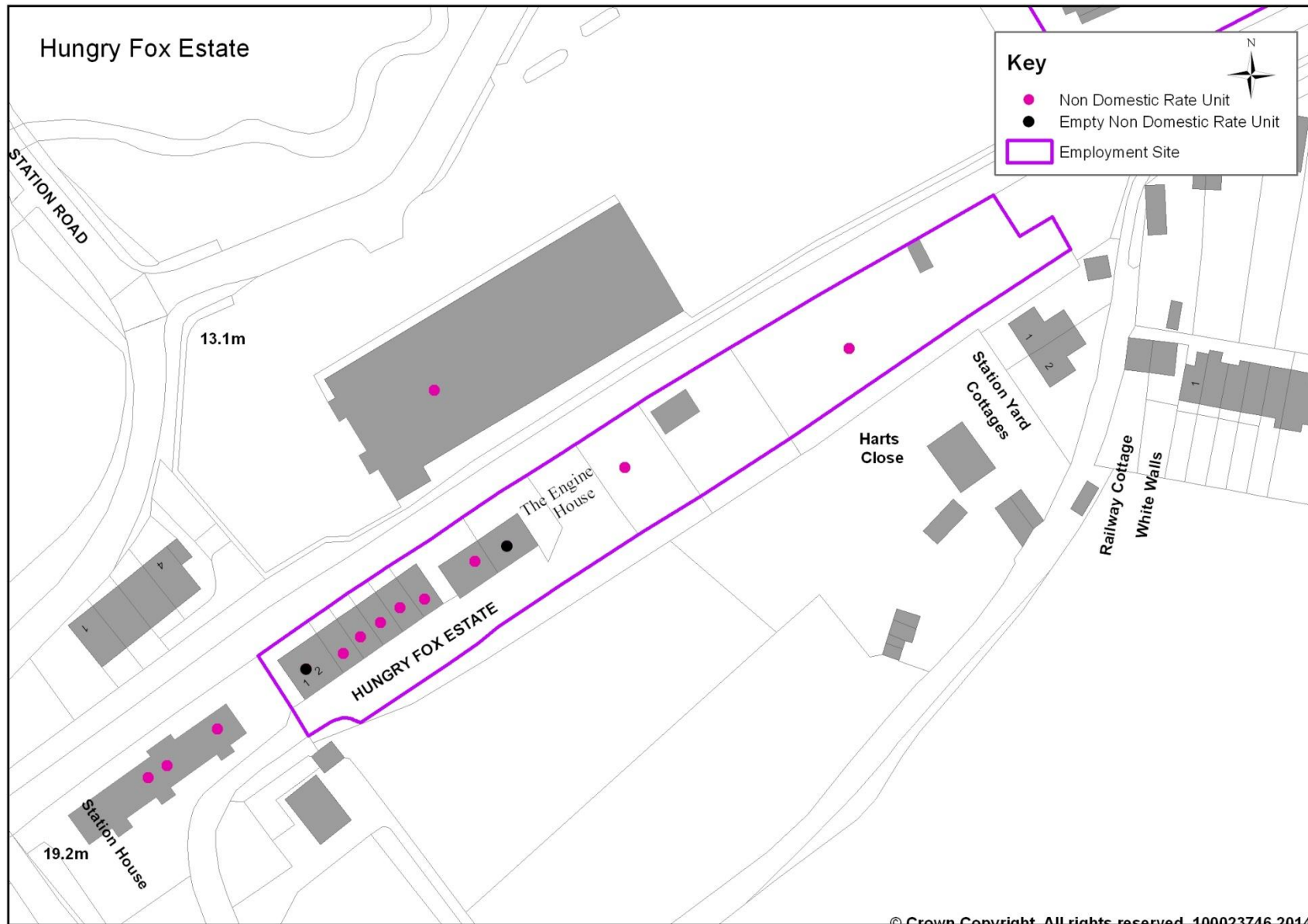
The Estate is located on Station Road approximately 1 mile south of the village of Broadclyst. The Hungry Fox Estate is bounded by the London to Exeter rail line along its northern boundary and, Station Road is located to its west. There are some residential buildings to the East and South of the site.

Accessibility

The Hungry Fox Estate is accessed off Station Road to the West of the site.

Employment Site Area	0.46 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Factory & Premises	1	8.3	123.4	123.4	123.4
Land Used for Storage & Premises	4	33.3	187	636.95	371.74
Offices & Premises	2	16.7	127.2	150.99	139.1
Store & Premises	4	33.3	85.8	92.29	88.15
Workshop & Premises	1	8.3	84.21	84.21	84.21
Total NDR	12				
	Number	%			
Factory & Premises	1	50			
Offices & Premises	1	50			
Vacant NDR	2				
% Vacant NDR	16.7				
Site Constraints	Railway to the north of the site				
	The site is in close proximity to the Floodzone				

Source: Business Rates NDR Data, Valuation Office Agency



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050 – McBains

Ownership

Site owned by McBains of Exeter.

Description

The site is approximately one kilometre to the east of Exeter Airport. The land has only a gentle fall in levels along the west/east axis but there is a more increased rise of some three/ four from the southern boundary. The overall site has north and west boundaries bordering onto agricultural land while the south abuts the new access from the B3184 highway which leads to the training and hotel centre of the Airport.

Accessibility

There is a well established main site access for vehicles and transport trucks to service all the land area.

Employment Site Area	3.15 Ha				
NDR Description	Number	%	Area Min (sqm)	Area Max (sqm)	Area Average (sqm)
Offices & Premises	3	15	131.6	333.52	225.7
Storage Depot & Premises	1	5	1201	1201.38	1201.38
Store & Premises	2	10	57.48	111.42	84.45
Warehouse & Premises	14	70	85.96	1146	367.79
Total NDR	20				
	Number	%			
Warehouse & Premises	1	100			
Vacant NDR					
% Vacant NDR	5.0				
Site Constraints	Capacity of Long Lane				

Source: Business Rates NDR Data, Valuation Office Agency

