

# JOINT LOCAL PLAN



West Devon  
Borough  
Council



## Employment Topic Paper July 2017

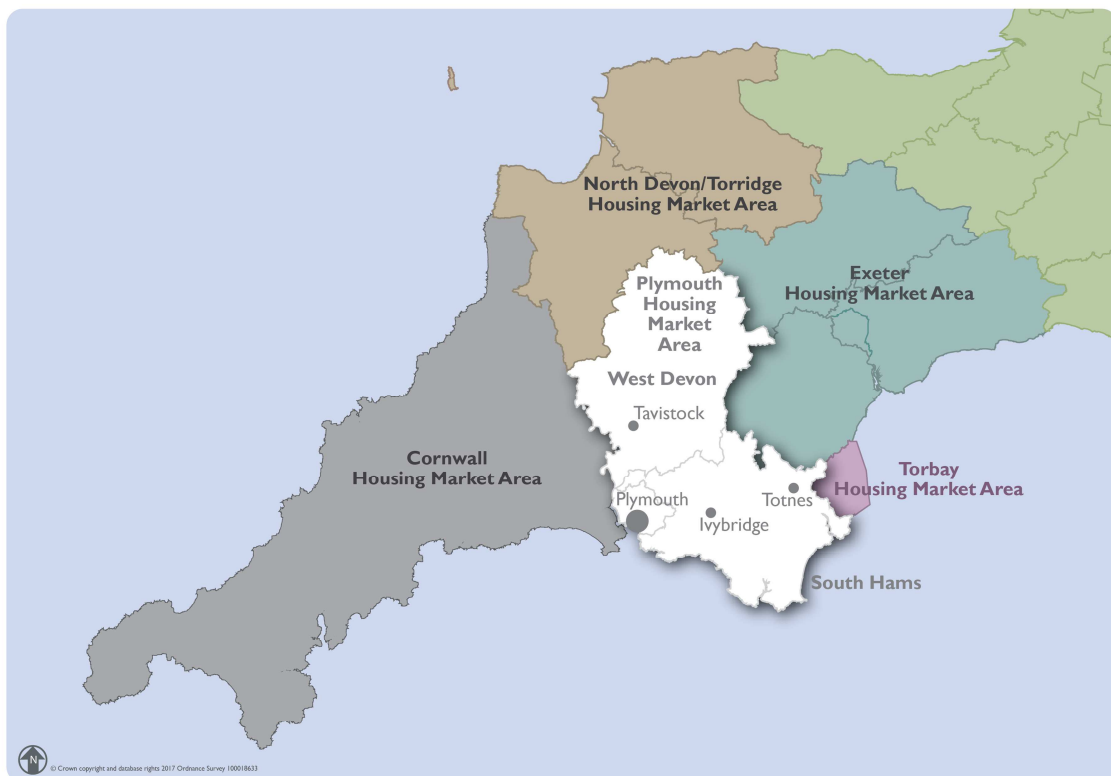
# Employment Topic Paper

## Contents

<b>1. Introduction</b> .....	2
<b>2. Background</b> .....	3
<b>2.1 Plymouth</b> .....	3
<b>2.2 Thriving Towns and Villages of South West Devon</b> .....	3
<b>2.3 Dartmoor National Park</b> .....	4
<b>3. JLP Strategy</b> .....	4
<b>4. Employment Growth Trends - 2001 to 2015</b> .....	5
Figure 1 – Plymouth and SW Devon Jobs Growth (Source, ONS).....	5
<b>4.1 Employment Growth in the Plymouth and SW Devon and the Heart of the South West LEP Strategy</b> .....	5
Figure 2 – Heart of the South West economic model, Oxford Economics .....	6
<b>5. Employment Land Requirement</b> .....	6
Figure 3 – Total Jobs and Forecast Trend (Source, ONS, PBA) .....	7
Box 1 - SPT 4 (Plymouth and South West Devon Joint Local Plan).....	7
Table 1 - Employment Floorspace Requirement (sqm) (Source, PBA).....	8
<b>6. Employment Land/Floorspace Supply</b> .....	9
Table 2 - Employment Land Supply (sqm) .....	9
<b>6.2 Allocations of Sites for Employment Development</b> .....	11
<b>7. Delivery on the Economy, Employment and Jobs</b> .....	11
<b>8. Conclusions</b> .....	14
<b>Appendix 1. Employment Land Supply Assumptions and Methodology</b> .....	14
Open consent and outline floor space assumptions .....	15
Allocation floor space assumptions .....	15
<b>Appendix 2 – Supply of Sites for Plymouth and Thriving Towns and Villages</b> .....	17
Plymouth .....	17
Thriving Towns and Villages .....	20

## I. Introduction

The Joint Local Plan is a strategic planning process for Plymouth and South West Devon which looks ahead to 2034. It sets a shared direction of travel for the long term future of the area including the provision of land for both housing and employment growth within the JLP area. This topic paper sets out some of the evidence to support the plan making process in its allocation of employment land to meet identified needs as set out in the JLP evidence base.



The National Planning Policy Framework makes it clear that local planning authorities (LPA's) should have a clear understanding of business needs within their area. The Planning Practice Guidance (PPG) goes on to highlight that *“Need for all land uses should address both the total number of homes and quantity of economic development floorspace needed based on quantitative assessments, but also on an understanding of the qualitative requirements based on each market segment”*. This means that the needs for land or floor space for economic development, including both quantitative and qualitative needs for all foreseeable types of economic activity over the plan period (in this instance from 2014 to 2034) should be identified within the development plan. In responding to this requirement the Joint Local Plan (JLP) LPA's PBA to provide an Assessment of Employment Forecasts 2017, the findings of which have informed the plan making

process and allowed the Councils to ensure that they have provided an adequate quantity of economic development floorspace to meet the requirement. This topic paper briefly sets out the employment requirement as evidenced in the PBA work and then discusses how and where the JLP Authorities seek to deliver this growth. Its main focus is to provide an explanation of the supply of employment land set out within the JLP. If further information is required about the assessment of the employment forecasts please refer to the “Plymouth and South West Devon Joint Local Plan: Assessment of Employment Forecasts” (EC8)

## **2. Background**

### **2.1 *Plymouth***

Historically Plymouth grew from a maritime economy, with its naval heritage being a major factor in its early prosperity. Although the City has seen some reduction in employment in the defence sector and Devonport Dockyard, these facilities are still a major employer within the plan area. Alongside this the city has seen its economy becoming much more diverse with developments in marine science and manufacturing, the creation of the largest science park and hospital in the SW Peninsula and further developments in the knowledge based economy associated with the provision of high quality educational infrastructure including three universities. Growth in total jobs has therefore been around 7,000 over the 10 years from 2005 to 2015 (127,000 to 134,000) a percentage growth of 5.5%, similar to the percentage growth in the population as a whole (6.1%, from 247,500 in 2005 to 262,700 in 2015) and much the same as housing growth over that period (c. 7,000).

### **2.2 *Thriving Towns and Villages of South West Devon***

Within this more rural part of the JLP area the economy is diverse with jobs being created at modest levels in a range of sectors including retailing, public sector services, tourism, construction and manufacturing. A key issue which impacts on this part of the JLP area is the relatively low wage rates of those who work within the area, associated with high levels of out commuting to work and below average employment levels. Growth in total jobs was about 3,000 over the 10 years from 2005 to 2015 (66,000 to 69,000) a percentage growth of about 4.5%, similar again to the percentage growth in population (4.4%, from 133,000 to 138,900) but lower than housing growth over that period (c. 4,000), but note that the employment figures are rounded to the nearest 1,000. The sparsely populated rural area characterised with an exceptional natural and built environment containing several market towns and numerous small villages leads to significant challenges for the development of employment opportunities and access to services. These factors can pose difficulties for businesses in terms of access for importing/exporting and for a suitable employment base.

However, the location of the nearby urban areas of Plymouth and Exeter has an important influence for both South Hams and West Devon with access to major link

roads (A38 and A30) and in turn gaining access to a wider workforce, essential for the local economy.

### **2.3 Dartmoor National Park**

It is important to note that part of the Plymouth Housing Market Area and FEMA is covered by the Dartmoor National Park Authority (DNPA). The DNPA has recently been consulting on its issues and options document for the preparation of a new Local Plan for the Dartmoor National Park. The new plan will seek to provide policies which support Dartmoor towns and villages and ensure they are 'open for business'. The DNPA is currently preparing its Economic Needs Assessment for the whole of the Dartmoor National Park; this will allow the DNPA to plan for any specific needs within their plan area. The JLP and DNPA are committed to working together to ensure that respective economic strategies and any proposed allocations support each other's vision and objectives.

This evidence is based on LPA boundaries which mean some of the information captured will be relevant to the DNPA. However it is considered unlikely that any provision for employment uses within the Dartmoor National Park part of the FEMA will have a significant impact on the provision of employment land as set out within the JLP and vice versa. See the Duty to Cooperate statement (SUB12) to see how key issues have been discussed with the Dartmoor National Park Authority.

## **3. JLP Strategy**

It is important that the strategy within the JLP seeks to ensure that the job needs of the City of Plymouth and the Thriving Towns and Villages of SW Devon are met through an integrated approach to the future planning of the area. This strategy aims to meet policy objectives by maximising growth at Plymouth, in particular within the primary economic nodes of the City Centre/Waterfront; Derriford/Northern Corridor and Eastern Corridor, in order to drive continued significant growth in the economy of the City. Outside of the City it is important that the thriving towns and villages also contribute to the economic successes of the area and ensure that adequate services, facilities and public transport are in place to enable access to jobs alongside the provision of new homes. The strategy aims to build on an existing spatial distribution of employment, take into consideration past trends in employment growth, to ensure that the future needs for employment land are met within the plan period and to reflect the economic ambitions of the area. The Assessment of Employment Forecasts 2017 (EC8) highlights that the JLP area sectors falling into 'Business administration and support services', 'Professional, scientific and technical', and 'Information and communications' could represent the greatest potential for growing the economy in the future.

The Assessment of Employment Forecasts 2017 study (EC8) identifies Plymouth as being the focus of existing industrial and warehousing employment floor space, with smaller clusters particularly around the main towns of Okehampton, Ivybridge and Totnes. The study also identifies that by far the largest number of people that are

economically active within the JLP area are located in Plymouth, which is fully compatible with concentrating housing and employment growth around the city, alongside more modest provision around existing settlements in South Hams and West Devon.

#### 4. **Employment Growth Trends - 2001 to 2015**

Job growth trends are difficult to be precise about, in part because job numbers are difficult to locate and count but also because successive periods of recession and growth present a range of trend results depending on which period is looked at to assess a trend. Total job growth trends (Source data: ONS) for Plymouth and SW Devon can be seen to range from 600 a year, for the period 2005 to 2015 centred around the recession, to 1,600, for the post-recession period 2010 to 2015. A more cyclically neutral period is perhaps 2001 to 2015, over which the total job growth trend was around 900 a year (Figure 1).

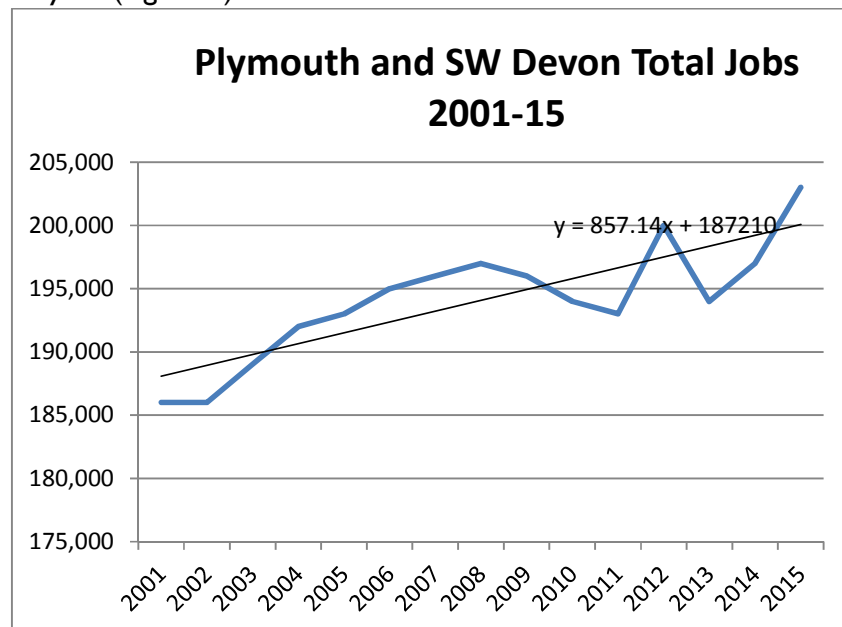


Figure 1 – Plymouth and SW Devon Jobs Growth (Source, ONS)

This 900 a year trend is interestingly close to the Peter Brett Associates preferred job growth policy basis of 1,000 jobs a year – see the following ‘Employment Land Requirement’ section. It is important to note, too, that the huge variation in past job growth trends should be borne in mind in considering how precise we should sensibly try to be in planning for future job growth.

##### 4.1 **Employment Growth in the Plymouth and SW Devon and the Heart of the South West LEP Strategy**

The orange line in the graph below is the baseline Oxford Economics model output for total employment in the Heart of the SW – p58 of HoTSW LEP Strategy. The LEP Strategy intent is to double the growth from the baseline - indicated by the two blue

arrows in figure 2. The Plymouth and SW Devon JLP job growth intent is to deliver job growth a little above the 2001-15 trend. This approach, if applied to the whole of HoTSW, is represented by the red line being a little above the dashed black line extending the approximate 2001-15 (solid black line) trend.

It can be seen that the red line end point coincides closely with the top of the higher blue arrow representing the doubling of the baseline growth forecast. This suggests that the Plymouth and SW Devon job growth intent is broadly in line with the HoTSW LEP's strategy intent.

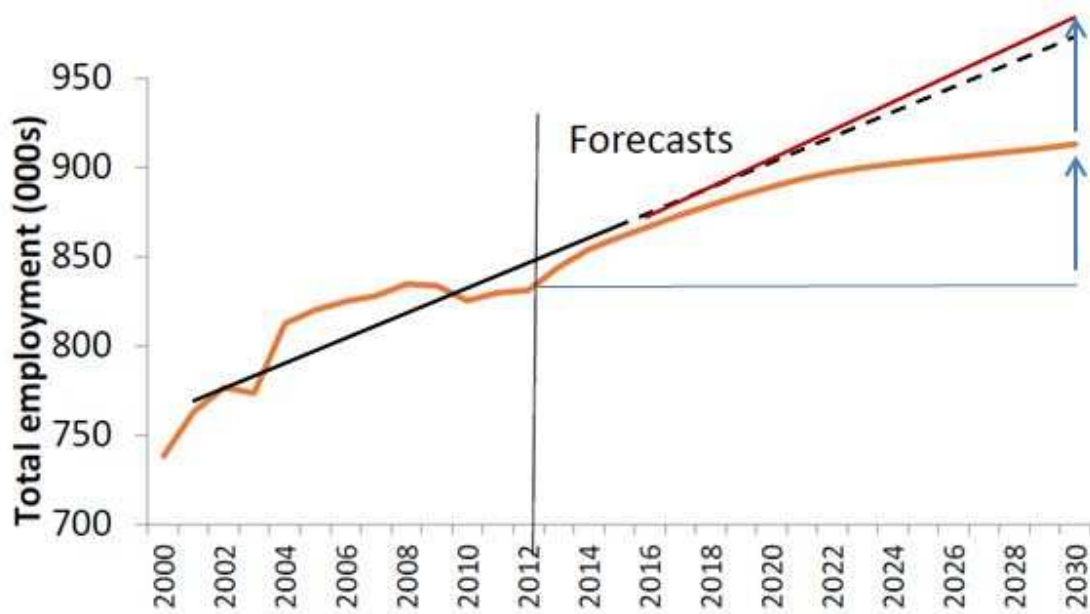


Figure 2 – Heart of the South West economic model, Oxford Economics

## 5. Employment Land Requirement

As set out in Peter Brett Associates' 'Assessment of Employment Forecasts' (EC8), two scenarios of growth for the Plymouth and SW Devon area are considered. The first scenario draws on ONS's 2014 sub-national population projections for local authorities and applies trends in household formation and economic participation rates to these, looking at how these might relate to job growth in the various sectors of the area's economy reflecting how different sectors can be expected to change over time in part in response to population and household growth (important to the identification of employment land requirements). The second scenario starts with population growth using 10-year local migration trends (instead of ONS's shorter time period based trend) again applying trends in household formation and economic participation rates to these, looking at how these relate to job growth in the various sectors of the area's economy over time.

As it turns out, both forecasts produce broadly similar trends in job growth (19,700 and 20,400 respectively i.e. about 1,000 jobs a year). It can be seen (Figure 3), that the preferred forecast job growth trend (1,020 jobs a year) is broadly in line with (though slightly above) the historic trend in job growth (the more cyclically neutral, longer term, 2001 to 2015 trend).

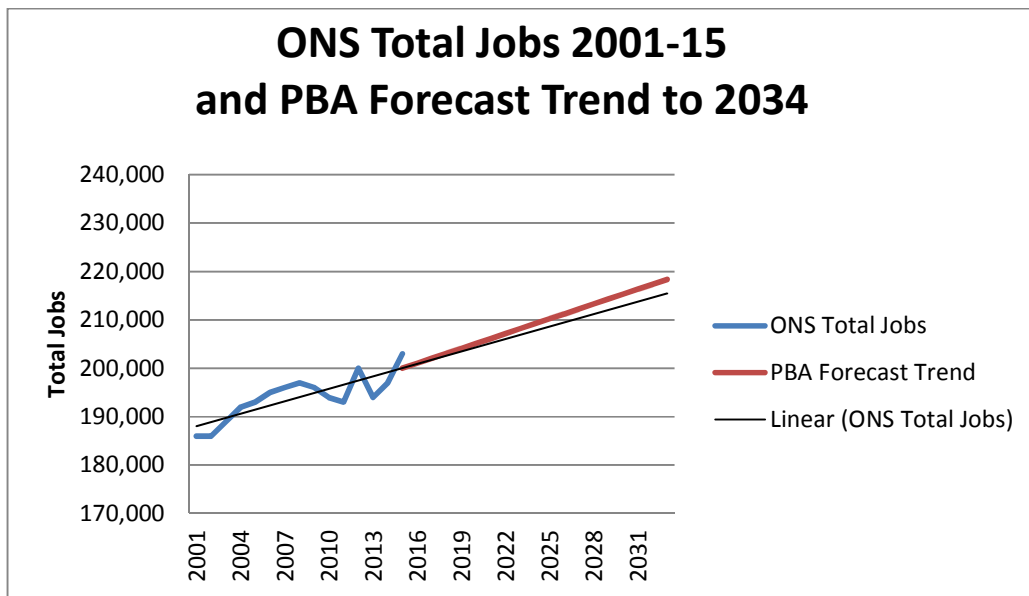


Figure 3 – Total Jobs and Forecast Trend (Source, ONS, PBA)

It is important to note that not all of these jobs will be provided in office, industrial or distribution uses (B Use Classes) for which land allocations need to be made. The JLP focusses on the delivery of employment within those B Use Classes. The forecasts prepared alongside the evidence to support the provision and delivery of housing within the plan period have concluded that 13,200 additional jobs will need to be generated in B Use class businesses in the period up to 2034. It should also be noted that businesses and organisations which are not classed as B Uses, such as those in the retail, leisure, health, and residential institution sectors, will also create jobs in the JLP area particularly in response to population growth. Policy SPT4 of the JLP (Box 1) does not make a floorspace provision for jobs in these latter sectors. It focusses on the provision of B Use Class employment which often requires the re-use or allocation of land to deliver these types of uses in sustainable locations.

The LPAs will provide for a net increase of at least 312,700 sqm of employment floorspace land within the plan period (equating to approximately 82 ha. of land) to ensure that land is available in sufficient quantity and of the right quality to drive the economic growth of the city and support the prosperity of rural South West Devon.

Box 1 - SPT 4 (Plymouth and South West Devon Joint Local Plan)

Within the Plymouth Policy Area provision will be made for:



1. B1a offices - 93,000 sq.m., with the City Centre as the primary location for new office development and Derriford as a secondary location.
2. B1/B2 industrial - 51,000 sq.m.
3. B8 storage and distribution - 99,000 sq.m.

Within the Thriving Towns and Villages Policy Area provision will be made for:

1. B1a offices - 24,000 sq.m., with town centres identified as the primary location for new office development.
2. B1/B2 industrial - 18,100 sq.m.
3. B8 storage and distribution - 27,600 sq.m.

Langage Strategic Employment Site will continue to play a strategic role in meeting the employment land needs of the Plan Area in relation to B1b,c, B2 and B8 employment uses.

Predicting accurately the number of jobs that will be delivered over the plan period is a far from an easy task, as has already been indicated by variations in past trends. Many external factors in the economy will impact on how quickly jobs come forward, not least BREXIT related factors. However it is possible to indicate broadly how many jobs are needed and broadly how many of these might be in B Use Classes (as indicated by the PBA work). It is this evidence that has been used to inform the economic strategy and allocations within the plan. The figure of 13,200 additional B Use jobs has been converted into a floorspace requirement based largely on floorspace (sqm) per worker assumptions (different between the broad B Use sectors). This has indicated a floorspace requirement figure of 312,700 sqm of B Use employment space across the plan area (Table 1).

<b>Policy Area</b>	<b>B1a Offices sqm</b>	<b>B1/B2 Industrial sqm</b>	<b>B8 Storage and Distribution sqm</b>	<b>Total sqm</b>
Plymouth	93,000	51,000	99,000	243,000
Thriving Towns and Villages	24,000	18,100	27,600	69,700
<b>Total</b>	<b>117,000</b>	<b>69,100</b>	<b>126,600</b>	<b>312,700</b>

Table 1 - Employment Floorspace Requirement (sqm) (Source, PBA)

This geographical distribution is based on the pattern of recent completions (2014 to 2016) and existing outstanding permissions and allocations as at 2016 which reflect a number of principles which are set out in paragraph 3.36 of the JLP and in summary here:

- Ensuring that employment land is available to provide employment opportunities for people living in new homes;

- Focusing employment growth on the Plymouth Policy Area, recognising the City's ambitions for economic transformation and growth;
- The need to maintain the vitality and viability of the main towns and villages of West Devon and South Hams.

## 6. Employment Land/Floorspace Supply

The JLP is required to show how the employment need will be provided for within the plan period. As already noted, the JLP recognises that some jobs will be created within other than B Use sectors. There remains the need therefore to ensure that there is an available land/floorspace supply to meet the requirement for B Use Classes. Figure 3.6 in the JLP (and Table 2 below) summarises the land supply as at 2016 (in terms of floorspace) as follows – Appendix 3 explains how this has been compiled:

	Plymouth Policy Area			Thriving Towns and Villages			Plan Area
	B1a Office sqm	B1/B2 sqm	B8 sqm	B1a Office sqm	B1/B2 sqm	B8 sqm	All B uses sqm
Completions 14-16	2,283	10,627	5,033	1,204	4,759	3,865	27,772
Outstanding Permissions	42,405	89,950	35,628	1,446	9,399	5,267	184,096
Identified Sites	96,366	175,404	141,217	33,397	70,986	58,767	576,137
<b>Total Supply</b>	<b>141,054</b>	<b>275,981</b>	<b>181,878</b>	<b>36,048</b>	<b>85,144</b>	<b>67,899</b>	<b>788,004</b>

Table 2 - Employment Land Supply (sqm)

This table contains corrected figures in respect of some errors found relating to double counting, formula error and netting off existing floorspace from Figure 3.6 in the Regulation 19 version of the JLP.

Table 2 indicates a supply of land in each of the different B Use Class categories substantially in excess of 'requirements'. A number of factors are pertinent in considering this point:

1. Some larger sites will need to provide for key infrastructure, car parking and other associated land uses which mean that the amount of actual floorspace provided on sites could be significantly less than from applying, say, the 40% site coverage ratio e.g. B1 Use site coverage can be as low as 25% and for B2/B8 use as low as 30% (Source: GVA);
2. There is the additional dimension at Langage and other sites that the floorspace actually delivered between the various B Use categories is far from certain. This is for instance also the case for the Sherford New Community which is to

provide 67,000 sqm of employment floorspace across the B Use Classes. Different B Use Class outcomes can generate quite different job number outcomes on such sites e.g. B1 uses can create jobs at densities as high as 8 sqm per job while B2/B8 uses can create jobs at densities as low as 200 sqm per job, different by a factor of 25 (Sources: HCA, AGBarr);

3. There is a need to allow for likely vacancies and churn in the supply. PBA suggest a 20% addition for this;
4. There is a need for an excess of supply of sites to cater for wide ranging variations in business requirements in respect of location, quality and business specific suitability to allow for market choice;
5. Much floorspace is tied up in planning consents relating to the delivery of development which will take place over many years including, Sherford, Seaton Neighbourhood, Millbay and Saltram Meadow;
6. Langage is another large site, expected to deliver 241,762sqm<sup>1</sup> of B1b/c, B2 and B8 floorspace, but much of the site does not have consent and will require major infrastructure investment to realise its full potential;
7. It is not unexpected that there will be significant losses of existing less desirable employment land/floorspace over a near 20 year period. This in itself can lead to as much as doubling of the requirement for land/floorspace and will need to be closely monitored over the plan period;
8. Some non-delivery of consented employment sites needs to be allowed for;
9. Lower/falling densities of employment for example in manufacturing/warehousing operations might require significant additional land and floorspace to provide the same quantity of jobs. It is noted here that studies elsewhere have identified that, in combination with low development densities (see point 1 above); a near doubling of land/floorspace requirements can arise over starting (current density) assumptions. This issue, too, will need to be closely monitored over the plan period.

The protection of existing employment sites in accordance with Policy DEVI4 is therefore going to be an essential aspect of ensuring that there is a sufficient supply of employment sites of appropriate quality for the needs of the area at all times. Additionally, Policy DEVI5 seeks to improve the balance of jobs within rural areas in order diversify the rural economy.

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<sup>1</sup> Figure based on assumptions and calculations created from total site area, see Appendix I – Employment Land Supply Assumptions and Methodology for more

## **6.2 Allocations of Sites for Employment Development**

In order to meet the requirements for employment growth and business employment land take-up through ensuring a ready supply and variety of sites, the JLP has allocated a range of employment land within the City and the Thriving Towns and Villages. The following factors have influenced the locations of sites within the JLP that will provide for employment:

- Bringing forward some sites from earlier South Hams and West Devon 'Our Plans'
- Responding to business interest in some existing sites
- Providing additional space as indicated by projected jobs figures in order to allow flexibility for growth and response to market factors.
- Sites chosen to provide a range of site types, strategic sites near the road network and warehouses (which have higher land take than other B Class uses).
- Matching sites to job requirements in key towns, responding to rural economy issues and to facilitate business growth and diversification.
- Providing a centres first approach to B1a offices to optimise the wider regeneration value of office development and the support that it provides to the viability and vitality of centres.
- B1b/c is much more flexible in terms of compatibility with residential however much of this floor space type will be in business park formats.
- B2 and B8 are traditionally best suited to large scale industrial estates located in already established estates close to main transport routes, which is particularly important for B8 uses.

Major opportunities for employment development in Plymouth are primarily focused on Langage and also re-enforcing existing employment centres in Derriford, the City Centre and industrial estates to the north. In South Hams and West Devon New employment opportunities are largely concentrated in the four main towns for South Hams and concentrated in Tavistock and Okehampton for West Devon. Provision is also made at some of the smaller towns and larger villages and at locations with good access to the A38/A30. It is essential that the local economy for all three authorities that employment sites are located to take advantage of key access routes to and to provide an appropriate mix of uses and also good access to broadband

These sites are set out in Appendix 2 as well as the schedule of sites committed through planning applications approved between 2014 and 2016.

## **7. Delivery on the Economy, Employment and Jobs**

In order to ensure that the JLP delivers its employment strategy and helps bring forward new employment land, the JLP Authorities are working to ensure that a range of objectives and policies are implemented.

Plymouth City Council, together with its many partners, has for instance been, and continues to be, engaged in very substantial, economy focussed, infrastructure and investment planning and delivery, at a scale appropriate to the achievement of the submitted Joint Local Plan's economic deliverables.

The City's Growth Board, comprising business, LEP, social enterprise, education, health and City Council leaders, has overseen delivery of the City's Local Economic Strategy (Local Economic Strategy Review 2013/2014) which is essentially the plan for the City's economy, jobs and employment, with a number of linked Boards supporting specific dimensions of delivery (Plymouth Manufacturers Group, Employment and Skills Board etc.). Since 2015 the Local Economic Strategy has formed part of the Plymouth Plan – the city's single holistic strategy for transformation and growth.

Delivery in recent years has included:

- Major city centre investments by British Land and the City Council;
- Direct Council delivery of industrial space e.g. at Langage (fully let on completion);
- Plymouth Science Park Phase 5 developed and occupied (Council, University of Plymouth and LEP funded);
- Site acquired by the Council for Oceansgate marine technology campus and Phase 1 development underway (initial LEP and other funding support secured);
- 'Quality Hotel' site acquired by the Council, cleared, developer secured and planning application submitted for new 5 star hotel and apartments;
- Significant social enterprise investment and job creation;
- Refreshed business start-up and growth support operation in place.

Recent years (i.e. 2011-16) have seen delivery of new business (B1 to B8 Use Class) floorspace in Plymouth averaging 8,500 sqm a year, rising back to 12,000 sqm in 2015/16, the average from 2006 to 2011. So recent business land delivery has been broadly in line with the JLP's intent and given frictional, choice and other factors necessarily associated with the provision of business land to secure future growth, the proposed business land supply picture can be seen as broadly appropriate. Similarly, in respect of job outcomes, the recent (2010 to 2015) job growth trend has been about 1,600 jobs a year demonstrating the area's ability to recover from a major recession and contributing to achievement of the longer term annual employment growth trend picture of 900 jobs a year. These two pictures (in respect of business floorspace delivery and job growth) suggest that the scale of infrastructure and investment delivery currently being achieved is appropriate to achievement of the JLP's economic deliverables.

Looking ahead, the following key components of future delivery of the Local Economic Strategy can already be envisaged:

- Delivery of a £400m plus investment pipeline that is already in place and supported by the Council's very active property investment and management operation
- Completion of Oceansgate Phase I and further phase implementation led by the Council's Oceansgate Team;
- Delivery of the Drake's Circus leisure scheme facilitated by the Council;
- Further direct Council business space development (e.g. Phase 2 at Langage);
- Major investments (inward and local expansion) in the northern corridor including US company Sitel's 700 job back office operation and The Range's new 700 job headquarters, store and training facility facilitated by the Council's inward investment and business support team;
- Redevelopment of the station area including a new station, 400 place multi-storey car park, University of Plymouth landmark facility, retail and leisure space facilitated by the Council working in partnership with GWR, the University and others.
- Building on the City's very substantial visitor economy with the creation of a major new History Centre complex as a key component of a range of deliverables in recognition of the City's 'Mayflower 400' status, for 2020 and beyond and led by the Council's 'Destination Plymouth' team;
- A major Council capital programme delivering, amongst much else, significant City public realm improvements, an international cruise terminal for the City and further property and development investment.

This scale of infrastructure and investment delivery will continue, at scale, the growth delivery picture the area has achieved which, as explained above, is appropriate to achievement of the JLP's economic deliverables.

In South Hams and West Devon there is a commitment to ensuring local areas are able to take a lead in developing economic growth through the Heart of the South West Local Enterprise Partnership (LEP). This partnership covers Devon and Somerset and identifies three priorities:

- Job creation,
- Improving productivity and
- Raising earnings.

In addition, three critical areas are also set out in the LEP prospectus which are:

- Marine technologies,
- Low carbon energy sectors
- Super-fast broadband.

Tourism is an integral part of the economy and the area has a wealth of tourism facilities and attractions, the majority of which are based on the value provided by the area's environmental assets including the undeveloped coast. In recent years (2014-16) there has been delivery of additional 9829sqm of new business (B1 to B8 Use Class) floorspace in the Thriving Towns and Villages area.

## **8. Conclusions**

The LPA's have ensured that the Joint Local Plan meets the National Planning Policy Framework obligation to positively seek opportunities to meet the development needs of the area. This has been achieved through identifying an appropriate economic growth scenario that indicates a basic need for 312,700 sqm of net additional B Use floorspace over the plan period and providing a clear strategy for delivery, recognising that delivery will be dependent on future economic conditions.

Through this process, the respective LPA's have taken account of market signals reflecting the Experian forecasting work and the authorities' local economic growth delivery experience, including the need for supply to be substantially in excess of basic need, so that a substantial B Use land/floorspace allocation (784,000 sqm) has been made with a spatial distribution that places sustainability at its heart.

## **Appendix I. Employment Land Supply Assumptions and Methodology**

In order to calculate the land supply a number of assumptions have been made and it is important to set out what these are.

In Plymouth an updated employment survey was conducted in October 2016 to establish floor space commitments for 2014 to 2016. The 2014/15 survey results were brought forward and any sites under construction or not started were updated or confirmed and brought into the 2015-2016 survey of sites which included applications approved between April 2015 and April 2016. The completion figures for the 2014/2015 survey year were also included.

In the Thriving Towns and Villages Policy Area the last full employment land review (ELR) was carried out in 2006 which main aim was to identify an appropriate mix of new sites and premises to meet diverse market needs. This review was a joint exercise between South Hams, West Devon, North Devon and Torridge Councils and prepared by GVA Grimley. For South Hams and West Devon, it identified a long term supply of employment land some of which has been brought forward during recent years. However, a significant amount of land identified in the ELR has yet to be progressed and remains available for employment development.

Since the 2006 ELR the progress of employment sites have been monitored to ensure there remains an adequate supply although this has not been regularly carried out on an annual basis. Therefore, the 2015/16 employment land availability survey identified sites that were completed from the base date of the plan (2014 -16) and identified sites that were under construction or not started. This survey which was used to inform the Regulation 19 local plan document included a significant update of the employment data held by the LPS in South Hams and West Devon as previously this had been monitored in land area (hectares) and not floorspace. Subsequently, it was necessary for the data to be converted to floorspace (m2) to be consistent with the approach in the emerging Joint Local Plan. Losses were also taken account in this survey.

In preparing the land supply for the Thriving Towns and Villages, a review has been undertaken of all of the sites identified in the 2006 ELR that have not been progressed to ensure they still remain relevant and appropriate for carrying forward as allocations in the new local plan. This included several sites such as, land to the East of Okehampton, land to the East of Ivybridge, Baltic Wharf Totnes, Webber's Yard Dartington, Hatchmoor and the market at Hatherleigh and Noss-on-Dart. Some of these sites have the benefit of planning consent but for these and others, their slow uptake has probably been influenced by the volatile financial climate in recent years. The ELR also identified the importance of sites at Langage and Broadley Park Employment Estate in the western part of South Hams. These are being carried forward in the new local plan but under the Plymouth Policy Area part of the plan.

### **Open consent and outline floor space assumptions**

In instances where floor space quantum in each of the B use classes was not specified in the planning consents, or where there was not a masterplan or internal capacity assessment to use, a formula has been used to make an assumption about the floorspace mix, as follows:

*B1, B2, B8 = Total floor space / 3*

*B1a & B1b/c = 1/3 and 2/3 of total B1 floor space respectively*

This formula has been varied where appropriate, according to the location of the development and whether or not the market is likely to favour one use over another.

### **Allocation floor space assumptions**

In the absence of a masterplan, internal capacity assessment or specific floor space identification by land owners the formula above was used to provide a floor space figure for B use employment for allocations, the total site area in hectares identified by the site polygon was taken. To create a floor space figure in square meters the following formula was used.

*For City Centre B1a Offices – Hectares x 10,000*

*For employment land excluding B1a – Hectares x 4,000*

City Centre B1a was isolated as it is generally understood that offices are built on multiple floors and can therefore provide more floor space per hectare, out of town



B1a is generally deterred in order to support the vitality of the town/city centres. These were derived from the same conversion rates that were applied in the Plymouth ELR (Arup 2015, Tables 8 and 9) and B1a conversion rates from the Assessment of Employment Forecasts 2017, appendix B.

## Appendix 2 – Supply of Sites for Plymouth and Thriving Towns and Villages

### Plymouth

ELS/Planning application reference	Policy reference	Address	B1a	B1b,c	B2	B1b,c; B2	B8	Total B uses	Comment
<b>COMPLETIONS 14-16 (all net floorspace increase)</b>									
01/EL18		160 Armada Way	-200	0	0	0	0	-200	
03/EL36		Abbey House, North Road West	-151	0	0	0	0	-151	
03/EL37		26 Belmont Street	0	0	-81	-81	0	-81	
03/EL38		Millbay Docks, Millbay Road	146	0	0	0	0	146	
06/EL17		24-26 The Crescent	680	0	0	0	0	680	
06/EL18		St. Andrews Court, 12 St. Andrew Street	-3,517	0	0	0	0	-3,517	
07/EL11		3 - 4 Commercial Wharf Madeira Road	-72	0	0	0	0	-72	
08/EL18		9 Armada Street	0	0	0	0	-146	-146	
09/EL48		Thompson Solicitors, 2 Harbour Avenue	160	0	0	0	0	160	
12/EL03		Virgin Media, Endeavour House, 107 Alexandra Road	-1,484	0	0	0	0	-1,484	
18/EL17		34 Mutley Plain	-98	0	0	0	0	-98	
23/EL19		7 Marlborough Street	-56	0	0	0	0	-56	
25/EL04		Pyeroy Ltd, 36 Saltash Road	145	0	0	0	0	145	
31/EL09		British Bakeries Ltd, Burrington Road	414	0	0	0	0	414	
31/EL10		Drakes Hill Court, Burrington Way	0	0	0	0	0	0	
40/EL08		Christian Mill, Tamerton Foliot Road	507	443	100	543	350	1,400	
45/EL48		Unit 17 Forresters Business Park, Estover Close	95	124	124	248	124	467	
45/EL50		5c And 5d 30 Estover Close	0	389	0	389	91	480	
45/EL53		City College Plymouth, Training Centre	197	393	590	983	590	1,770	
45/EL55		27-30 Drake Mill Business Park, Estover Road	0	-93	-93	-186	-93	-279	
48/EL35		Plymouth Garden Centre, Fort Austin Avenue	13	0	0	0	0	13	
48/EL51		Land Adjoining The John Bull Building, Research Way	0	3,284	0	3,284	0	3,284	
52/EL20		Rem. Former Hilliers Factory Bell Close	0	3,321	0	3,321	0	3,321	
52/EL26		Unit 27, 10 Bell Close	0	-70	0	-70	0	-70	
57/EL11		40 Valley Road	0	-411	0	-411	411	0	
64/EL11		Yacht Haven Breakwater Road	385	769	0	769	0	1,154	
01/EL19		Royal Insurance Building, St Andrews Cross	-2,420	0	0	0	0	-2,420	
11/EL06		48 Durham Avenue	-80	0	0	0	0	-80	
33/EL07		Gf, 50 Victoria Road	32	40	0	40	0	72	
52/EL28		Unit 5, Alder Court, 3 Bell Close	0	-77	0	-77	0	-77	
01/EL20		Taylor Maxwell House, 167-171 Armada Way	-380	0	0	0	0	-380	
07/EL12		The Catacombs, 6 Friars Lane	-80	0	0	0	0	-80	
39/EL01		Whitleigh Residential Home, Whitleigh Green	772	0	0	0	0	772	
45/EL57		Land Off Darklake View	416	477	716	1,193	716	2,325	

ELS/Planning application reference	Policy reference	Address	B1a	B1b,c	B2	B1b,c; B2	B8	Total B uses	Comment
01/EL21		119 Mayflower Street	826	0	0	0	0	826	
52/EL29		12 Newnham Road	0	0	600	600	600	1,200	
49/EL01		61 Shallowford Road	0	0	0	0	18	18	
45/EL58		5a Forresters Business Park, Estover Close	25	0	0	0	0	25	
22/EL04		Stoke Damerel Business Centre, 5 Church Street	418	0	0	0	0	418	
35/EL07		Plymouth Enterprise Park Phase I, Ernesettle Lane	0	0	0	0	1,200	1,200	
09/EL50		Land At Alvington Street	0	0	0	0	800	800	
08/EL19		Hampton Cottages, Regent Street	162	0	0	0	0	162	
07/1517/14/F		Unit 1a Chittleburn Business Park, Chittleburn Hill, Brixton, Devon PL8 2PH	0	0	68	68	0	68	
<b>SUB-TOTAL</b>			<b>2,283</b>	<b>8,590</b>	<b>2,328</b>	<b>10,627</b>	<b>5,033</b>	<b>12,060</b>	<b>14/15 completion figures included in these totals</b>
<b>OUTSTANDING PERMISSIONS (COMMENCED) (all net floorspace increase)</b>									
06/EL14		5 To 6 The Crescent	-1,100	0	0	0	0	-1,100	
09/EL09		Site Adjacent Poseidon House, Neptune Park	449	911	0	911	1,360	2,720	
09/EL38		East Quays Boat Yard, Sutton Road	1,627	0	0	0	0	1,627	
29/EL02		Land East And West Of Pennycross Close	2,300	0	-7,525	-7,525	0	-5,225	
48/EL52		Land At Seaton Neighbourhood	2,667	5,333	0	5,333	0	8,000	
58/EL05		Plymstock Quarry	2,471	4,942	3,913	8,854	0	11,325	
48/EL53		1 Research Way	2,847	0	0	0	0	2,847	
<b>SUB-TOTAL</b>			<b>11,260</b>	<b>11,186</b>	<b>-3,613</b>	<b>7,574</b>	<b>1,360</b>	<b>20,194</b>	
<b>OUTSTANDING PERMISSIONS (NOT STARTED) - EXCLUDING ALLOCATED SITES (all net floorspace increase)</b>									
09/EL15		Land Off Breakwater Hill	77	153	230	383	230	690	
23/EL20		Devonport Dockyard, South Yard, (Areas 1 And 5)	1,380	18,044	3,078	21,122	3,078	25,579	
35/EL03		R/O Acterna, Burrington Way	0	0	0	0	0	0	
45/EL56		Land Off St Budeaux By Pass	0	0	0	0	0	0	
50/EL01		Former Toshiba Site, Ernesettle Lane	0	0	6,320	6,320	9,100	15,420	
52/EL27		Former Honicknowle Tip	0	0	0	0	0	0	
18/EL18		Adj. Novacold Factory Estover Close	0	0	0	0	0	0	
04/EL08		Land Off Towerfield Drive	386	771	0	771	0	1,157	
35/EL05		Unit J, 91 St Modwen Road	371	742	0	742	1,113	2,226	
35/EL06		Lister Mill Business Park, Lister Close	80	160	245	405	245	730	
59/EL01		77 Mutley Plain Lane	-190	0	0	0	0	-190	
03/EL40		The Guardhouse, Royal William Yard	-350	0	0	0	0	-350	
15/EL03		Ernesettle Industrial Estate, North Of Northolt Avenue	0	0	0	0	450	450	
51/EL01		Ernesettle Industrial Estate, North Of Northolt Avenue & East Of Ernesettle Lane	0	0	3,716	3,716	3,716	7,432	
03/EL41		New Barn Farm	0	186	0	186	0	186	
16/EL02		Land At Millbay, Millbay Road	12,500	0	0	0	0	12,500	
15/EL03		Lansdowne House, 9 Lower Compton Road	176	0	0	0	0	176	
51/EL01		1 Seymour Road	18	0	0	0	0	18	
03/EL41		27a Adelaide Street	31	0	0	0	0	31	

ELS/Planning application reference	Policy reference	Address	B1a	B1b,c	B2	B1b,c; B2	B8	Total B uses	Comment
16/EL02		Glentor Centre, The Drive	14	0	0	0	0	14	
49/0310/14/F		Development Site At Sx 568 563 Beechwood Way Plympton Plympton Devon PL7 5HH	0	0	2,962	2,962	0	2,962	
49/1619/15/F		Development Site At Sx5666 5629 Beechwood Way Langage Science Park Plympton Devon PL7 5HH	0	483	0	483	0	483	
49/2258/15/F		Bowman House Beechwood Way Langage Business Park Plympton Plymouth PI7 5hh	0	1,983	0	1,983	0	1,983	
49/0384/12/F		Boydell House Plympton Plymouth Devon PL7 5BH	110	0	0	0	0	110	
49/0339/15/F		Lobb Shippon Plympton Plymouth Devon PL7 5BP	235	0	0	0	0	235	
07/2057/14/F		Proposed Studio At Sx 5333 5155 Spriddlestone Plymouth Devon PL9 0DW	138	0	0	0	0	138	
04/1511/10/O		Broadley Park Industrial Estate, Roborough	0	2,937	2,937	5,873	2,937	8,810	
		Sherford	16,170	30,730	6,700	37,430	13,400	67,000	
<b>SUB-TOTAL</b>			<b>31,145</b>	<b>56,189</b>	<b>26,187</b>	<b>82,376</b>	<b>34,268</b>	<b>147,790</b>	
<b>OUTSTANDING PERMISSIONS SUB-TOTAL (all net floorspace increase)</b>			<b>42,405</b>	<b>67,375</b>	<b>22,575</b>	<b>89,950</b>	<b>35,628</b>	<b>167,984</b>	
<b>ALLOCATIONS</b>									
	PLY9	Mayflower Street East	34,000	0	0	0	0	34,000	Floorspace from masterplan
	PLY16	Plymouth Railway Station and Intercity House and land adjacent	4,800	0	0	0	0	4,800	Floorspace from masterplan
	PLY36.1	Melville Building, Royal William Yard	3,000	0	0	0	0	3,000	
	PLY36.4	Millfields Trust, 278 Union Street	2,566	0	0	0	0	2,566	Floorspace from representation
	PLY38	Derriford Commerical Centre	34,000	0	0	0	0	34,000	Internal capacity assessment
	PLY39	Glacis Park	18,000	0	0	0	0	18,000	Internal capacity assessment
	PLY46.1	Plymouth International Medical and Technology Park - Plot A	0	8,200	0	8,200	0	8,200	Floorspace from ELR (floorspace division revised, B8 element removed)
	PLY46.2	Plymouth International Medical and Technology Park - Plot E	0	2,920	0	2,920	0	2,920	Floorspace from ELR (total revised down as a result of development on part of the original Plot F boundary)
	PLY46.3	Plymouth International Medical and Technology Park - Plot F	0	840	0	840	0	840	Floorspace from ELR
	PLY46.4	Plymouth International Medical and Technology Park - Plot G	0	2,200	0	2,200	0	2,200	Floorspace from ELR
	PLY46.6	Plymouth Science Park Phase 6	0	7,840	0	7,840	0	7,840	
	PLY46.11	Land south west of Belliver Way (Former Playing Field to west of Becton Dickinson)	0	1,947	1,947	3,893	1,947	5,840	
	PLY46.12	Land north of Broadley Park Road	0	3,360	3,360	6,720	3,360	10,080	
	PLY46.13	Land north of Tamerton Road	0	753	753	1,507	753	2,260	Floorspace estimated as advised through consultation
	PLY51	Langage	0	61,182	60,689	121,871	125,450	247,321	
	PLY59.6	Toshiba Site, Ernesettle Lane, Ernesettle	0	6,227	6,227	12,453	6,227	18,680	
	PLY60.6	Turnchapel Wharves	0	2,813	2,813	5,627	2,813	8,440	Floorspace from representation
	PLY60.12	Bell Close	0	667	667	1,333	667	2,000	
<b>SUB-TOTAL</b>			<b>96,366</b>	<b>98,949</b>	<b>76,456</b>	<b>175,404</b>	<b>141,217</b>	<b>412,987</b>	

## Thriving Towns and Villages

Planning App. reference	Policy reference	Address	B1a	B1b	B1c	B1b,c	B2	B1b,c; B2	B8	Total B uses	Comment
<b>COMPLETIONS 14-16 (all net floorspace increase)</b>											
08/1769/14/F		Torr Quarry Industrial Estate East Allington Totnes East Allington Devon TQ9 7QQ	0	0	400	400	400	800	400	1,200	
10/2534/15/F		The Stables Sunnyside Paddocks South Allington Devon TQ7 2ND	0	0	0	0	25	25	0	25	
13/0094/14/F		Barn North Of Lane End Pool Cornworthy Totnes Devon TQ9 7ES	48	0	0	0	0	0	0	48	
14/0381/15/F		Beacon Park Dartington Dartington Devon TQ9 6DX	0	0	0	0	672	672	0	672	
20/1980/15/F		West Prawle Farm West Prawle East Portlemouth Salcombe TQ8 8PW	0	0	0	0	68	68	0	68	
22/0219/13/F		Industrial Unit At Sx 7821 5283 Halwell Business Park Halwell Devon TQ9 7LQ	162	81	81	162	324	486	324	972	
2623/15/FUL		Halwell Business Park A3122 Halwell Cross To Totnes Cross Halwell Devon TQ9 7LQ	0	0	0	0	648	648	0	648	
27/0809/13/F		Ivybridge Mot Centre Blachford Road Ivybridge Devon PL21 0AE	0	0	0	0	254	254	0	254	
28/2586/13/F		Fairfield Wallingford Road Kingsbridge Devon TQ7 INF	94	0	0	0	0	0	-94	0	
28/3046/13/F		Luscombe Maye, 62 Fore Street, Kingsbridge, Devon, TQ7 IPP	37	0	0	0	0	0	0	37	
00574/2013		Land At Ss 665 019 Devonshire Gardens North Tawton Devon EX20 2ES	0	120	120	240	0	240	-28	212	
00991/2014		Cladco Profiles, North Road, Industrial Estate, Okehampton ,Devon Devon, EX20 1BQ	60	0	0	0	0	0	0	60	
00436/2015		Unit 7 Hameldown Road Exeter Road Industrial Estate Okehampton Devon EX20 1UB	0	0	0	0	2,000	2,000	0	2,000	
01136/2014		Lidl School Way Okehampton Devon EX20 1EU	0	0	0	0	0	0	1,059	1,059	
41/1915/13 /F		Allocated Site Ra3 Land At Bonfire Hill Main Road Salcombe	147	0	122	122	0	122	0	269	
41/2184/08/F		28 Island Street (The Boathouse) and 30 Island Street Salcombe, Devon, TQ8 8DP	27	14	14	28	54	82	0	109	
41/0807/14/F		Sww Storage Tank Shadycombe Salcombe Devon TQ8 8DU	0	0	0	0	0	0	540	540	
49/2210/14/F		Former Site Of Little Chef Smithleigh Plymouth Devon PL7 5AX	470	0	0	0	0	0	0	470	
52/3011/11/F		Grove Orchard, Broadleigh Farm, Stoke Gabriel, Devon TQ9 6PU	0	252	0	252	0	252	0	252	
0309/16/FUL		Fairfield Meadow Orchard Way Chillington Devon TQ7 2LB	88	44	44	88	0	88	0	176	
00569/2015		Higher Wilminstone Farm Wilminstone Tavistock Devon PL19 0JT	0	0	0	0	0	0	533	533	
00722/2015		11 Duke Street Tavistock Devon PL19 0BA	73	36	36	73	0	73	0	145	
56/1665/13/F		Unit 5, Dart Mills, Babbage Road, Totnes, Devon TQ9 5JA	0	0	0	0	-1,051	-1,051	1,131	80	
<b>SUB-TOTAL</b>			<b>1,204</b>	<b>547</b>	<b>818</b>	<b>1,365</b>	<b>3,394</b>	<b>4,759</b>	<b>3,865</b>	<b>9,829</b>	
<b>OUTSTANDING PERMISSIONS (COMMENCED) (all net floorspace increase)</b>											

Planning App. reference	Policy reference	Address	B1a	B1b	B1c	B1b,c	B2	B1b,c; B2	B8	Total B uses	Comment
0118/16/FUL		4 Plymouth Road Tavistock Devon PL19 8AY	234	0	0	0	0	0	0	234	
00726/2014		Brooklands Bratton Clovelly Okehampton Devon EX20 4JH	48	0	342	342	0	342	122	512	
01170/2011		Ambrosia Ltd Station Road Tinhay Lifton Devon PL16 0BB	0	0	0	0	831	831	0	831	This proposes a 1671m2 extension but is logged as a gain of 831m2 because there has been a resubmission (02540/2012) of part of the extension (840m2) which has a separate entry.
00623/2015		Unit 1 Beardown Road Exeter Road Industrial Estate Okehampton Devon EX20 1UA	291	0	0	0	-924	-924	0	-633	
02540/2012		Ambrosia Ltd Station Road Tinhay Lifton PL16 0BB	0	0	0	0	840	840	0	840	This is a resubmission of part of a previously approved larger extension (01170/2011) This part resubmission is largely as per previously approved scheme and will allow phasing of works
00382/2015		Old Railway Station Sampford Courtenay Okehampton Devon EX20 2SN	0	0	98	98	0	98	0	98	
21/0008/13/F		Permaban Ltd Unit 1C, Mill Close, Lee Mill Industrial Estate Lee Mill, Devon, PL21 9GL	0	0	0	0	0	0	229	229	
<b>SUB-TOTAL</b>			<b>573</b>	<b>0</b>	<b>440</b>	<b>440</b>	<b>747</b>	<b>1,187</b>	<b>351</b>	<b>2,111</b>	
<b>OUTSTANDING PERMISSIONS (NOT STARTED) - EXCLUDING ALLOCATED SITES (all net floorspace increase)</b>											
0827/16/OPA		Coombe Park Ashprington Cross To Bowden Pillars Ashprington Devon TQ9 7DY	0	0	428	428	0	428	0	428	
03/2265/15/F		Proposed Office Development At Sx8077 6138 Marlands Park Newton Road Totnes TQ9 6LS	100	0	0	0	0	0	0	100	
16/1076/15/F		Dean Court, Lower Dean Devon TQ11 0LT	0	0	0	0	0	0	980	980	
08/2141/15/F		Torr Quarry Industrial Estate East Allington Totnes East Allington Devon TQ9 7QQ	141	0	0	0	281	281	0	422	
11/1158/15/F		Unit 6e And 6j South Hams Business Park Churchstow Kingsbridge TQ7 3QH	0	0	46	46	0	46	0	46	
11/0042/14/F		Land At Sx 707 456 Bantham Cross Churchstow Kingsbridge TQ7 3QU	75	0	0	0	540	540	0	615	
11/0043/14/F		Land At Sx 707 456 Bantham Cross Churchstow Kingsbridge TQ7 3QU	0	0	0	0	1,290	1,290	0	1,290	
11/0044/14/F		Land At Sx 707 456 Bantham Cross Churchstow Kingsbridge TQ7 3QU	0	0	0	0	960	960	0	960	
11/0045/14/F		Land At Sx 707 456 Bantham Cross Churchstow Kingsbridge TQ7 3QU	0	0	0	0	1,140	1,140	0	1,140	
14/2521/15/F		Billany Meadow Dartington Totnes Devon TQ9 6JJ	61	0	0	0	0	0	26	88	
21/1794/15/F		Howards Accident Repair Centre Strashleigh View Lee Mill Industrial Estate Lee Mill Devon PL21 9GS	0	0	0	0	390	390	0	390	

Planning App. reference	Policy reference	Address	B1a	B1b	B1c	B1b,c	B2	B1b,c; B2	B8	Total B uses	Comment
27/0746/15/F		Unit 16 Blair Road Ivybridge Devon PL21 0UR	0	0	57	57	0	57	0	57	
00388/2015		Units 4 – 6, Parade Business Park, Pixon Lane, Tavistock Devon, PL19 9RQ	0	0	122	122	0	122	0	122	
00402/2014		Risdon Mill Jacobstowe Okehampton Devon EX20 3AJ	0	0	0	0	0	0	800	800	
00577/2015		Risdon Mill Jacobstowe Okehampton Devon EX20 3AJ	0	0	0	0	0	0	2,227	2,227	
00797/2014		Dunterton Farm Dunterton Tavistock Devon PL19 0QJ	0	0	0	0	16	16	16	32	
02702/2012		Vital Pet Products The Barton North Tawton Devon EX20 2BB	0	0	118	118	0	118	0	118	
2824/15/FUL		Quay Auto Centre Higher Union Road Kingsbridge Devon TQ7 1EQ	0	0	0	0	282	282	0	282	
02652/2012		Lifton Park Service Station Lifton Devon Devon PL16 0BY	0	0	0	0	0	0	0	0	
32/0788/13/F		Field At Sx271900 51072 North Of Wigford Cross Loddiswell Kingsbridge	244	0	0	0	244	244	200	688	
00714/2015		Tinhay Mill Industrial Estate Tinhay Lifton Devon Devon PL16 0AJ	0	0	88	88	0	88	0	88	
31/1122/14/F		Totnes Rare Breeds Farm Mayhems Cottage Littlehempston Totnes TQ9 6LZ	7	0	0	0	0	0	0	7	
34/2432/15/F		Wildwoods Farm Marldon Paignton Devon TQ3 IRS	0	0	277	277	0	277	224	501	
00846/2014		Hayedown Industrial Estate Hays Down Devon Devon	0	0	125	125	125	250	125	375	
01153/2014		Land Adjacent To Taw Croft North Tawton Devon Devon	0	0	540	540	0	540	0	540	
01092/2015		22 North Street Okehampton Devon EX20 1AR	0	0	0	0	0	0	224	224	
00553/2014		Unit 8a 8 Cranmere Road Exeter Road Industrial Estate Okehampton Devon EX20 1UE	47	24	24	47	0	47	94	188	
56/0376/15/F		Garages Adjacent To St Johns Villa Totnes Totnes Devon TQ9 5JH	52	0	0	0	0	0	0	52	
56/0145/15/O		Kingfisher Print And Design Ltd Wills Road Totnes Devon TQ9 5XN	0	0	288	288	0	288	0	288	
2919/15/FUL		Combe Works, Derby Road, Kingsbridge, TQ7 1JL	0	0	203	203	0	203	0	203	
49/0681/13/F		Industrial Unit Site At Car Park Lee Mill Woollens Lee Mill Devon PL21 9EE	147	147	147	294	0	294	0	441	
56/2527/15/F		Harrisons Garage (Totnes) Ltd Babbage Road Totnes Devon TQ9 5JA	0	36	36	72	0	72	0	72	
08/1626/14/F		Torr Quarry Industrial Estate East Allington TQ9 7QQ	0	0	0	0	240	240	0	240	
<b>SUB-TOTAL</b>			<b>873</b>	<b>207</b>	<b>2,498</b>	<b>2,704</b>	<b>5,508</b>	<b>8,213</b>	<b>4,916</b>	<b>14,002</b>	
<b>OUTSTANDING PERMISSIONS SUB-TOTAL (all net floorspace increase)</b>			<b>1,446</b>	<b>207</b>	<b>2,937</b>	<b>3,144</b>	<b>6,255</b>	<b>9,399</b>	<b>5,267</b>	<b>16,113</b>	
<b>ALLOCATIONS</b>											
15_51/1710/14/O	TTV5	Cotton, Dartmouth	5,400	n/a	n/a	5,400	0	5,400	0	10,800	
	TTV6	Noss-on-Dart, (Dartmouth)	0	n/a	n/a	0	0	0	0	0	No allowance made for net increase in employment floorspace
	TTV8	East of Ivybridge	5,200	n/a	n/a	5,200	0	5,200	0	10,400	



Planning App. reference	Policy reference	Address	B1a	B1b	B1c	B1b,c	B2	B1b,c; B2	B8	Total B uses	Comment
27/1336/15/F	TTV11.1	Stowford Mill	2,330	n/a	n/a	0	-11,000	-11,000	0	-8,670	
	TTV13	The Quayside, Kingsbridge	100	n/a	n/a	100	0	100	0	200	
28/0508/15/O	TTV15.1	West Alvington Hill	1,000	n/a	n/a	1,000	0	1,000	0	2,000	
00868/2014	TTV17	Exeter Road, Okehampton	0	n/a	n/a	8,750	8,750	17,500	17,500	35,000	
	TTV19	Stockley, Okehampton	0	n/a	n/a	10,675	10,675	21,350	21,350	42,700	
	TTV22	Plymouth Road, Tavistock	9,300	n/a	n/a	9,300	0	9,300	0	18,600	
	TTV23	Pixon Lane, Tavistock	0	n/a	n/a	0	0	0	0	0	No allowance made for net increase in employment floorspace
56/1939/10/O	TTV27	Baltic Wharf	1,270	n/a	n/a	-3,000	-2,830	-5,830	0	-4,560	The policy provides for 3,300 sqm B1 and B2. This is a gross figure as once loss of existing floorspace is taken into account there is a net loss
03_56/0447/12/O	TTV28.4	Riverside, Totnes	1,067	n/a	n/a	533	533	1,066	1,067	3,200	
	TTV28.6	Ashburton Road, Totnes	0	n/a	n/a	600	600	1,200	0	1,200	
	TTV29.3	Beacon Park, Dartington	0	n/a	n/a	2,825	2,825	5,650	5,650	11,300	
	TTV29.4	Dartington Higher Barton	0	n/a	n/a	0	0	0	0	0	No allowance made for net increase in employment floorspace
	TTV29.5	Dartington Foxhole	0	n/a	n/a	0	0	0	0	0	No allowance made for net increase in employment floorspace
	TTV29.8	Higher Tweed Mill, Dartington	250	n/a	n/a	250	0	250	0	500	
	TTV29.10	Woodlands Yard, Dartington	0	n/a	n/a	1,375	1,375	2,750	2,750	5,500	
00760/2013	TTV29.11	Hatherleigh Market	880	n/a	n/a	0	0	0	0	880	Planning consent for this site has different mix of uses.- 98 sqm B1a; 489sqm B1b,c;B2 and 293 sqm B.
	TTV29.12	Hatchmoor	4,000	n/a	n/a	2,000	2,000	4,000	0	8,000	
	TTV29.14	Lifton Farm Shop	0	n/a	n/a	0	7,200	7,200	7,200	14,400	
35/0059/15/F	TTV29.15	West of Palm Cross, Modbury	950	n/a	n/a	950	0	950	0	1,900	
01037/2013	TTV29.18	Batheway Fields, N Tawton	650	n/a	n/a	650	0	650	0	1,300	
	TTV29.20	Shadycombe	1,000	n/a	n/a	1,000	0	1,000	0	2,000	
	TTV29.	North and east of Milizac Close, Yealmpton	0	n/a	n/a	625	625	1,250	1,250	2,500	

	24										
	TTV29. 25	North of Riverford Farm Shop, Yealmpton	0	n/a	n/a	1,000	1,000	2,000	2,000	4,000	
<b>SUB-TOTAL</b>			<b>33,397</b>			<b>49,233</b>	<b>21,753</b>	<b>70,986</b>	<b>58,767</b>	<b>163,150</b>	