

13.0 APPENDIX C - EMPLOYMENT SITE ASSESSMENT PROFORMAS

Motorcycles	Site Infor	mation						
Site Area (hectares) 0.67 ha The estate includes a mixture of B1/B2 units. The building fronting the B3352 is of newer construction having been completed in 2010. This building is in use by Ashburton Cookery School. The other 3 units are purpose built garage buildings and look to have been built in the 1970's with reasonably tidy exteriors. Adjacent land uses include both residential and employment. No change in occupants since the last survey in 2012. Planning History/Ownership Ref Address Occupier Business Use class Footprint ELR01_1 A38 Garage Devon Motorhomes Vehicle MOT and Repairs B2 383 ELR01_2 A38 Garage John Tremlet Motorcycle repairs and MOT B2 221 Motorcycles Tyre fitting depot B1 (c) 400 ELR01_3 A38 Garage Ashburton Tyres Tyre fitting depot B1 (c) 400 ELR01_4 A38 Garage Ashburton Cookery School Training / B1 (D) 382 ELR01_5 A38 Garage Ashburton Cookery School Training / B1 (D) 382 ELR01_6 A38 Garage Ashburton Educational Ashburton School Educational Ashburton Educational Ashburton School Educational Ashburton Educational Ashburton School Educational Ashburton Education Education Education Educational Education Education Education Education Education Educati		nation	EL DO1	Address		A 2 0 Covers of	Dunimana David	
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Sustainable Development Factors: 2.1: Would the site be allocated today for employment development, Yes measured against present sustainability criteria (including public transport and freight access, environmental impacts and				•			and business	es from the
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and								
measured against present sustainability criteria (including public transport and freight access, environmental impacts and								
transport and freight access, environmental impacts and								
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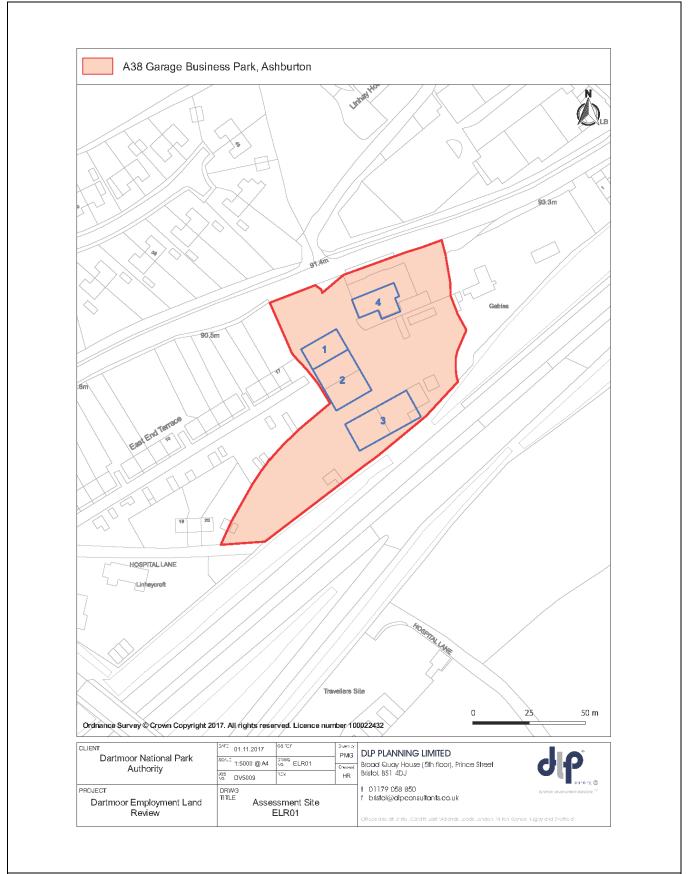
	No, a mix of uses relative to the				
this site (e.g. because of on-site contamination, adjoining uses or adjacent uses could be acceptable					
sustainable development reasons)?					
, , , , , , , , , , , , , , , , , , , ,	_				
·	on a large main road 250m from the				
	·				
	· —				
•					
, ,	ance to town centre around 1.5km.				
	No				
or likely to be required for a specific user or	No				
	No				
nich depends on the site being developed for					
	n/a				
	No				
tial vision, which should override any decision					
to release the site?					
3.6: Is the site important in delivering other economic development Yes					
objectives or the spatial strategy? Developable Space and					
The estate is currently fully occupied. In terms of further developable land, the area					
is confined by roads to the north and south and residential land-use to the east and					
west. This would limit both the further spread of the site and any heavy industrial					
occupancy.					
site (2010) and the site provides valuable employment premises that should be					
	There does not appear to be any significant of the site (SSSI, SCI, Ramsar). The site is located Strategic Connectivity: Excellent. The site is A38 (N) and 1000m from the A38 (S). Access and Parking: Site access is good with the Devon Motor Homes and the Cookery School circulation areas. The other 2 units have more Services/Facilities for workers: There are not than those provided by individual units. Distem 1997 Distem 1998 Distem 1998 Distem 1999 Distem 1				



safeguarded in the Local Plan.



Site Plan:



Site Ref		FLR02			ı		
	Site Ref ELRO2		Address		Buckfast Spinning Co, Lower Mills, Buckfast		
Site Area (hectares)	4.19 ha	Market Segment		General indust	trial and bu	usiness
Description of Site and Surrounding Uses		Assessme bounded of the site eastern ea	he site has been submitted for a mixed-use opportunity in the 2017 Land Available assessment. The site comprises a large currently inactive industrial premise. The site ounded by Buckfast Road to the west, and the river Dart to the east. The southern of the site includes a modern highway junction linking to an internal road running up astern edge of the site. To the north is a further highway access to an area of part and building access. The site is dominated by a modern steel frame industrial build nother large building to the north of the site has been demolished and is now valued.				e. The site is puthern end ining up the a of parking ial building,
Planning H		nership		I		ı	1
Ref	Address		Occupier	Business		Use Class	Footprint
ELR02_1	Buckfast Co, Lowe		Vacant	Industrial		B1/B2	20,479
ELR02_2	Buckfast Co, Lowe		Buckfast Carpets Retail Showroom	Retail		A1	502
ELR02_3	Buckfast Co, Lowe		Vacant Land	n/a		n/a	n/a
Market At	tractivenes	s Criteria					
1.1: Has the site been formally identified for employment for at least 10 years? 1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications. 1.3: Is the site being actively marketed as an employment site? 1.4: Is the site owned by a developer or another agency known to undertake employment development? 1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development? 1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use? 1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints? 1.8: Is the site immediately available? Yes Yes					identified		
	The site is well located with access to the A38, the large former Axminster carpets unit is vacant and the site has been partially cleared at the northern end. The market for employment accommodation across Dartmoor tends to be local in nature, meeting the needs of local businesses. This site contained very large premises that will be difficult to attract new occupiers. The location is suitable for continued employment use as part of a comprehensive mixed use development. inable Development Factors:						

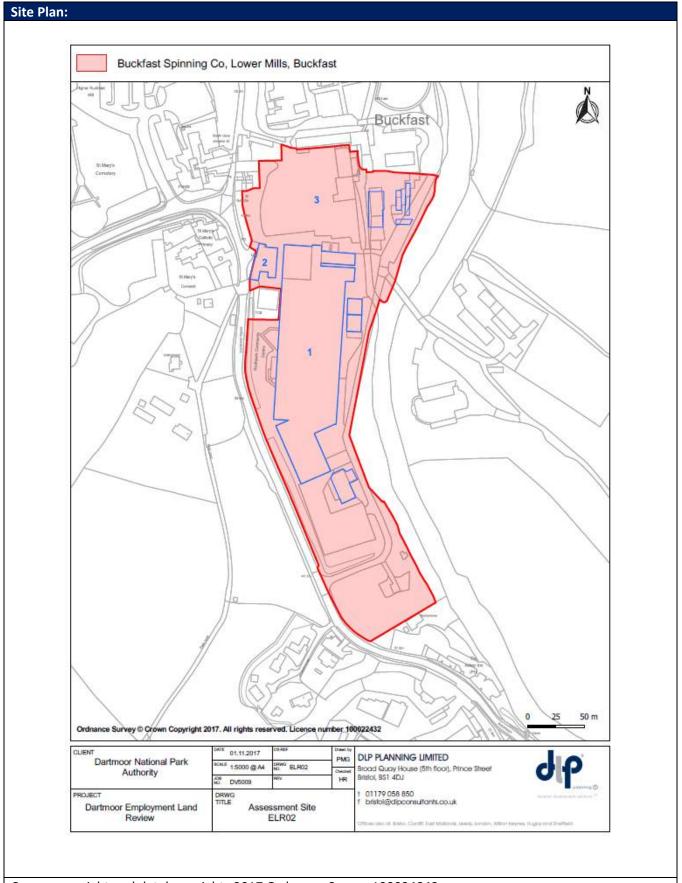
<u> </u>						
	be allocated today for employment development,	Yes. Reasonably sized site with				
measured against p	present sustainability criteria (including public	good strategic access. However,				
transport and fre	eight access, environmental impacts and	both heritage and flood risk				
brownfield/greenfield	d considerations)?	constraints may limited scope.				
2.2: Is employment to	he only acceptable form of built development on	According to the LAA panel – this				
this site (e.g. becau	se of on-site contamination, adjoining uses or	has the redevelopment potential				
	sustainable development reasons)? for mixed-use – residential and					
	employment 20%.					
Environmental						
quality and known	, , ,					
constraints	and is an area of Greater Horseshoe Bat flyway. The majority of the site looks to be in					
Constraints	flood zone 1 but according to the LAA appraisal t					
	the flood zone (approx. 0.95ha [22.7%] in zone 3 a	-				
	act as a constraint to potential use of the site. Also					
		_				
Stratogic Acces	location within the curtilage of both grade II* and					
Strategic Access	Strategic Connectivity: Close proximity to the A38.					
and Accessibility:	Access and Parking: Currently good access into the	-				
	improvements to the north access are likely to be					
	site. Were this to be redeveloped this site is large					
	appropriate parking into a scheme as per policy re	-				
	Services/Facilities for workers: The site is within walking distance of the centre of					
Buckfast and therefore all service and facilities of the town are accessible.						
	Strategic Planning Factors:					
3.1: Is the site within an area identified as of strategic importance to the No						
	er Exeter Strategic Plan?					
	fied or likely to be required for a specific user or	Proposed for mixed-use				
specialist use?		(speculative)				
· ·	of a comprehensive or long-term development or	As above				
	al, which depends on the site being developed for					
employment uses?						
·	iding committed (or likely to be provided) sufficient	Unknown				
	acture or on-site constraints to make employment					
development viable?						
•	other policy considerations, such as emerging	No				
	r spatial vision, which should override any decision					
to release the site?						
	rtant in delivering other economic development	Unknown				
objectives or the spat						
Developable Space	The LAA assessment suggests this is a vacant sit					
and vacancy:	building which would need to be removed prior to o	•				
	however given the constraints it is thought the ne	-				
	be 2.51ha (at 60%). Given the potential residential use, employment would need to be					
sympathetic in terms of noise and siting relative to the heritage assets.						
Recommendation: The site is a very large former carpet manufacturing facility. Demand for such premises						
is unlikely to result in a future occupier taking the current buildings. The site is						
	potentially attractive for employment purposes given its location and therefore					
employment uses should form an integral part of any comprehensive development.						
		·				











Site Information							
Site Ref		ELR03	Address	Address		Buckfastleigh Spinning Works,	
					Chapple Street, Buckfastleigh		
Site Area (hectares)	2.54 ha	Market Segment		General industrial and business		
•	,						
Description	n of Site	Devonia Product	ts Limited who own	the site are	currently in the	process o	of reworking
and Surrou			buildings, whilst ma		•	•	_
Uses		manufacturer. I	Discussions with t	he landowr	ner were usefu	ıl in highl	lighting the
		redevelopment	plans both in the fo	uture and c	urrently underw	ay. The la	rge building
		fronting Chappel Street has recently been refurbished				ig Asbestos	s issues) and
		•	occupied in part by				
		• •	iere is a largely dilap		-		
			furbished for use by				_
			to be demolished a	•			
			e site are also now l		•	ed below.	The site has
Dia	:		with large empty g	ravel yard ai	na open areas.		
Planning H		nership	O a a sure i a m	Desciones		Haa	Factorint
Ref	Address		Occupier	Business		Use Class	Footprint
ELR03_1	Ruckfact	Spinning Works,	Devonia	Taytiles m	anufacturer	B2	3,563
LLINU3_1	Chapple S		Products Limited	Textiles in	andiacturei	D2	3,303
ELR03_2		Estate, Mardle	M&B Oils Ltd	Asphalt re	lease agent	B2	Recorded
	Way, TQ1		WIGD ONS ELG	, ispirate release		DZ	under
	way, regione						above
ELR03_3	Devonia Estate, Mardle		Vacant	n/a		B1	Recorded
_	Way, TQ1						under
	,,						above
ELR04_4	Umami H	ouse, Devonia	West Country	Food Distribution		B1	Recorded
	Estate, M	ardle Way,	Spice				under
	TQ11 0A0	<u> </u>					above
Market Att							
	e site beer	n formally identifie	ed for employment	for at least	Yes		
10 years?							
			ment activity, withi		Yes – refer to a	above	
			site but also new	or revised			
		/building regulation	as an employment s	-i+o2	Yes		
1.5. 15 tile 5	site beilig a	ictively marketed	as an employment s	oiter	res		
1 4. Is the	site owne	d hy a develoner	or another agency	known to	No		
		nt development?	or unother agency	KIIOWII CO	140		
1.5: Is the site in multiple ownership/occupation, or owned by an					n No		
		•	for development?				
			oyment developme	nt, likely to	In part - see re	ference ab	ove
meet mark	et requirer	ments? Or for an a	alternative use?				
1.7: Would	l employm	ent development	on this site be viab	le, without	Yes		
public funding to resolve infrastructure or other on-site constraints?							
1.8: Is the s	1.8: Is the site immediately available? Yes						
Market ap	praisal:		cated with access to				
		· ·	ocess of refurbishin		_		-
	quality on offer, providing new units for other businesses in the process. The market						

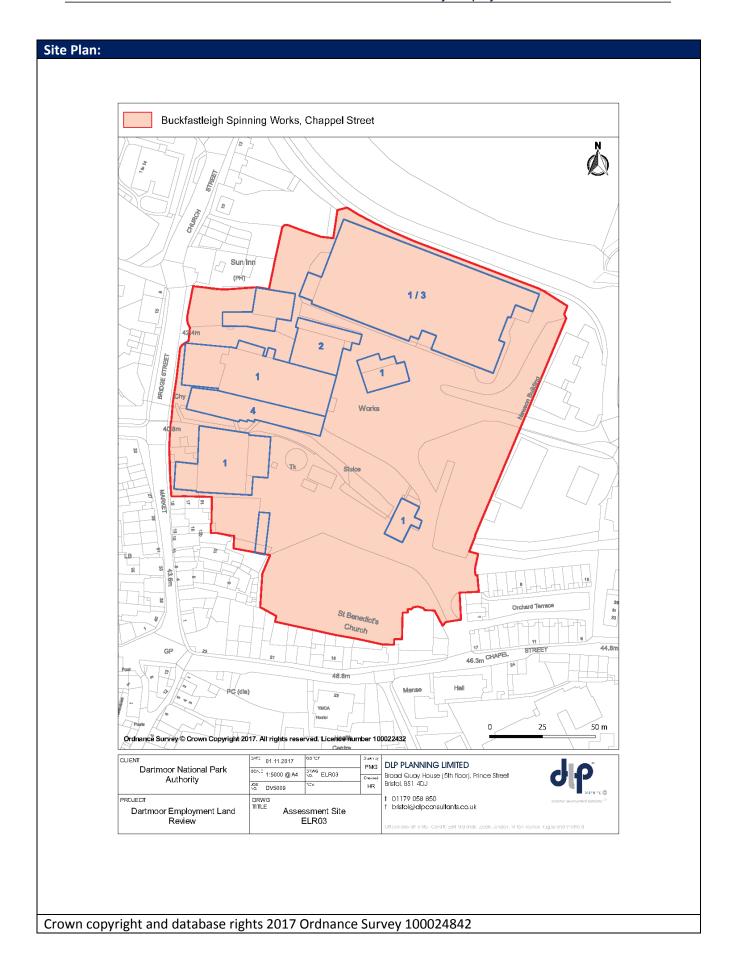
	for employment accommodation across Dartmo	or tends to be local in nature, meeting			
	the needs of local businesses. This site is likely to				
	occupier and businesses wishing to locate in Bud				
Sustainable Develop	ment Factors:				
2.1: Would the site be	e allocated today for employment development,	Yes			
measured against p	resent sustainability criteria (including public				
transport and fre	ight access, environmental impacts and				
brownfield/greenfield					
2.2: Is employment th	ne only acceptable form of built development on	Given the adjacent uses and flood			
this site (e.g. because	se of on-site contamination, adjoining uses or	risk constraints, this site is most			
sustainable developm		suited to employment.			
Environmental	There does not appear to be any significant envi				
quality and known	site (SSSI, SCI, Ramsar). A large part of the site is				
constraints	Historic use means land contamination could be				
Strategic Access	Strategic Connectivity: Well-located with good a				
and Accessibility:	Access and Parking: Reasonable access and inter	•			
	three different points, one direct to the relief ro				
	and one unused access from Bridge St. Sufficien	t tormal and informal parking			
	available on site.				
	Services/Facilities for workers: Site is within reas	sonable walking distance of the town			
	centre.				
Strategic Planning Fa		•			
	an area identified as of strategic importance to	No			
· · · · · · · · · · · · · · · · · · ·	eater Exeter Strategic Plan?				
	ied or likely to be required for a specific user or	No			
specialist use?	a comprehensive or long term development or	No			
· ·	a comprehensive or long-term development or I, which depends on the site being developed for	No			
employment uses?	ii, which depends on the site being developed for				
	funding committed (or likely to be provided)	Unknown			
	ne infrastructure or on-site constraints to make	Olkilowii			
employment develop					
' '	other policy considerations, such as emerging	No			
·	or spatial vision, which should override any				
decision to release th					
	tant in delivering other economic development	Yes			
objectives or the spat					
Developable Space	Whilst the site is currently undergoing a proces	ss of redevelopment as highlighted by			
and vacancy:	the landowner. The scale of available brownfiel	, , , , , , , , , , , , , , , , , , , ,			
	increased provision.				
Recommendation:					
redeveloping the site making more efficient use of space and providing additional space					
	for other businesses on site. The site is becoming increasingly occupied and provides				
valuable employment accommodation and should be safeguarded.					









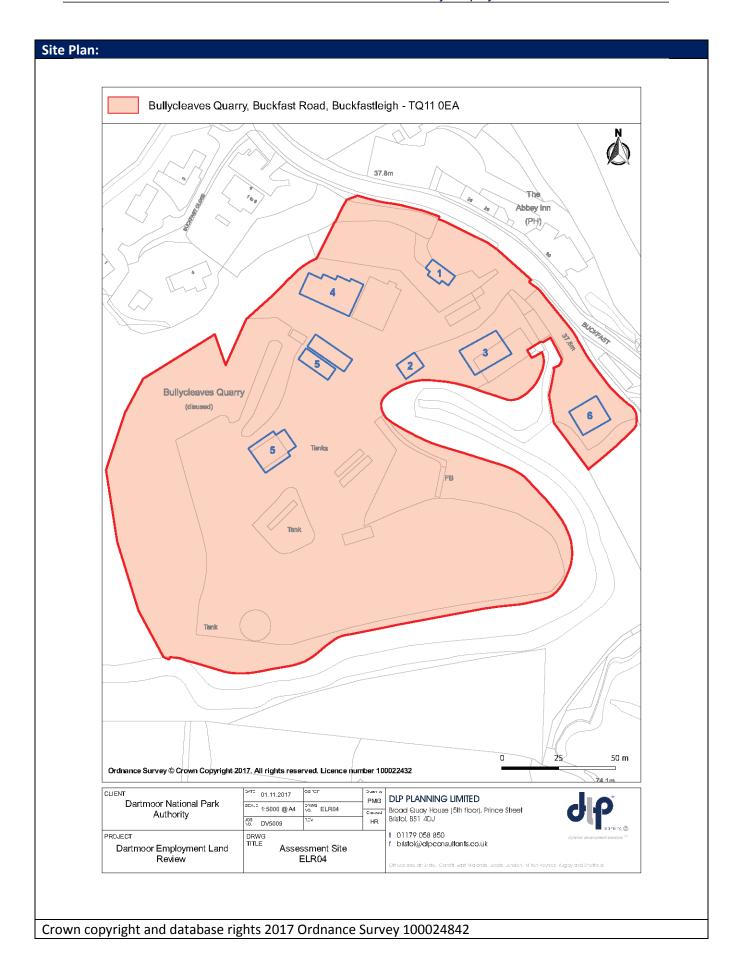


Site Informa	tion						
Site Ref		ELR04	Address		Bullycleaves Quarry	v, Buckfast R	load,
					Buckfastleigh, TQ11 0EA		
Site Area (he	ectares)	2.91 ha	Market Segment		General industrial		
Description	of Site	This employ	ment site is a former qu	nt site is a former quarry and includes a variety of buildings, several o			
and Surroun			the main road are wit		•	_	
Uses	Ü		- scrap cars etc. in the f	•	· ·		•
			are tidier in appearance	-	· ·		•
			ccupants, particularly fro	•		•	,
Planning His	tory/Ow						
Ref	Address		Occupier	Busine	ess	Use Class	Footprint
ELR04_1	Bullyclea	aves Quarry,	Offices –	n/a		B1	97
_	Buckfast	•	Occupant unclear				
ELRO4 2	Bullyclea	aves Quarry,	Previously David	n/a		B2	159
_	Buckfast	• •	Kerswell – Does				
			not appear in use				
ELR04_3	Bullyclea	aves Quarry,	Dial Motors Crash	Crash	Repair and	B2	277
_	Buckfast	•	and Repair	Bodys	•		
ELR04_4		aves Quarry,	Celtic Rock		and Rock Drilling	B1	379
_	Buckfast	•			J		
ELR04 5	Bullyclea	aves Quarry,	Flo Gas	Bottled gas / Propane gas B		B8	46
_	Buckfast	•		depot			
ELR04 6	Bullyclea	aves Quarry,	ves Quarry, David Clark Servicing and Repair			B2	159
_	Buckfast Road,		Commercial	commercial vehicles			
Market Attr	activenes	ss Criteria:					
1.1: Has the	site bee	n formally ide	entified for employment	t for at	Yes		
least 10 year	rs?						
1.2: Has the	re been	any recent de	evelopment activity, with	hin the	No		
last 5 years	? This co	uld include v	vorks on site but also i	new or			
revised plan	ning appl	ications/build	ling regulations applicati	ons.			
1.3: Is the sit	te being a	ictively marke	eted as an employment s	ite?	No		
1.4: Is the sit	te owned	by a develop	er or another agency kn	own to	Unknown		
undertake e	mployme	nt developme	ent?				
1.5: Is the si	te in mul	tiple ownersh	ip/occupation, or owned	d by an	Unknown		
organisation	unlikely	to bring it for	ward for development?				
1.6: Is there	e a valid	permission f	or employment develo	pment,	No		
likely to mee	et market	requirement	s? Or for an alternative ι	ıse?			
1.7: Would	employr	nent develop	ment on this site be	viable,	Yes		
without public funding to resolve infrastructure o			infrastructure or other	on-site			
constraints?							
1.8: Is the site immediately available?							
Market appraisal: The site is well located with access to the A38, the units are a mix of qualities with some							
in poor condition, but in use for car related businesses. The main occupier of the site							
Flo Gas and the nature of the site suits this business. Whilst the site is of mixed quality					ed quality it		
			need for specialist and	ow grad	le uses.		
		ment Factors:					
2.1: Would the site be allocated today for employment Yes							
development, measured against present sustainability criteria							

_						
	(including public transport and freight access, environmental					
impacts and brownfie	impacts and brownfield/greenfield considerations)?					
2.2: Is employment the	ne only acceptable form of built development	Site is unlikely to be suitable for uses				
on this site (e.g. beca	nuse of on-site contamination, adjoining uses	other than B class land use.				
or sustainable develo	pment reasons)?					
Environmental	There does not appear to be any significant of	environmental designations covering the				
quality and known	site (SSSI, SCI, Ramsar). The site is located w	ithin flood zone 1.				
constraints						
Strategic Access	Strategic Connectivity: Site within 500m of A	38 duel carriageway.				
and Accessibility:	Access and Parking: Reasonable access into t	the site from the main road. Parking is				
	within individual areas, limited in some cases	s, but sufficient for most units. Internal				
	circulation adequate.					
Strategic Planning Fa	ictors:					
3.1: Is the site within	an area identified as of strategic importance	No				
to the delivery of the						
3.2: Is the site identif	3.2: Is the site identified or likely to be required for a specific user No					
or specialist use?	or specialist use?					
3.3: Is the site part of	a comprehensive or long-term development	No				
	pposal, which depends on the site being					
developed for emplo	yment uses?					
•	unding committed (or likely to be provided)	Unknown				
sufficient to overcor	me infrastructure or on-site constraints to					
make employment de	evelopment viable?					
3.5: Are there any of	ther policy considerations, such as emerging	No				
strategic objectives	or spatial vision, which should override any					
decision to release th	ne site?					
3.6: Is the site i	mportant in delivering other economic	Yes				
development objective	ves or the spatial strategy?					
Developable Space						
and vacancy:	there could be scope to redevelop parts of	the front of the site which have fallen into				
	disrepair. In doing this it could provide a more legible employment site.					
Recommendation:	The site is of mixed quality, but generally us	sed for a mixed of uses with some vacancy				
	and disrepair. The site is well suited for empl	oyment uses and should be safeguarded for				
	this use, until such time that insufficient	demand can be illustrated to justify its				
	redevelopment for alternative uses.	•				







Site Information				
Site Ref	ELR05	Address	Chuley Road Estate, Chuley Road, Ashburton - TQ13 7RH / 7DH / 7DF	
Site Area (hectares)	2.73 ha	Market Segment	General industrial and business	
Description of Site and Surrounding Uses	Chuley Road Estate includes a variety of employment uses including offices, general industry and retail. The buildings vary in size, age and quality with the majority of them built in the early 1900's (relating to the previous land use as a railway station/sidings) with some later additions in the 1960's. The site remains well used and is currently almost fully occupied.			

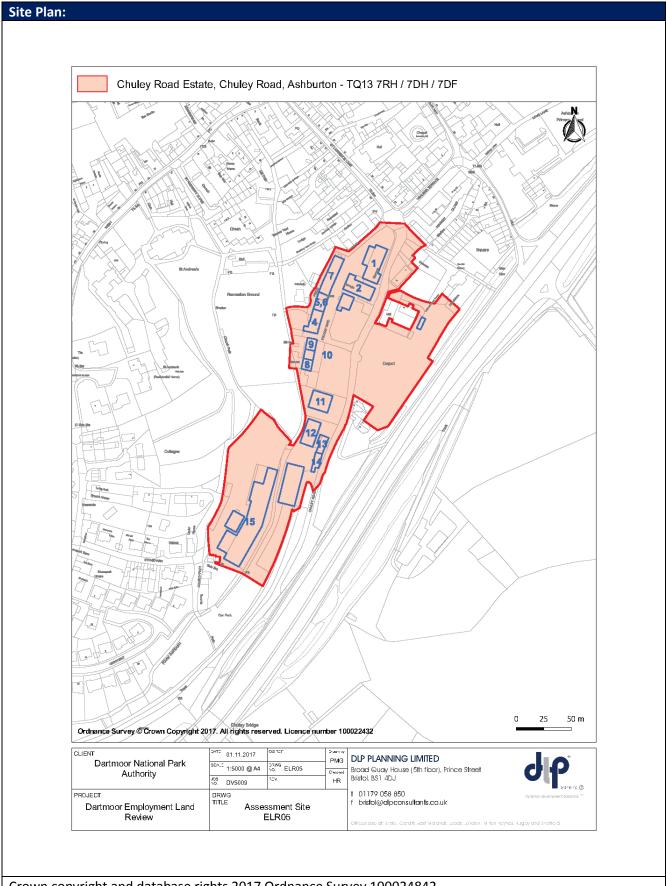
Planning H	istory/Ownership				
Ref	Address	Occupier	Business	Use Class	Footprint
ELR05_1	Station Road Garage, Prigg Meadow, TQ13 7DF	Station Garage	Service and repair of Land Rover Vehicles	B2	664
ELR05_2	Chuley Road Garage, Chuley Road Estate	Chuley Road Garage	MOT and Servicing	B2	343
ELR05_3	St Laurence Lane	Vacant	n/a	B2	62
ELR05_4	No 5 Station Yard, Chuley Road Estate	Van Ellen Sheryn Architect's	Architect's	B1	102
ELR05_5	No 4 Station Yard, Chuley Road Estate	Marketing Matters Resource Company	Market Research	B1	102
ELR05_6	Nos 2 & 3 Station Yard, Chuley Road Estate Yard	D S Callards Ltd	Business Information Systems	B1	131
ELR05_7	2 Prigg Meadow, Ashburton, TQ13 7DF	Grey Matter / Sigma Software Distribution	Software Resellers	B1	593
ELR05_8	Old Umber Yard, Chuley Rd, TQ13 7DH	A Clipping Good	Dog Grooming	B1	25
ELR05_9	Station Yard Workshop	Vacant	n/a	n/a	205
ELR05_10	Chuley Road Estate	A2B Car Sales & Valeting	Car Sales & Valeting		n/a
ELR05_11	Chuley Rd, Ashburton, TQ13 7DH	Pollards Landscapes and Toms Garden Machinery	Landscaping Company and Machinery sales	B1 / A1	341
ELR05_12	Joinery Works, Ashburton, TQ13 7DH	Bowden Tucker	Joinery	B1c	373
ELR05_13	The Engine House/Chuley Rd, TQ13 7DH	Ashburton Stove & Flue	Stove & Flue Sales	B1 / A1	n/a
ELR05_14	Engine Shed	Health and Beauty Various	Health and Beauty Various	D1	n/a
ELR05_15	Brewery Meadow, Stone Park, TQ13 7DH	Tuckers County Store	Retail	A1	n/a
ELR05_16	Old Gas Works, Chuley Road	AMS	Air Conditioning Systems	B1	120

Market Attractiveness C	riteria:		
	ormally identified for employment	Yes	
for at least 10 years?			
	ny recent development activity,	Part of the site previously occupied by the	
	his could include works on site but	Former Outdoor Experience unit (now	
•	planning applications/building	demolished) currently has a pending planning	
regulations applications.		application (0439/17) for the redevelopment of	
		the site for 24 flats. This highlights concerns	
		raised in the previous appraisal relating to the	
		potential redevelopment of this area.	
1.3: Is the site being acti	ively marketed as an employment	Yes	
site?	•		
1.4: Is the site owned b	y a developer or another agency	Unknown	
known to undertake em			
	ownership/occupation, or owned	Yes	
-	nlikely to bring it forward for		
development?			
· · · · · · · · · · · · · · · · · · ·	d permission for employment	No	
	neet market requirements? Or for		
an alternative use?			
1.7: Would employmer	nt development on this site be	Yes	
viable, without public fu	inding to resolve infrastructure or		
other on-site constraints	5?		
1.8: Is the site immediate	ely available?	Yes	
Market appraisal:		s to the A38, the units are generally occupied but	
		re has been recent investment in the site and the	
		wn centre, which appears to be attractive to	
	business services.		
Sustainable Developme			
	allocated today for employment	Yes	
	d against present sustainability		
	ic transport and freight access,		
environmental impact	ts and brownfield/greenfield		
considerations)?			
	e only acceptable form of built	Looks to be largely suitable for employment	
The state of the s	site (e.g. because of on-site	uses. Depending on the outcome of the pending	
	g uses or sustainable development	application, this could suggest certain parts of	
reasons)?	Those does not some at the	the site could work for mixed use.	
Environmental quality		v significant environmental designations covering	
and known	, , , , , , , , , , , , , , , , , , , ,	majority of the site is located within flood zone 3.	
constraints	_	x of uses (particularly retail v motor repair) but	
	•	n noise disturbance is minimal. Historic use as	
Stratogic Access and	railway station and coal yard could suggest land contamination issues. Strategic Connectivity: The site is within close proximity to the A38.		
Strategic Access and	,	·	
Accessibility:	_	re is reasonable access onto the site, several	
		access. Each individual unit has parking within its	
		nere is some informal sharing of parking. Within	
	•	ion is poor; some roads are narrow and further	
	restricted by on-road parking.		

	Services/Facilities for workers: Clo	ose proximity to town centre.		
Strategic Planning Factor	rs:			
3.1: Is the site within a	an area identified as of strategic	No		
importance to the delive	ery of the Greater Exeter Strategic			
Plan?				
3.2: Is the site identified	ed or likely to be required for a	No		
specific user or specialis	t use?			
3.3: Is the site part of	f a comprehensive or long-term	No		
development or regener	ation proposal, which depends on			
the site being developed	I for employment uses?			
3.4: Is there public fur	nding committed (or likely to be	Unknown		
provided) sufficient to o	vercome infrastructure or on-site			
constraints to make emp	ployment development viable?			
3.5: Are there any other	er policy considerations, such as	No		
emerging strategic obj	ectives or spatial vision, which			
should override any dec	ision to release the site?			
3.6: Is the site importa	ant in delivering other economic	Yes		
development objectives	or the spatial strategy?			
Developable Space	Whilst the quality of buildings var	ies across the site, the estate is well used by a		
and vacancy:	variety of occupants. There could be scope for small scale development of those			
parts of the site previously demolished (if planning is not granted for residential				
	vacant buildings such as that fronting Lawrence Lane.			
Recommendation:	The site is generally in use and shows signs of potential in terms of intensification			
	with smaller B1 units in close proximity of the town centre. The site should be			
		s with sufficient flexibility to allow redevelopment		
	for employment premises.			







Site Information					
Site Ref	ELR06	Address	Crannafords Industrial Park,		
		Chagford - TQ13 8DJ / 8DR / 8			
Site Area (hectares)	0.43 ha	Market Segment	General industrial and business		
Description of Site	Crannafo	ords Industrial Park is currently split int	to 2 sections. The front of the site is		
and Surrounding	predomi	nantly in use by motor trade businesses v	with access within the site difficult due		
Uses	to the le	vel of vehicles parked/abandoned. The	property and/ or businesses are not		
	well sign	posted and it is unclear if all units are s	till in use, with signs suggesting units		
	are availa	able. The external area is generally untion	dy with outside storage and closed up		
	units. Th	e southern section of the site is accesse	d via a lane running along the eastern		
	boundar	y and is occupied by a variety of small s	cale units as part of a wider recycling		
	and re-us	se centre called Proper Job. The building	s on site look to have been built in the		
	1990's/ 2	2000's.			

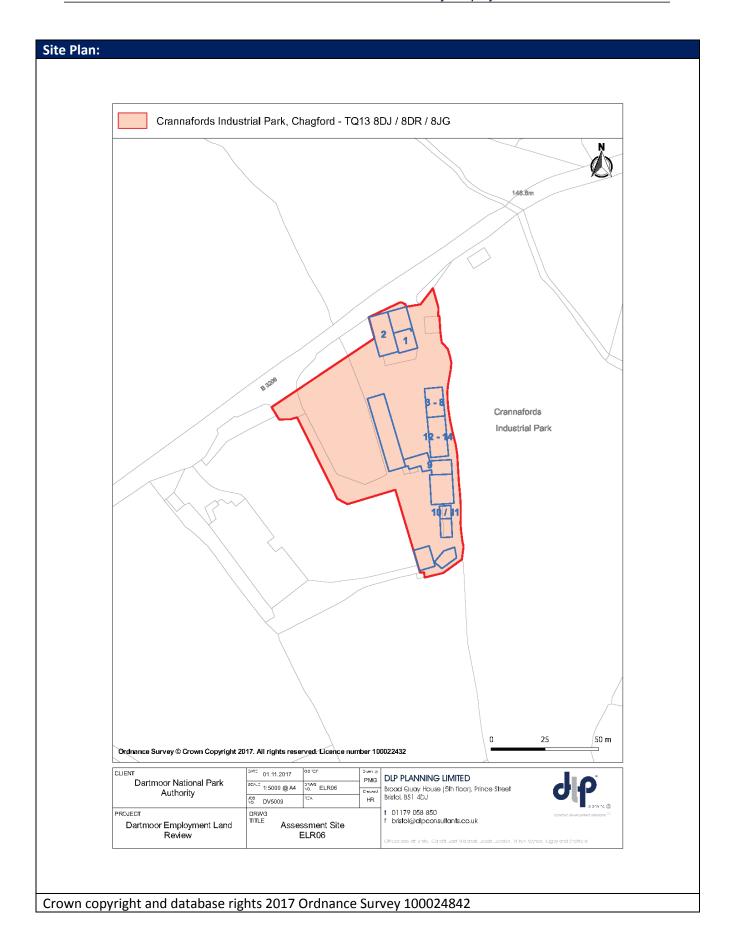
Planning Hi	Planning History/Ownership							
Ref	Address	Occupier	Business	Use Class	Footprint			
ELR06_1	Unit A1 Crannafords Industrial Park, Chagford	Simon Ford	Personal storage of car and possessions etc	B8	160			
ELR06_2	Unit A2 Crannafords Industrial Park, Chagford	Alan Coombe & Son	Car Servicing and Repairs	B2	125			
ELR06_3	Unit A3 Crannafords Industrial Park, Chagford	AC Motor Services	Vehicle repair	B2	61			
ELR06_4	Unit A4 Crannafords Industrial Park, Chagford	R S Motors	Car servicing and repairs	B2	66			
ELR06_5	Unit A5 Crannafords Industrial Park, Chagford	Silver Hammer Frames	Framing Company	B2	34			
ELR06_6	Unit A6 Crannafords Industrial Park, Chagford	Identity of Occupier Unclear – previously recorded as Chagstock (organiser@chagstock.info)	Previously storage for music festival equipment	B8	35			
ELR06_7	Unit B1 Crannafords Industrial Park, Chagford	Identity of Occupier Unclear – previously PS Engineering Motor Cycle Renovation	Unknown		41			
ELR06_8	Unit B2 Crannafords Industrial Park, Chagford	Edgemoor Car Care Centre	Car repairs and servicing	B8	46			
ELR06_9	Unit B3 Crannafords Industrial Park, Chagford	Proper Job	Recycling Centre and Shop	B1	46			
ELR06_10	Unit B4 Crannafords Industrial Park, Chagford	Post Sound	Recording of Language and educational tapes and CD's	B1	43			
ELR06_11	Unit B5 Crannafords Industrial Park, Chagford	Post Sound	Recording of Language and educational tapes and CD's	B1	63			

ELR06_12		Crannafords		Taxi Services /	B1	101	
	Industri Chagfor	•	R S Taxis - Richard Stagg	Vehicle maintenance			
ELR06_13	Unit C2	Crannafords	Identity of Occupier	Previous use -	В8	50	
	Industri	•	Unclear — Previously Jim	Import and			
	Chagfor	rd	Manchester	distribution of			
				Far Eastern gifts			
ELR06_14		Crannafords	Identity of Occupier	Previous use –	B2	98	
	Industri	•	Unclear – Previously Gavin	Car Servicing and			
	Chagfor		Pike	Repairs			
ELR06_15		al Shipping	Personal Storage	Cars, furniture	В8		
	Contain	ers		and household			
				effects			
Market Attra							
	site been	formally identifi	ied for employment for at least	t Yes			
10 years?							
			pment activity, within the last 5			•	
-			but also new or revised planning		ithin th	ne last 5	
		regulations appli		years.			
			as an employment site?	No			
			r or another agency known to	Unknown			
		nt development?					
			o/occupation, or owned by ar	Unknown			
			d for development?				
		•	ployment development, likely to	No			
	•	nents? Or for an a					
			on this site be viable, without	Unknown			
	_		or other on-site constraints?	<u> </u>			
		ately available?		Yes			
Market appr	aisal:		s in use for generally motor trac				
			h it is unclear whether all the u	•	_	•	
			ont of the site. The site reasona	bly well located rea	sonabie	e access	
Custoinable	Davelopp	towards the B32	206.				
		nent Factors:	for ampleument development	Vas			
			for employment development bility criteria (including public				
	•		, , , , , , , , , , , , , , , , , , , ,				
•		considerations)?	·	1			
			e form of built development or	Given the location	n of th	A site and	
•	•	•	ntamination, adjoining uses o				
	-	ent reasons)?	describing dates of	the most approp			
Environmen			appear to be any significant en				
quality and l			amsar). The majority of the site	_		_	
constraints		· · · · · · · · · · · · · · · · · · ·	of the northern boundary is cov			C 1, 1.0 W C V C I	
Strategic Acc	cess		ctivity: Reasonable access towa		_, J.		
and Accessib		-	ing: Reasonable access to the si		stricted	turning for	
3 / (CCC551k		larger lorries.		ite and parking. Ne.	c.cu		
Services/Facilities for workers: Site is outside walking distance from Chagford.							
		Services/Facilitie	es for workers: Site is outside w	aiking distance fron	n Chagt	ord.	

	an area identified as of strategic importance to	No						
the delivery of the Gr	eater Exeter Strategic Plan?							
3.2: Is the site identif	fied or likely to be required for a specific user or	No						
specialist use?								
3.3: Is the site part o	f a comprehensive or long-term development or	No						
regeneration proposa	al, which depends on the site being developed for							
employment uses?								
3.4: Is there public	funding committed (or likely to be provided)	Unknown						
sufficient to overcon	ne infrastructure or on-site constraints to make							
employment develop	ment viable?							
3.5: Are there any	other policy considerations, such as emerging	No						
strategic objectives	or spatial vision, which should override any							
decision to release th	e site?							
3.6: Is the site impor	tant in delivering other economic development	Yes						
objectives or the spat	ial strategy?							
Developable Space	The site is currently in poor quality and whilst it a	appears in general use, it is unclear						
and vacancy:	how occupied the site is. The site currently fully o	developed with limited available land						
	for further intensification.							
Recommendation:	The site appears in use for generally motor trade	related business and a recycling and						
	re-use facility. The site is of lower quality but sho	uld be safeguarded for employment						
	use. The Local Plan should allow sufficient flexibi	lity to allow the redevelopment of						
	the site if vacancy increases and it can be illustra	ted that demand is insufficient.						







Site Inform	nation							
Site Ref	iduon	ELR07	Ad	dress		Dial Mot	ors, Buckfastle	igh, TQ11
Site Area (hectares)	0.10 ha	0.10 ha Market Segment Smaller scale			scale general in	ale general industrial	
Description of Site This garage site is in use for the sale of fuel, mot					le of fuel, moto	r repair ai	nd sale of moto	r vehicles
-	unding Uses	_	_	e existing buildings or		-		
Planning H	listory/Owne	rship						
Ref	Address			Occupier	Business		Use Class	Footprint
ELR07_1	Dial Motors	s, Strode		Dial Motors,	Car servicing	and	Sui generis /	Not
	Road			Buckfastleigh	repair, car sal petrol sales	es and	B2	listed
ELR07_2	Dial Motors	s, Strode		Dart Garage -	Japanese Imp	ort Cars	A1 / B2	121
	Road			Torque GT	- Sales and se	rvicing		
Market At	tractiveness (Criteria:						
1.1: Has th years?	ie site been f	ormally ide	entif	ied for employment f	for at least 10	Yes		
years? This		le works o	n sit	lopment activity, wit e but also new or rev cations.		No		
		_		as an employment si	te?	No		
				per or another ager		Unknown		
undertake	employment	developme	ent?					
1.5: Is the site in multiple ownership/occupation, or owned by an No								
_				d for development?	. 101 1 .			
	•			mployment developn alternative use?	nent, likely to	No		
1.7: Would	employment	developm	ent	on this site be viable, v	without public	Unknow	n	
funding to	resolve infras	structure o	r otł	ner on-site constraint	s?			
1.8: Is the	site immediat	ely availab	le?			Yes		
Market ap	praisal:	in a reaso	nab	II located with access le condition. The mar lds to be local in natu	ket for employ	ment acco	ommodation ac	ross
	e Developme					T		
measured	against prese It access, en	nt sustaina	bilit	ay for employment y criteria (including pu mpacts and brownfi	ublic transport	Yes – sui	itable strategic	access.
2.2: Is emp	loyment the	only accep	table	e form of built develo	pment on this	The site	may be suitable	e for
site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)? residential adjacent u provide va						ial redevelopme tuses) however valuable comm as filling station	ent (given does unity	
Environme	ental quality	The site s	its a	djacent to the Buckfa	stleigh Caves S			ithin flood
and knowr	• •	zone 1.			<u> </u>			
constraints	c							

Strategic Access and	Strategic Connectivity: Good, site within 1km of A38 duel carriageway North and							
Accessibility:	South.							
	Access and Parking: Reasonable access of Strode Road. Reasonable space for interna							
	circulation, forecourt for fuel. Sufficient parking areas to either side of building.							
	Services/Facilities for workers: Area within walkin	g distance of town centre.						
Strategic Planning Factor	ors:							
3.1: Is the site within a	n area identified as of strategic importance to the	No						
delivery of the Greater	Exeter Strategic Plan?							
3.2: Is the site identifie	ed or likely to be required for a specific user or	No						
specialist use?								
3.3: Is the site part of	a comprehensive or long-term development or	No						
regeneration proposal,	which depends on the site being developed for							
employment uses?								
3.4: Is there public fund	ling committed (or likely to be provided) sufficient	Unknown						
to overcome infrastruc	ture or on-site constraints to make employment							
development viable?								
3.5: Are there any other	r policy considerations, such as emerging strategic	No						
objectives or spatial visi	ion, which should override any decision to release							
the site?								
3.6: Is the site import	tant in delivering other economic development	No						
objectives or the spatia	l strategy?							

The site is currently fully occupied with no further scope for intensification.

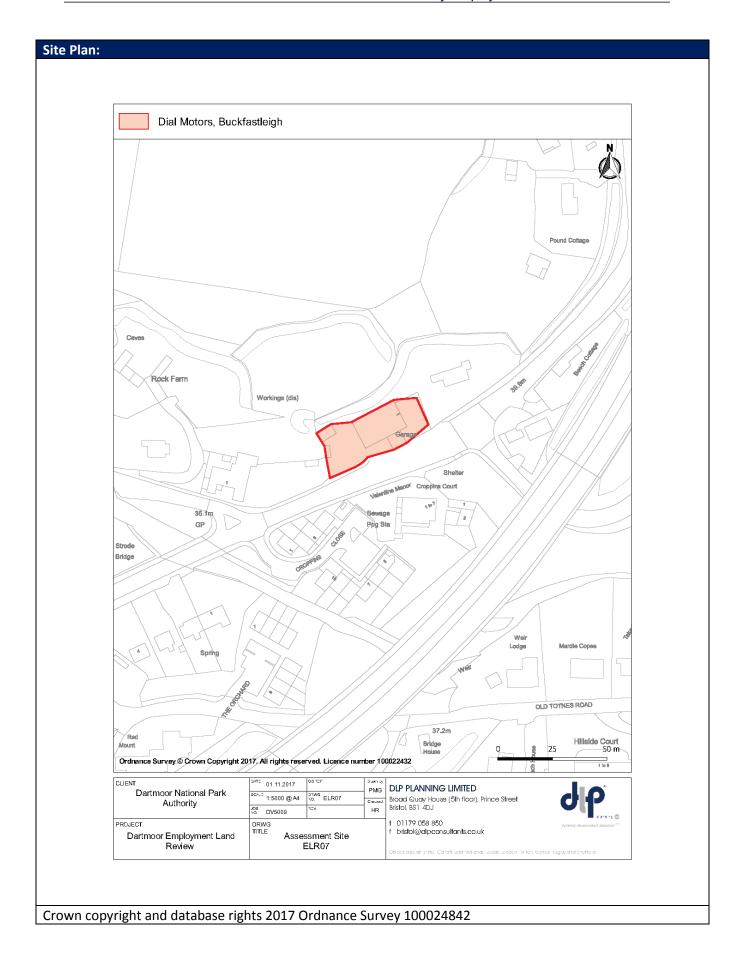
The site should be safeguarded for continued employment purposes.

Site Photos:

Developable Space and vacancy:
Recommendation:





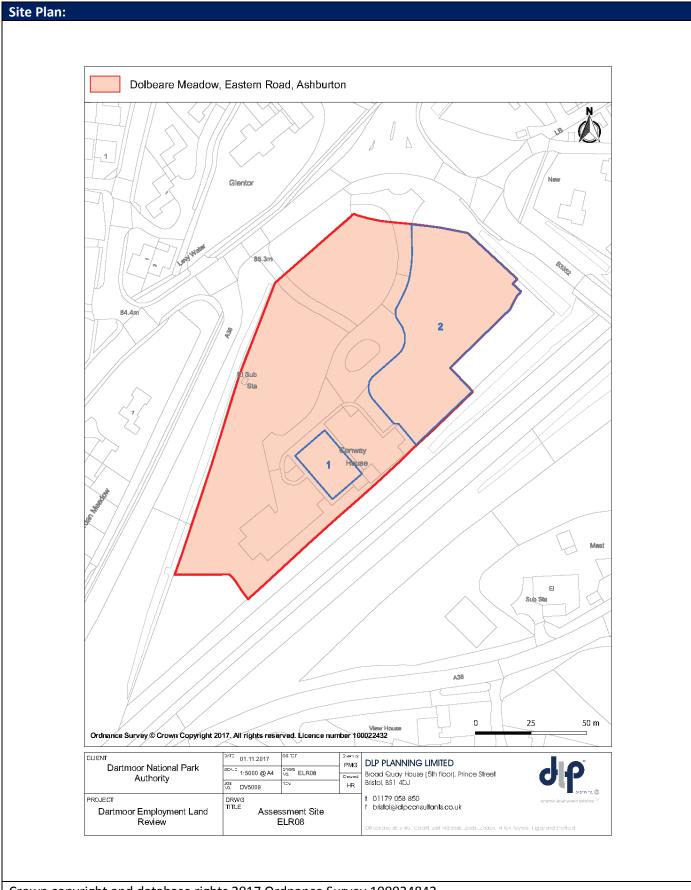


Site Information								
Site Kei	511	ELR08	Add	dress	Dolbeare Meadow, East Road, Ashburton, TQ13			
Site Area (hect	tares)	1.37 ha	Ma	rket Segment		Office b		
Description of Surrounding U		originally	supp nistr	occupied by a two-storey operated by a two-storey operated to be part of a wider so ration and no further developing.	heme howe	ver the de	eveloper at tl	ne time went
Planning Histo	ry/Owner	ship						
Ref A	ddress			Occupier	Business		Use Class	Footprint
_	olbeare Moastern Roa	eadow, d, Ashburto	on	Devon and Cornwall Police	Offices		B1	896
_	olbeare Moa astern Roa	eadow, d, Ashburto	on	Vacant Land	n/a		n/a	N/a
Market Attrac	tiveness C	riteria:						
				d for employment for at leas		Yes		
This could in applications/b	nclude wo uilding reg	orks on s Julations ap	ite oplica		•	of the si	tant permiss te	sion on part
				as an employment site?		Yes		
1.4: Is the site employment d		•	er o	r another agency known to	undertake	Unknow	'n	
unlikely to brin	ng it forwa	rd for deve	lopn			Unknow	ın	
market require	ements? O	r for an alt	erna		•	Yes		
		•		on this site be viable, with er on-site constraints?	nout public	Unknow	'n	
1.8: Is the site	immediate	ely available	e?			Yes		
Market appraisal: The site is well located with access to the A38. The land of development, but it is unclear why the site has not comemployment accommodation across Dartmoor tends to be needs of local businesses. This site is likely to continue to be and businesses from the wider area is search of a good access.					t come f to be loca to be attr	orward. The al in nature, active to the	e market for meeting the	
Sustainable De					<u> </u>			
	inst preser ss, envi		ility	oday for employment de criteria (including public tra npacts and brownfield	-	Yes		
2.2: Is employ	ment the c	only accept	able	form of built development	on this site	Adjacen	t building in	use as
(e.g. because development r		ite contan	nina	tion, adjoining uses or	sustainable	offices poportu	ootential for nities.	mixed use
Environmenta and known co		site (SSSI,	SCI,	ot appear to be any significal Ramsar). The majority of the n of the southern boundary	ne site is loca	ited withi	n flood zone	-
Strategic Acc Accessibility:	ess and	_		nectivity: Immediate access rking: New access delivered		_	•	

	Reasonable level of parking associated with the current office building. Services/Facilities for workers: Site is within 900m of town centre.								
Strategic Planning Facto	Strategic Planning Factors:								
3.1: Is the site within an area identified as of strategic importance to the No									
delivery of the Greater Exeter Strategic Plan?									
3.2: Is the site identified	or likely to be required for a specific user or specialist	No							
use?									
3.3: Is the site part of	of a comprehensive or long-term development or	Yes – part vacant land							
regeneration proposal,	which depends on the site being developed for								
employment uses?									
3.4: Is there public fund	ing committed (or likely to be provided) sufficient to	Unknown							
overcome infrastructur	e or on-site constraints to make employment								
development viable?									
3.5: Are there any other	er policy considerations, such as emerging strategic	No							
objectives or spatial vision	on, which should override any decision to release the								
site?									
•	in delivering other economic development objectives	Yes							
or the spatial strategy?									
Developable Space	The office building is occupied by Devon and Corn	_							
and vacancy:	underdeveloped and would be suitable for employme								
Recommendation:	The site is partially in use for employment purpos								
	employment development. It is however unclear why								
	for development and if any interventions are re-	quired to facilitate employment							
	development on this site.								







	ation					
Site Ref		ELR09	Address	Duchy Yard, Princet	town	
Site Area (h	ectares)	0.55 ha	Market Segment	General industrial and business		
Description of Site and		The site	includes Dartmoor Brewery	a purpose-built brewe	ery building	ouilt within
Surroundin	g Uses	the last	5 years. The remainder of t	the site is occupied wi	th a series o	of buildings
		built in t	he 1960's in use as small sca	ale textile/ craft busine	sses and veh	icle repair.
Planning Hi	story/Ownersh	ip				
Ref	Address		Occupier	Business	Use Class	Footprint
ELR09_1	Dartmoor Br	ewery,	Dartmoor Brewery	Brew, Barrel and	B1	577
_	Duchy Yard	,,	,	distribute beer		
ELR09_2	Old Estate Of	ffice Duch	/ Elliru Designs	Clothes	B2	243
	Yard, Station		,	Manufacture		
ELR09 3	Unit 1 Duchy		Sew Enchanting	Fabrics and Yarns -	B1	98
	Station Road		Jew Enemanting	Storage for retail		30
	Station Road			unit in Ashburton		
ELR09_4	Unit 2 Duchy	Vard	Princetown Brewery	Storage	B2	53
LLN05_4	Station Road	-	Fillicetown blewery	Storage	D2	JJ
ELR09 5			Unknown	2/2	n/2	
ELRU9_5	Unit 3 Duchy	-	Unknown	n/a	n/a	
EL DOO. C	Station Road		DCC Auto Cominino	Can namaina and	D2	7.0
ELR09_6	Unit 4 Duchy		DGS Auto Servicing	Car repairs and	B2	76
	Station Road			servicing		
	ractiveness Crit		·Cad farmanda and farma	1 Va		
least 10 year		nally ident	ified for employment for at	t Yes		
		cent deve	lopment activity, within the	Yes – redevelopment of Dartmoor		
	•		ks on site but also new or	Brewery		
•			g regulations applications.	Brewery		
			d as an employment site?	No		
		y iliai kete				
1 /I · Ic tho c	ita awnad hy a d	dovolonor	<u> </u>			
	•	•	or another agency known to			
undertake e	employment dev	velopment	or another agency known to ?	Unknown		
undertake 6 1.5: Is the s	employment dev ite in multiple o	velopment wnership/	or another agency known to ? occupation, or owned by ar	Unknown		
undertake 6 1.5: Is the s organisation	employment devite in multiple on unlikely to bri	velopment wnership/ ng it forwa	or another agency known to ?? occupation, or owned by ar rd for development?	Unknown Unknown		
undertake 6 1.5: Is the s organisation 1.6: Is ther	employment devite in multiple on unlikely to bring a valid perm	velopment wnership/ ng it forwa ission for	or another agency known to ? occupation, or owned by ar ird for development? employment development	Unknown Unknown		
undertake 6 1.5: Is the s organisation 1.6: Is ther likely to me	employment dev ite in multiple o n unlikely to brii e a valid perm et market requi	velopment wnership/ ng it forwa ission for rements?	or another agency known to ?? occupation, or owned by ar ard for development? employment development Or for an alternative use?	Unknown Unknown No		
undertake e 1.5: Is the s organisation 1.6: Is ther likely to me 1.7: Would	employment devite in multiple on unlikely to bride a valid permet market requiemployment	velopment wnership/ ng it forwa ission for rements? developme	or another agency known to ?? foccupation, or owned by ar ard for development? employment development Or for an alternative use? ent on this site be viable	Unknown Unknown No Unknown		
undertake e 1.5: Is the s organisation 1.6: Is ther likely to me 1.7: Would without pul	employment devite in multiple on unlikely to bride a valid permet market requiemployment of the control of the	velopment wnership/ ng it forwa ission for rements? developme	or another agency known to ?? occupation, or owned by ar ard for development? employment development Or for an alternative use?	Unknown Unknown No Unknown		
undertake 6 1.5: Is the s organisation 1.6: Is ther likely to me 1.7: Would without pul constraints	employment devite in multiple on unlikely to briude a valid permet market requiemployment of the funding to a permet of the fundi	velopment wnership/ ng it forwa ission for rements? developmeresolve inf	or another agency known to ?? occupation, or owned by ar ard for development? employment development Or for an alternative use? ent on this site be viable trastructure or other on-site	Unknown Unknown No Unknown		
undertake 6 1.5: Is the s organisation 1.6: Is ther likely to me 1.7: Would without pul constraints 1.8: Is the s	employment devite in multiple on unlikely to bride a valid permet market requiremployment oblic funding to open	velopment wnership/ ng it forwatission for rements? developmeresolve info	or another agency known to ?? occupation, or owned by ar ard for development? employment development Or for an alternative use? ent on this site be viable trastructure or other on-site	Unknown Unknown No Unknown Yes		
undertake 6 1.5: Is the s organisation 1.6: Is ther likely to me 1.7: Would without pul constraints	employment devite in multiple on unlikely to bride a valid permet market requiremployment oblic funding to open	welopment wnership/ ng it forwatission for rements? developmeresolve information	or another agency known to ?? occupation, or owned by ar ard for development? employment development Or for an alternative use? ent on this site be viable trastructure or other on-site	Unknown Unknown No Unknown Yes rincetown and has bee	•	
undertake 6 1.5: Is the s organisation 1.6: Is ther likely to me 1.7: Would without pul constraints 1.8: Is the s	employment devite in multiple on unlikely to bride a valid permet market requiremployment oblic funding to open	welopment wnership/ng it forwa ission for rements? developments available? The site from the	or another agency known to a compation, or owned by an ard for development? employment development Or for an alternative use? ent on this site be viable trastructure or other on-site of the compation of the com	Unknown Unknown No Unknown Yes rincetown and has bee	•	
undertake e 1.5: Is the s organisation 1.6: Is ther likely to me 1.7: Would without pul constraints 1.8: Is the s Market app	employment devite in multiple on unlikely to bring a valid permet market requiremployment of blic funding to a praisal:	welopment wnership/ ng it forwa ission for rements? developmeresolve inf available? The site from the	or another agency known to ?? occupation, or owned by ar ard for development? employment development Or for an alternative use? ent on this site be viable trastructure or other on-site	Unknown Unknown No Unknown Yes rincetown and has bee	•	
undertake e 1.5: Is the s organisation 1.6: Is ther likely to me 1.7: Would without pul constraints 1.8: Is the s Market app	employment devite in multiple on unlikely to bring a valid permet market requirement of the control of the cont	welopment wnership/ ng it forwa ission for rements? developmeresolve inf available? The site from the provision	or another agency known to ?? occupation, or owned by an ard for development? employment development. Or for an alternative use? ent on this site be viable astructure or other on-site is located on Dartmoor in Presentacross Dartmoor.	Yes incetown and has bee	•	
undertake e 1.5: Is the sorganisation 1.6: Is there likely to me 1.7: Would without put constraints 1.8: Is the some some some some some some some som	employment devite in multiple on unlikely to briude a valid permet market requirement of the control of the con	welopment wnership/ ng it forwa ission for rements? developmeresolve inf available? The site from the provision Factors:	or another agency known to a compation, or owned by an ard for development? employment development Or for an alternative use? ent on this site be viable trastructure or other on-site or other on-site or other on across Dartmoor.	Yes incetown and has bee	•	
undertake e 1.5: Is the s organisation 1.6: Is ther likely to me 1.7: Would without pul constraints 1.8: Is the s Market app	employment devite in multiple on unlikely to bring a valid permet market requirement of the mediately praisal: Development of the site beaut, measured as a site in the site	welopment wnership/ ng it forwa ission for rements? developmeresolve inf available? The site from the provision Factors: allocate against pr	or another agency known to a compation, or owned by an ard for development? employment development Or for an alternative use? ent on this site be viable a crastructure or other on-site and across Dartmoor. d today for employment esent sustainability criteria	yes incetown and has been is low level demand	•	
undertake e 1.5: Is the sorganisation 1.6: Is there likely to me 1.7: Would without put constraints 1.8: Is the some some some some some some some som	employment devite in multiple on unlikely to bring a valid permet market requirement of the mediately praisal: Development of the site beaut, measured as a site in the site	welopment wnership/ ng it forwa ission for rements? developmeresolve inf available? The site from the provision Factors: allocate against pr t and fre	or another agency known to a compation, or owned by an ard for development? employment development Or for an alternative use? ent on this site be viable a crastructure or other on-site and across Dartmoor. d today for employment esent sustainability criteria aight access, environmenta	yes incetown and has been is low level demand	•	

The site is in use and has been subject to recent investments. The site should be

2.2.1		No. do. do. do. do. do.						
	acceptable form of built development	No, the site could be suitable for						
	on-site contamination, adjoining uses	alternative uses.						
-	or sustainable development reasons)?							
Environmental quality	There does not appear to be any significant environmental designations covering							
and known constraints	the site (SSSI, SCI, Ramsar). The is site is located within flood zone 1.							
Strategic Access and	Strategic Connectivity: Located within the centre of Dartmoor National Park,							
Accessibility:	however suitable location to support I							
		f Station Road. The new brewery facilities						
		ing facilities. The other buildings within the						
	•	rking. Restricted turning area for larger						
	lorries.							
	·	reasonable distance to amenities within						
	Princetown.							
Strategic Planning Factors:		I.N.						
	a identified as of strategic importance	No						
to the delivery of the Great	_							
	likely to be required for a specific user	No						
or specialist use?								
<u>-</u>	prehensive or long-term development	No						
, , ,	which depends on the site being							
developed for employment								
_ ·	committed (or likely to be provided)	Unknown						
	rastructure or on-site constraints to							
make employment develop								
	olicy considerations, such as emerging	No						
	tial vision, which should override any							
decision to release the site?								
•	ant in delivering other economic	Yes						
development objectives or								
Developable Space and	The units on site are largely occupied.	Limited further room for expansion.						
vacancy:								

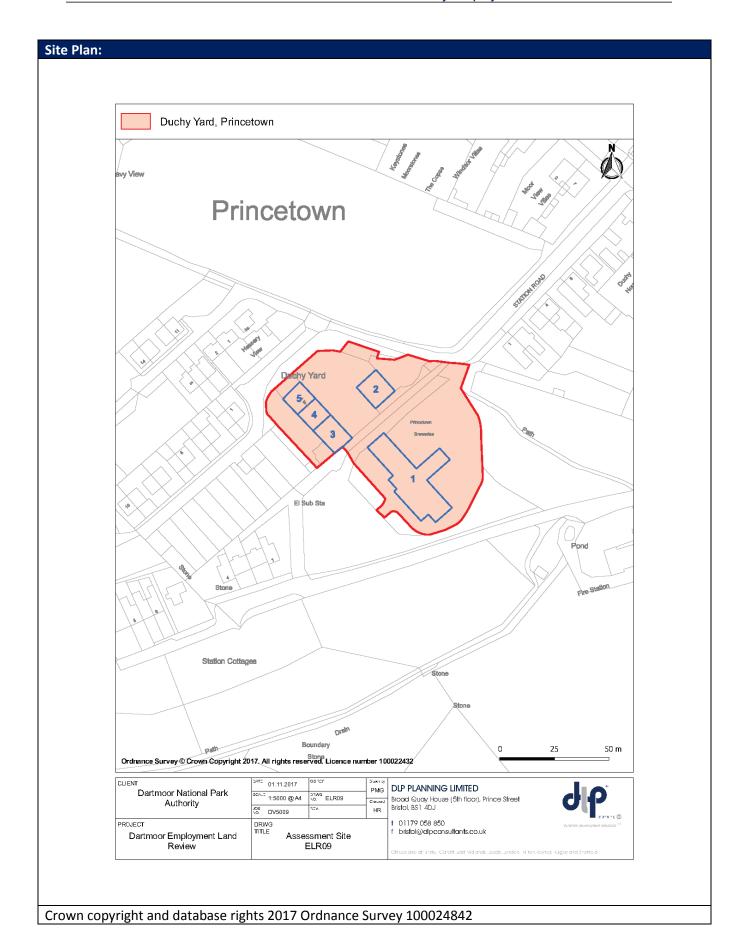
safeguarded for continued employment purposes.

Site Photos:

Recommendation:





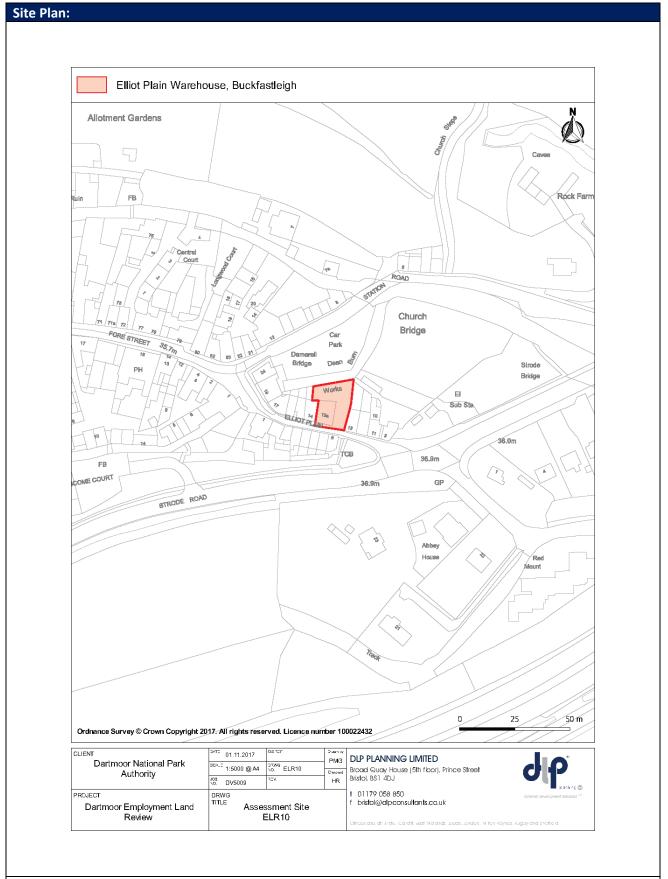


Site Inform	ation							
	ation	ELD10	اء ٨	dress		LII:~	+ Dlain Man-1	NOLUCC.
Site Ref		ELR10	Ad	aress			rt Plain Warel kfastleigh	iouse,
Site Area (h	ectares)	0.03 ha	Ma	arket Segment		General industrial and		
						business		
Description	Description of Site The site includes a large vacant warehouse unit p					vious	ly occupied b	y a bakery,
and Surrou	nding Uses	but which	n ha	s been vacant for a numb	er of years. T	he pr	roperty is sto	ne fronted,
		_	_	age doors. The warehouse		oad cl	ose to main s	treet and is
		surround	ed b	y residential and retail use	es.			
- · · · · · ·	/ 0							
_	story/Owne	rship						
Ref	Address			Occupier	Business		Use Class	Footprint
ELR10_1	Elliot Plain		e,	Vacant	n/a		n/a	318
	Buckfastlei							
	ractiveness (
	e site been	tormally ic	gent	ified for employment for	at least 10	No		
years?			1 .		L-4 F : 2			
				ment activity, within the	•	No		
				but also new or revise	ed planning			
	s/building re					Na		
				as an employment site?		No		
		•	er o	r another agency known t	o undertake	Unk	nown	
	t developme			ship/assupation or our	nad by an	No		
		•		ship/occupation, or ow d for development?	ned by an	No		
				oloyment development, lil	vely to meet	No		
	uirements? (kely to illeet	INO		
lilarket requ	un ememe : c	or ior arran	CITI	ative use:				
1.7: Would	employmen	t develonm	nent	on this site be viable, wi	thout nublic	Unk	nown	
		•		er on-site constraints?	triout public	01111		
	ite immediat			ier on site constraints.		Yes		
2.01.15 tile 5	ite iiiiiiiediat	ci, availab				1.00		
Market app	raisal:	The mark	et fo	or employment accommod	dation across	Dartr	noor tends to	be local in
				ng the needs of local busi				
		· ·		surrounded by a variety o				
				ne time and appears to be				
Sustainable	Developme							
2.1: Would	the site b	e allocate	d to	day for employment de	evelopment,	Refe	er to below:	
				ty criteria (including publ	•			
_		nvironmen	ıtal	impacts and brownfiel	d/greenfield			
consideration								
	•			form of built developmen			ounded by re	
		ite contan	ninat	tion, adjoining uses or	sustainable		retail uses m	_
development reasons)? reuse for emp								
		I _, ·					ght industrial	
Environme	ntal quality			ot appear to be any signifi			-	_
and known				SCI, Ramsar). The site is I	ocated withir	1 floo	d zone 3. The	property
constraints		is possibly	•	· · · · · · · · · · · · · · · · · · ·	L. II. BOOGS	C:-		41
Strategic A		_		nectivity: Close proximity	to the B3380.	Site	approximatel	y 1km
Accessibility: from A38 duel carriageway.								

	Access and Parking: Access off the Main Street, with no associated parking.							
	Services/Facilities for workers: Area adjacent to Buck	xfastleigh main street.						
Strategic Planning Factors:								
3.1: Is the site within an area identified as of strategic importance to the No								
delivery of the Greater Exeter Strategic Plan?								
	or likely to be required for a specific user or specialist	No						
use?								
· ·	f a comprehensive or long-term development or	No						
	which depends on the site being developed for							
employment uses?								
· ·	ing committed (or likely to be provided) sufficient to	Unknown						
	re or on-site constraints to make employment							
development viable?								
3.5: Are there any other	er policy considerations, such as emerging strategic	No						
objectives or spatial vision	on, which should override any decision to release the							
site?								
3.6: Is the site impor	rtant in delivering other economic development	No						
objectives or the spatial	strategy?							
Developable Space	Vacant building with redevelopment potential.							
and vacancy:								
Recommendation:	The site appears to be long term vacant and unat	tractive for employment use.						
	Surrounding uses include residential and retail and	therefore the sites loss from						
	employment use could be appropriate.							







Site Informa	ation	_						
Site Ref Site Area (hectares)		ELR11	ELR11 Address			Gidleys Meadow Rural Workshops, Christow, - EX6 7QB		
		0.55 ha Market Segment				General industrial and business		
Description	of Site	This esta	te inc	ludes a purpose bui	lt s	mall unit scheme	built in the	1980's. Th
and Surrounding Uses		external area remains relatively tidy and the adjacent land uses include a mixture					a mixture o	
		commerc	ial and	l agricultural uses.				
Planning Hi	story/Owne	ership:						
Ref	Address			Occupier	В	usiness	Use Class	Footprin
ELR11_1	Unit 1 - G	idleys Mea	Sweet Sensations	Р	atisserie	B1	107	
	Christow,							
ELR11_2	Unit 2 - Gidleys Meadow,			Teign Valley	P	atisserie	B1	15
	Christow,		Bakery					
ELR11_3	Unit 3 - Gidleys Meadow,			Valley Pet	С	rematorium	SG	126
	Christow,		Crematorium					
ELR11_4	Unit 4 - Gidleys Meadow,			Valley Pet	C	rematorium	SG	66
	Christow, EX6 7QB			Crematorium				
ELR11_5	Unit 5 - Gidleys Meadow,			Black Tor Brewery	В	Brewery	B1	74
	Christow, EX6 7QB				<u> </u>			
ELR11_6	Unit 6 - Gidleys Meadow,			Private Individual		rivate storage of	B8	72
	Christow, EX6 7QB					car and		
					_	urniture		
ELR11_7	Unit 7, Gidleys Meadow,			Previously		Insure-	B1	72
	Christow, EX6 7QB		Cockleshell Deli	-	reviously			
				(hard to tell if still		nanufacturer of		
FID11 0	Unit 8, Gidleys Meadow,			in use) WG Grace & Sons		sh pies oiners	B1	89
ELR11_8	Christow, EX6 7QB			WG Grace & Sons	1,0	Jillers	PI	09
ELR11_9	Unit 9, Gidleys Meadow,			CP Sheds		Manufacture and	B1	89
	Christow, EX6 7QB			Cr Sileus		upply of sheds	BI	03
ELR11_10	Unit 10 Gidleys Meadow,			Vacant	_	/a	n/a	324
CENTI_IO	Christow, EX6 7QB			Vacant	''	γu	11,4	324
ELR11_11	Unit 11 - Gidleys			Green Ecology		nvironmental	B1	+
	Meadow, Christow, EX6			0.00200.087		onsultants		
	7QB							
ELR11_12	Unit 12A Gidleys			Maintenance Plus		tructural	B1	35
	Meadow, Christow, EX6					Inderpinning		
	7QB							
ELR11_13	Unit 12B/C Gidleys			Franter Data	С	omputer	B1	30
	Meadow, Christow, EX6			Services Limited	Services			
	7QB							
Market Attı	activeness (Criteria:						
		ormally ide	ntified	I for employment for	at	Yes		
least 10 yea								040 1 ::
	•		•	nent activity, within t		Two applications	-	-
•				on site but also new		to the alteration		i tor use by
				gulations applications		the pet cremato	rium.	
1.3: Is the si	te being act	ively marke	eted as	an employment site	!	Yes		

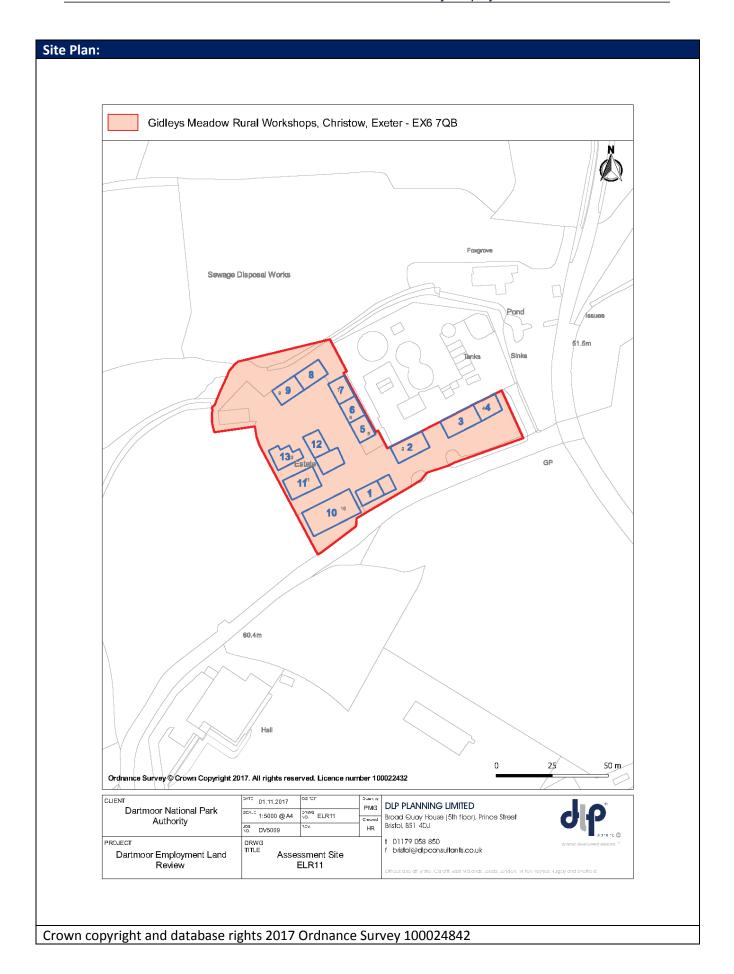
	y a developer or another agency known	Unknown				
to undertake employme						
1	e ownership/occupation, or owned by an bring it forward for development?	No				
1.6: Is there a valid per	mission for employment development,	No				
likely to meet market re	quirements? Or for an alternative use?					
1 ' '	t development on this site be viable,	Yes				
	o resolve infrastructure or other on-site					
constraints?						
1.8: Is the site immediat	ely available?	Yes				
Market appraisal:		the needs of local businesses located on				
		for the strategic road network, but is well				
	occupied and it is anticipated that this w	vill continue in the future.				
Sustainable Developme						
	be allocated today for employment	Yes				
•	d against present sustainability criteria					
	oort and freight access, environmental					
impacts and brownfield,	greenfield considerations)?					
2.2: Is employment	the only acceptable form of built	Given its relatively cut off nature from the				
development on this site	e (e.g. because of on-site contamination,	village of Christow would suggest this is				
adjoining uses or sustain	nable development reasons)?	most suitable for employment use.				
Environmental quality	ant environmental designations covering					
and known	, , , , , , , , , , , , , , , , , , , ,					
constraints	constraints					
Strategic Access and	Strategic Connectivity: Accessed via the	B3193, reasonably close proximity to the				
Accessibility:	A38.					
	Access and Parking: Reasonable access of	onto the site. Ample car parking. Adequate				
	internal circulation.					
	Services/Facilities for workers: Within w	alking distance to amenities within				
	Christow village.					
Strategic Planning Facto	ors:					
3.1: Is the site within an a	area identified as of strategic importance	No				
	eater Exeter Strategic Plan?					
	or likely to be required for a specific user	No				
or specialist use?	•					
· · · · · · · · · · · · · · · · · · ·	of a comprehensive or long-term	No				
1	ration proposal, which depends on the					
site being developed for						
-	ing committed (or likely to be provided)	Unknown				
·	infrastructure or on-site constraints to					
make employment deve						
	policy considerations, such as emerging	No				
-	patial vision, which should override any					
decision to release the s	•					
	ortant in delivering other economic	Yes				
development objectives		1.55				
Developable Space		nent estate, which at the time of the visit				
and vacancy:	was largely occupied. Possible potential					
and vacancy.	was largely occupied. I ossible potential	to expand to the real.				

Recommendation:

The site is well used and should be safeguarded for continued employment purposes.





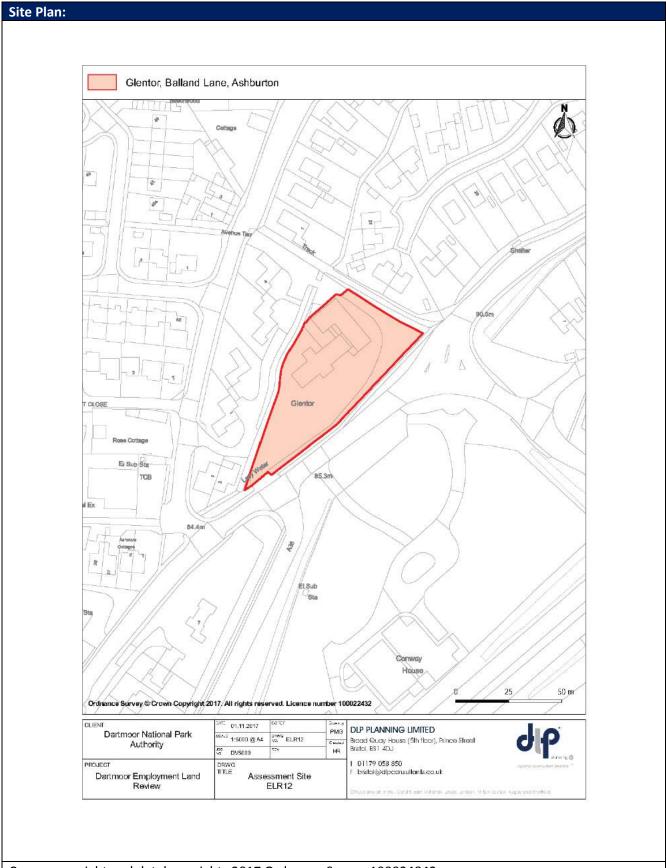


Site Inforn	nation							
Site Ref		ELR12	Ad	dress		Glento	or, Balland La	ne,
							rton, TQ13 7	
Site Area (hectares)	0.32 ha Market Segment				General Industrial/ Business		
(area				aa.a.a.	200111000	
Descriptio	n of Site and	This site i	nclu	des one large property (Glentor) built	L	970's but ref	urbished ir
Surroundii				's. This is a well maintai	-			
				djacent land uses are ma		•		-,
				•	•			
Planning H	listory/Owne	rship:						
Ref	Address			Occupier	Business		Use Class	Footprin
ELR12_1	Glentor (1st	& 2nd Flrs	5),	E & J Glendining Ltd.	Quarry and		B1	329
_	Balland Lan	e, Ashburto	on,	_	building ma	terials		
	TQ13 7DA							
Market At	tractiveness C	Criteria:						
1.1: Has th	ne site been 1	formally id	entii	fied for employment for	at least 10	Yes		
years?		•						
	ere been any i	recent deve	elop	ment activity, within the	last 5 years?	Applic	ation for a de	etached
				out also new or revise			and store in	
application	ns/building reg	gulations ar	oplic	ations.			ction with ex	
						buildir	ng granted in	2013.
1.3: Is the	site being acti	vely marke	ted	as an employment site?		No		
1.4: Is the site owned by a developer or another agency known to undertake Unknown								
employment development?								
1.5: Is the site in multiple ownership/occupation, or owned by an						No		
organisation unlikely to bring it forward for development?								
	•			loyment development, li	kely to meet	No		
market red	quirements? C	r for an alt	erna	ntive use?				
4.7.14.	1 1	.11		(b.)	rlanda da la Par	V		
				on this site be viable, wi	tnout public	Yes		
				er on-site constraints?		Yes		
1.8: IS the	site immediat	ely avallabl	e:			res		
Market ap	nraical:	The cite is	C WO	II located with access to	the A28 the i	unit is o	ccunied and	annears in
iviai ket ap	praisai.			od condition. The marke	•		•	
		_	_	ds to be local in nature,				
				continue to be attractive	_			
			-	a in search of a site with				Jes 11 0111
Sustainabl	e Developme				0.22.2.200000			
	<u> </u>			day for employment do	evelopment.	Poten	tially but neig	hbouring
				y criteria (including pub			re residentia	
				impacts and brownfiel				
considerat					. •			
	•	only accep	tabl	e form of built developr	nent on this	Whilst	this could al	so be
site (e.g. because of on-site contamination, adjoining uses or sustainable							le for residen	
development reasons)?						rrounding us	_	
•	,						ty of the site	
						-	zone 3.	
		1				L		
Environme	ental quality	There do	es no	ot appear to be any signi	ficant enviror	ımental	designations	covering

Strategic Access and Accessibility:	Strategic Connectivity: The site has excellent access to the A38 dual carriageway North and South.
	Access and Parking: Reasonable access into the site. Site has large parking area; internal circulation is sufficient.
	Services/Facilities for workers: Reasonably access to local amenities.

Strategic Planning Factors:									
3.1: Is the site within an area identified as of strategic importance to the No									
delivery of the Greater E	delivery of the Greater Exeter Strategic Plan?								
3.2: Is the site identified	ed or likely to be required for a specific user or	No							
specialist use?									
3.3: Is the site part of	a comprehensive or long-term development or	No							
regeneration proposal,	which depends on the site being developed for								
employment uses?									
3.4: Is there public funding	ng committed (or likely to be provided) sufficient to	Unknown							
overcome infrastructure	overcome infrastructure or on-site constraints to make employment								
development viable?									
3.5: Are there any other	r policy considerations, such as emerging strategic	No							
objectives or spatial visio	n, which should override any decision to release the								
site?	site?								
3.6: Is the site import	3.6: Is the site important in delivering other economic development Yes								
objectives or the spatial strategy?									
Developable Space	Developable Space The site is largely constrained by the road network and dwellings to the north.								
and vacancy:	and vacancy:								
Recommendation:	The site is currently in use and should be safeguarded for future employment								
	purposes.								





Site Information:						
Site Ref	ELR13	Address	Mardle Way Business Park,			
			Buckfastleigh, TQ11 0JL			
Site Area (hectares)	1.91 ha	Market Segment	General industrial and business			
Description of Site	The Marc	lle Way Business Park includes a s	series of buildings varying in both size			
and Surrounding Uses	•	•	jority of units were built in the 1980's			
	and include purpose built employment units. Mardle House and Hamlyn House are					
	properties developed through the conversion of a redundant mill and date back to					
	circa 1900. The smaller units accessed off a link road to the north of the estate were					
	added in the 1990's. The buildings range in size from 5 storeys (Hamlyn House) to					
	single storey units. Adjacent uses in the locality are mainly commercial. The					
	business	park is well signed and the various	occupants are easily located.			

Planning His	tory/Ownership				
Ref	Address	Occupier	Business	Use Class	Footprint
ELR13_1	Units 1 - 6, Churchill Industrial Estate	Waldron's Patisseries	Patisserie Manufacture	B1	1,026
ELR13_2	Ratio House, Mardle Way, TQ11 0NR	Plastic Ratio models	Manufacturer and sales of model railway	B1	709
ELR13_3	Mardle House, Mardle Way	Westcon Products Ltd	Specialist Joinery Manufacturers	B1	2,048
ELR13_4	Mardle House, Mardle Way	Vacant unit – too let	n/a	n/a	Assessed as above
ELR13_5	Hamlyn House, Level 5, Mardle Way	National Federation of Sea Anglers	Official body for sea angling and salt water fishing	B1	284
ELR13_6	Hamlyn House, Level 4, Mardle Way	Buckfastleigh Organic Bakery	Bakery	B1	234
ELR13_7	Hamlyn House, Level 3, Mardle Way	Dart Farmers Market	Office	B1	unknown
ELR13_8	Hamlyn House, Level 3, Mardle Way	Simply Delicious Homemade Cakes	Bakery	B1	unknown
ELR13_9	Hamlyn House, Level 3, Mardle Way	Self-Storage Units	Various short-term lettings	B8	258
ELR13_10	Hamlyn House, Level 1&2, Mardle Way	Applied Shopfitting Ltd	Shopfitters	B2	650
ELR13_11	Hamlyn House, Mardle Way	DCE Holne Limited	Precision Engineers	B1	708
ELR13_12	Mardle Way, Buckfastleigh TQ11 0JS	Hoist Hire Services	Hire of construction Hoists etc	B2	207
ELR13_13	Mardle Way, Buckfastleigh TQ11 OJS	Oxford Trade Frames and Pro Frames	Window manufacture	B1	554
ELR13_14	Newson building, Mardle Way, TQ11 ONR	Dragonfly foods	Organic Food Manufacture	B1	246

ELR13_15	1 Mardle	•	Voyager Coffee		ee machine	B1	399
		eigh TQ11 0JL			and servicing		
ELR13_16	2 Mardle	• •	Sanremo UK Ltd		ee machine	B1/B2	Recorded
	1	eigh TQ11 0JL			and servicing		as above
ELR13_17	3 Mardle	•	Johnsons Building		e counter and	B1/ A1	136
	1	eigh TQ11 0JL	Merchants	store			
ELR13_18	4 Mardle	• •	KM Engineering / TJM		nless Steel	B1	136
	Buckfastle	eigh TQ11 0JL	Book Keeping		ding and		
51510 10	"				ications	24/22	10-
ELR13_19	5 Mardle	•	Sanremo UK Ltd		ee machine	B1/B2	185
FLD12 20		eigh TQ11 0JL	Vavagar Caffaa		and servicing	D1	204
ELR13_20	6 Mardle	•	Voyager Coffee		ee machine	B1	284
Market Attra		eigh TQ11 0JL		sales	and servicing		
			d for ampleument for at	loost	Vos		
	site been io	rmally identifie	ed for employment for at	ieast	Yes		
10 years?	a haan anu	recent develo	amant activity, within th	o loct	No		
			oment activity, within th site but also new or re		INO		
•			ons applications.	viseu			
			as an employment site?		No		
1.5. 13 the 310	c being act	ivery marketed	as an employment site:		140		
1.4: Is the si	te owned b	v a developer	or another agency know	vn to	Unknown		
		development?		••••	o mano w m		
		•	occupation, or owned b	ov an	Unknown		
		-	d for development?	,			
	-	_	oloyment development,	likely	No		
to meet market requirements? Or for an alternative use?				- /			
,							
1.7: Would employment development on this site be viable, without				hout	Yes		
public funding to resolve infrastructure or other on-site constraints?				ints?			
1.8: Is the site immediately available?					Yes		
Market appr	aisal:	The site is a la	arge employment area lo	cated	on the northern	າ edge of Bເ	uckfastleigh.
		_	ess to the A38 is good, bu		•		
		_	. The site is largely o	•	•	_	amount of
		floorspace th	at will continue to be att	ractiv	e to the market		
Sustainable	•						
			d today for employ		Yes – suitable	strategic co	nnectivity.
development, measured against present sustainability criteria							
(including public transport and freight access, environmental							
impacts and brownfield/greenfield considerations)? 2.2: Is employment the only acceptable form of built development Given the adjacent uses (and flood							
2.2: Is employment the only acceptable form of built development					=		
				risk constraint	=	iost suitable	
	•		ot annear to be any cian	ficant	for employme		ac covering
Environment	iai yuality		ot appear to be any signi . SCI, Ramsar). A large pa			_	_
constraints		the site (333)	, soi, nailisai j. A laige po	ווטוו	ine site is cover	ed by 11000	ZUITE Z/3.
Constraints							
Strategic Acc	ess and	Strategic Con	nectivity: Well-located w	/ith ¤c	ood access to the	e A38. altho	ough some
3 a copie Acc		J. 4 CO 1		50		c , .50, aitile	~D.1.30111C

Accessibility:	routes through Buckfastleigh may not be that suitable for very large articulated
,	vehicles.
	Access and parking: Suitable access to the various units off Mardle Way. Some
	units have dedicated parking areas. Those other units appear to have adequate
	internal circulation and parking
	Services/Facilities for workers: Site is within reasonable walking distance of the
	town centre.

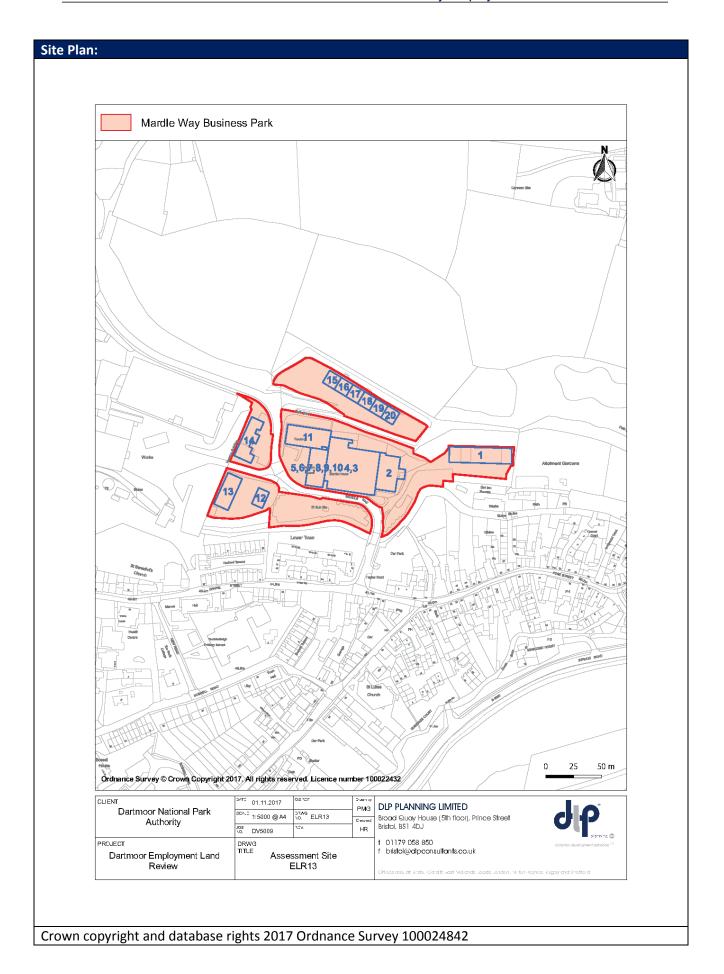
town centre.						
Strategic Planning Factor	ors:					
3.1: Is the site within an	area identified as of strategic importance to	No, but the site is a key employment				
the delivery of the Grea	ter Exeter Strategic Plan?	location within the national park.				
3.2: Is the site identified	or likely to be required for a specific user or	No				
specialist use?						
3.3: Is the site part of a	comprehensive or long-term development	No				
or regeneration propo	osal, which depends on the site being					
developed for employm	ent uses?					
3.4: Is there public funding committed (or likely to be provided) Unknown						
sufficient to overcome i	nfrastructure or on-site constraints to make					
employment developme						
3.5: Are there any other	er policy considerations, such as emerging	No				
	spatial vision, which should override any					
decision to release the s	site?					
3.6: Is the site importan	t in delivering other economic development	Yes				
objectives or the spatial	strategy?					
Developable Space	Occupancy rates on this site are high with the units generally fit for purpose.					
and vacancy:	However certain buildings are looking reasonably tired and could possibly do with					
	some refurbishment in the future (i.e. Waldrons).					
Recommendation:	The site provides a large range of employme	·				
	types. The site should continue to be safeguarded for employment purposes.					











Site Informat	ion						
Site Ref		ELR14	Addre	ss		Linhay Business	
					-	Ashburton - TQ	
Site Area (he	ctares)	2.03 ha	Marke	et Segment		General industr	ial and
Description o	f Cito	Lindhay	Pusinoss	Park includes a seri		business	ngo of uso
and Surround				and storage and distri	-		-
and Surround	illig Oses	_		ion over the 1990's / :			_
		_		he estate remains ger		-	
			•	iding uses include a so	•		.,
Planning Hist	ory/Owne			<u> </u>	, , ,		
Ref	Addre			Occupier	Business	Use Class	Footprint
ELR14_1	Unit A	Linhay Bus	siness	Cambium Group	Offices and	B1	681
	Park -	Ground flo	or		laboratory for		
					telecoms industr	у	
ELR14_2		Linhay Bus	siness	Devon and	Offices	B1	647
	Park –	First floor		Cornwall			
51544.2		4111 5		Constabulary		D4	270
ELR14_3	Park	1 Linhay Bu	ısıness	Western Industrial	Business Interior Office	s B1	370
	Park			Group	Refurbishment		
ELR14_4	Unit B	2/ B3 Linha	av	Cambium	Offices and	B1	645
		ess Park	~ 1	Networks	laboratory for		
					telecoms industr	-y	
ELR14_5	Unit B	4, Lindhay		Cambium	Offices and	B1	254
	Busine	ss Park		Networks	laboratory for		
					telecoms industr	•	
ELR14_6		1 Linhay Bւ	usiness	Big Peaks	Bikes and Water		387
	Park				sports equipmer		
ELR14_7		1A, Ground		Hai Bento	Food distribution	n B1	83
		Business F			0 11		1.0
ELR14_8		1A, First Fl		Manson Guitars	Guitar sales	B1	48
ELR14 9		Business F 2, Linhay	ark	Unsure of current	n/a	n/a	321
LLI\14_3		ess Park		occupant	ii/a	11/ a	321
ELR14 10		3, First Floo	or.	Vacant –	n/a	n/a	105
		Business F		Advertised by	.,, \	'', '	
					1		

Market Attractiveness Criteria:

floor

Unit C3, Ground Floor,

Linhay Business Park

Unit D1/ D2 Linhay

Business Park - First

Linhay House, Lindhay

Unit C4, Lindhay

Business Park

Business Park

ELR14_11

ELR14_12

ELR14_13

ELR14_14

1.1: Has the site been formally identified for employment for at least 10 years? Yes

Alder King

occupant

Harlequin

Manufacturing

Group

Age UK

Unsure of current

Stone Haven Care

n/a

Nursing Home

Care Services

Diamond Cutting

tool manufacture

Charity Offices

n/a

В1

В1

В1

98

451

1217

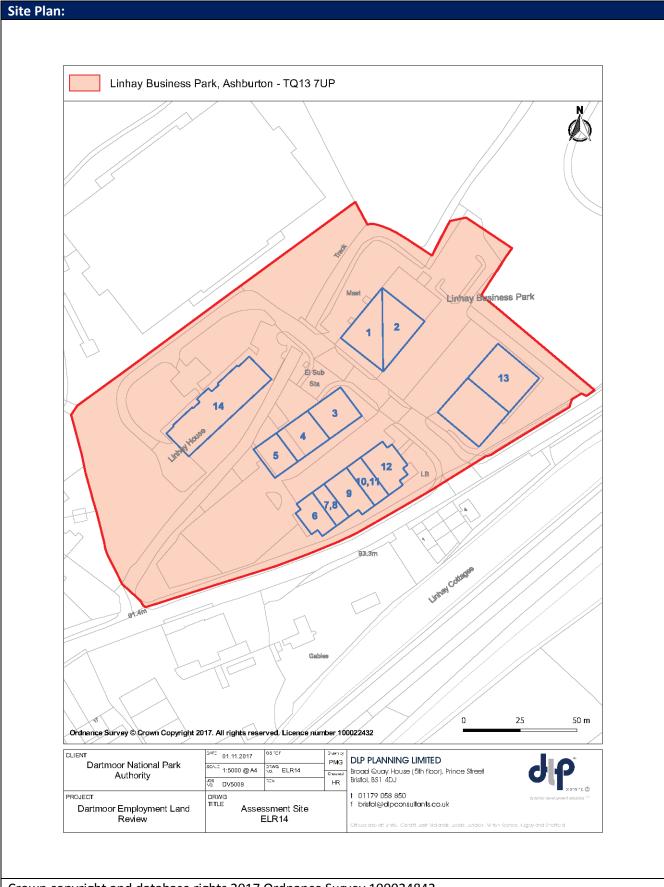
1,175

	y recent development activity, within the last 5 years?	No						
This could include v	This could include works on site but also new or revised planning							
applications/building regulations applications.								
1.3: Is the site being act	ively marketed as an employment site?	No						
1.4: Is the site owned	by a developer or another agency known to undertake	Unknown						
employment developm	ent?							
	ole ownership/occupation, or owned by an organisation	No						
unlikely to bring it forw	·							
	rmission for employment development, likely to meet	No						
market requirements?	Or for an alternative use?							
1	nt development on this site be viable, without public	Yes						
	structure or other on-site constraints?							
1.8: Is the site immedia	tely available?	Yes						
Market appraisal:	The site is well located with access to the A38, the un							
	appear in reasonable to good condition. The							
	accommodation across Dartmoor tends to be local in n	<u> </u>						
	local businesses. This site is likely to continue to be attra							
	businesses from the wider area in search of good access	s to the A38.						
Sustainable Developme								
	llocated today for employment development, measured	Yes. Well suited to						
	nability criteria (including public transport and freight	employment uses given its						
	mpacts and brownfield/greenfield considerations)?	strategic location.						
' '	only acceptable form of built development on this site	Limited constraints on						
· · ·	site contamination, adjoining uses or sustainable	site.						
development reasons)?								
Environmental	There does not appear to be any significant environmen	_						
quality and known	the site (SSSI, SCI, Ramsar). The majority of the site is lo							
constraints	however Linhay House, appears partly covered by flood							
Strategic Access and	Strategic Connectivity: Good strategic connectivity giver	•						
Accessibility: Access and Parking: Reasonable access off the B3352. Historic on-site parking issues								
	resulting in poor lorry access to industrial units and park	_						
	causing access & turning problems. However planning a							
	additional parking space adjacent to units (7/8) March C	5. Upon visiting in 2017,						
	parking appeared less of a significant issue.							
Services/Facilities for workers: Individual units apparently have suitable facilities for								
	workforce. Distance to town centre nearly 1.5km.							
Strategic Planning Fact								
	3.1: Is the site within an area identified as of strategic importance to the delivery No							
of the Greater Exeter Strategic Plan?								
3.2: Is the site identified or likely to be required for a specific user or specialist No								
use?								
· ·	of a comprehensive or long-term development or	No						
'	, which depends on the site being developed for							
employment uses?	D							
· ·	ding committed (or likely to be provided) sufficient to	Unknown						
	ire or on-site constraints to make employment							
development viable?								

3.5: Are there any otl objectives or spatial vis site?	No			
3.6: Is the site importar or the spatial strategy?	Yes			
Developable Space and vacancy:	The site offers little opportunity for further development. Adjacent school playing field would limit heavy industrial development, small residential land-use opposite. 'Urban edge' location would probably limit any large-scale growth.			
Recommendation:	The site is generally in good use for employment purporting the site offers medium to large premises and should be spurposes.	•		







Site Information			
Site Ref	ELR15	Address	Long Meadow Business Parks, South Brent - TQ10 9YT / 9EW
Site Area (hectares)	1.45 ha	Market Segment	General industrial and business
Description of Site and Surrounding Uses	built bety	9	ller buildings. The buildings on site were appear fit for purpose. The estate is

	story/Ownership				
Ref	Address	Occupier	Business	Use Class	Footprint
ELR15_1	Unit 1 Brent Mill Park	Century Link	Telecommunications	B8?	315
		(Previously Level	(Previously B8 - Storage		
		3)	of Telecommunications		
			equipment)		
ELR15_2	Unit 2 Brent Mill Park	Heat Shrink	Global supply, sourcing &	B1	231
		Solutions	distribution of heat		
			shrink tubing &		
			associated products		4-
ELR15_3	Unit 3 Brent Mill Park	Dale Building	Builders	B1	45
		Maintenance			
		Limited			<u> </u>
ELR15_4	Unit 4 Brent Mill Park	P and M A	Garden Machinery	B1	45
		Services	service and repair		
ELR15_5	Unit 5 Brent Mill Park	S G Reloading &	Shooting Supplies	B1	44
		shooting supplies			
ELR15_6	Unit 6 Brent Mill Park	Colour Box	A family business	B1	92
			offering bespoke finishes		
			to many surfaces.		
ELR15_7	Unit 7 Brent Mill Park	Peter Sing	Carpentry	B1	90
		Furniture			
ELR15_8	Unit 8 Brent Mill Park	Colin Ross	Carpentry	B1	86
ELR15_9	Unit 9 Brent Mill Park	South Devon	Vehicle conversions /	B1	92
		Camper	parts		
		Conversions			
ELR15_10	Unit 10 Brent Mill	MF Jacobs	Unknown	B1	92
	Park				
ELR15_11	Unit 11 Brent Mill	Response Food	Engineering	B1	92
	Park	Process			
		Engineering			
ELR15_12	Unit 12 Brent Mill	SPX Refrigeration	Refrigeration engineers	B1	68
	Park				1
ELR15_13	Unit 13 Brent Mill	Brent Mill Bakery	Food preparation	B1	68
51.D45.44	Park	D	December 1 5th	D4	60
ELR15_14	Unit 14 Brent Mill	Brume	Decorative Window Film	B1	68
51.D45.45	Park	Manage	Manufacture	. /-	60
ELR15_15	Unit 15 Brent Mill	Vacant	n/a	n/a	69
ELD4E 10	Industrial Estate			,	470
ELR15_16	Unit 16 Brent Mill	Vacant	n/a	n/a	178
	Industrial Estate				

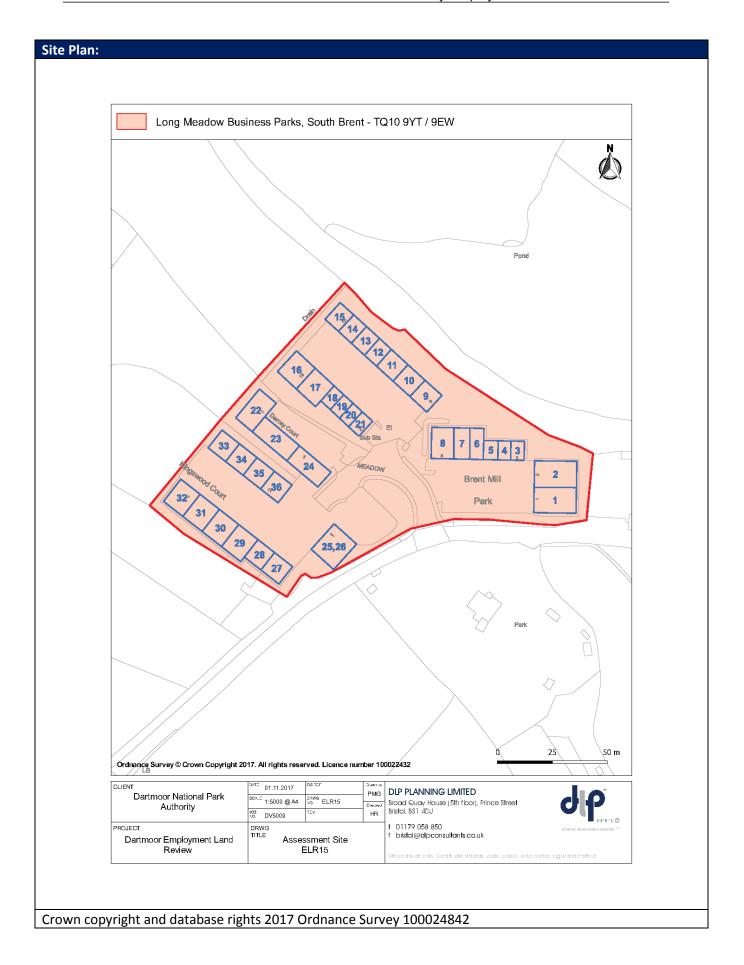
ELR15_17	Unit 17 Brent Mill Industrial Estate	Rocktails	Drinks distillery	B2	140
ELR15 18	Unit 18 Brent Mill	Right Move			44
ETK12_10	Industrial Estate	suggests new			44
	illuustilai Estate	occupant to be			
		locating here			
		(previously			
		Holcor)			
ELR15_19	Unit 19 Brent Mill	Keith Holder	Showroom and fitting	B1	124
_	Industrial Estate	Kitchens and	workshops		
		Bathrooms			
ELR15_20	Unit 20 Brent Mill	Keith Holder	Showroom and fitting	B1	With
_	Industrial Estate	Kitchens and	workshops		above
		Bathrooms			
ELR15_21	Unit 21 Brent Mill	Marwood	Fashion Accessories	B1	47
	Industrial Estate				
ELR15_22	Unit 1 Darcy Court	Karris Limited	Office Interiors	B1	340
			specialists		
ELR15_23	Unit 2 Darcy Court	Sleipner Motor	Marine Distribution	B1	230
		Ltd	Specialists		
ELR15_24	Unit 3 Darcy Court	Sleipner Motor	Marine Distribution	B8	246
		Ltd	Specialists		
ELR15_25	Unit 1 Kingswood	Classic Cottages	Tourism Services	B1	389
	Court Business Park				
ELR15_26	Unit 1 Kingswood	Pure	Property Management	B1	With
	Court Business Park		Services		above
ELR15_27	Unit 2 Kingswood	Westward	Tourism Marketing	B1	141
	Court Business Park	Marketing	Services		
ELR15_28	Unit 3 Kingswood	Westward	Tourism Marketing	B1	140
	Court Business Park	Marketing	Services		
ELR15_29	Unit 4 Kingswood	Vacant	n/a	n/a	174
	Court Business Park				
ELR15_30	Unit 5 Kingswood	PSI (Europe)	Engineering Services	B1	
	Court Business Park	Limited			
ELR15_31	Unit 6 Kingswood	INCA Flooring &	Flooring Specialists	B1	179
	Court Business Park	Structural Limited			
ELR15_32	Unit 7 Kingswood	Phoenix	Kit Car Specialists	B1	176
	Court Business Park	Automotive			
		Developments			
ELR15_33	Unit 8 Kingswood	Ad Pad Group	Housing Software	B1	147
	Court Business Park				
ELR15_34	Unit 9 Kingswood	Novus Property	Property and Building	B1	147
	Court Business Park	Solutions Ltd	Maintenance		
ELR15_35	Unit 10 Kingswood	Majestic Campers	Campervan Interior	B1	147
	Court Business Park		suppliers		
ELR15_36	Unit 11 Kingswood	BCNS Computing	Business Computer	B1	143
	Court Business Park		Networks		
Market Attr	activeness Criteria:				

1.1: Has the site been formally identified for employment for at least Yes 10 years?

1.2: Has there been any		I
	recent development activity, within the last	No
	clude works on site but also new or revised	
	uilding regulations applications.	
1.3: Is the site being act	ively marketed as an employment site?	No
	by a developer or another agency known to	Unknown
undertake employment	·	
1.5: Is the site in mult	iple ownership/occupation, or owned by an	Unknown
-	bring it forward for development?	
1.6: Is there a valid per	mission for employment development, likely	No
to meet market require	ments? Or for an alternative use?	
1	t development on this site be viable, without	Unknown
public funding to resolv	e infrastructure or other on-site constraints?	
1.8: Is the site immedia	tely available?	Yes
Market appraisal:	The site is well located for the A38 and is ver	y well occupied. Demand for the units is
	good and should continue to be an attract lo	cation for businesses.
Sustainable Developme	ent Factors:	
2.1: Would the site be a	llocated today for employment development,	Yes
measured against pres	sent sustainability criteria (including public	
transport and freigl	nt access, environmental impacts and	
brownfield/greenfield o	onsiderations)?	
2.2: Is employment the	only acceptable form of built development on	Given the location most suitable for
this site (e.g. because	of on-site contamination, adjoining uses or	employment uses.
sustainable developmen	nt reasons)?	
Environmental	There does not appear to be any significant e	nvironmental designations covering the
	(666) 601 5	ita is located within Flood Zone 1:
quality and known	site (SSSI, SCI, Ramsar). The majority of the s	ite is located within Flood Zone 1,
quality and known constraints	however, parts of the eastern boundary are of	
		covered by Flood Zone 2.
constraints	however, parts of the eastern boundary are o	covered by Flood Zone 2. se proximity to the A38
constraints Strategic Access and	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closesters	covered by Flood Zone 2. se proximity to the A38
constraints Strategic Access and	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with close Access and Parking: Reasonable access into the strategic Connectivity in the strategic Conne	se proximity to the A38 the site. Good on-site car parking with
constraints Strategic Access and	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into tadequate circulation areas.	se proximity to the A38 the site. Good on-site car parking with
constraints Strategic Access and	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent.	se proximity to the A38 the site. Good on-site car parking with
Strategic Access and Accessibility: Strategic Planning Fact	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent.	se proximity to the A38 the site. Good on-site car parking with
Strategic Access and Accessibility: Strategic Planning Factor 3.1: Is the site within an	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable diagram. Diss:	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within an the delivery of the Great	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable diagram. Brent. Ors: The area identified as of strategic importance to	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within an the delivery of the Great	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Dors: The area identified as of strategic importance to the exeter Strategic Plan?	se proximity to the A38 the site. Good on-site car parking with stance from the amenities in South No
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within an the delivery of the Grea 3.2: Is the site identified specialist use?	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Dors: The area identified as of strategic importance to the exeter Strategic Plan?	se proximity to the A38 the site. Good on-site car parking with stance from the amenities in South No
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within and the delivery of the Great 3.2: Is the site identified specialist use? 3.3: Is the site part of a	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Dors: The area identified as of strategic importance to the exeter Strategic Plan? If or likely to be required for a specific user or comprehensive or long-term development or compr	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South No
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within and the delivery of the Great 3.2: Is the site identified specialist use? 3.3: Is the site part of a	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Dors: The area identified as of strategic importance to the exeter Strategic Plan? It or likely to be required for a specific user or	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South No
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within and the delivery of the Great 3.2: Is the site identified specialist use? 3.3: Is the site part of a regeneration proposal, for employment uses?	Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Dors: In area identified as of strategic importance to the exeter Strategic Plan? If or likely to be required for a specific user or comprehensive or long-term development or which depends on the site being developed	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South No
Strategic Access and Accessibility: Strategic Planning Factors 3.1: Is the site within any the delivery of the Great 3.2: Is the site identified specialist use? 3.3: Is the site part of a regeneration proposal, for employment uses? 3.4: Is there public further strategies and site part of a regeneration proposal, for employment uses?	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Dors: The area identified as of strategic importance to the exeter Strategic Plan? If or likely to be required for a specific user or comprehensive or long-term development or compr	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South No No No
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within ar the delivery of the Grea 3.2: Is the site identified specialist use? 3.3: Is the site part of a regeneration proposal, for employment uses? 3.4: Is there public fu sufficient to overcome	Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Dors: In area identified as of strategic importance to atter Exeter Strategic Plan? If or likely to be required for a specific user or comprehensive or long-term development or which depends on the site being developed anding committed (or likely to be provided) infrastructure or on-site constraints to make	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South No No No
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within an the delivery of the Great 3.2: Is the site identified specialist use? 3.3: Is the site part of a regeneration proposal, for employment uses? 3.4: Is there public further sufficient to overcome employment development.	however, parts of the eastern boundary are of Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Dors: In area identified as of strategic importance to the exeter Strategic Plan? If or likely to be required for a specific user or comprehensive or long-term development or which depends on the site being developed anding committed (or likely to be provided) infrastructure or on-site constraints to make ent viable?	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South No No No
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within an the delivery of the Grea 3.2: Is the site identified specialist use? 3.3: Is the site part of a regeneration proposal, for employment uses? 3.4: Is there public fu sufficient to overcome employment developm 3.5: Are there any oth	Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Dors: In area identified as of strategic importance to other Exeter Strategic Plan? If or likely to be required for a specific user or comprehensive or long-term development or which depends on the site being developed infrastructure or on-site constraints to make entiviable? The repolicy considerations, such as emerging into the site being developed.	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South No No Unknown
Strategic Access and Accessibility: Strategic Planning Fact 3.1: Is the site within an the delivery of the Grea 3.2: Is the site identified specialist use? 3.3: Is the site part of a regeneration proposal, for employment uses? 3.4: Is there public fu sufficient to overcome employment developm 3.5: Are there any oth	Strategic Connectivity: Well-located with closs Access and Parking: Reasonable access into the adequate circulation areas. Services/Facilities for workers: Reasonable disprent. Ors: In area identified as of strategic importance to atter Exeter Strategic Plan? If or likely to be required for a specific user or which depends on the site being developed and infrastructure or on-site constraints to make entitiable? In a part of the eastern boundary are of the constraints to make entitiable? In a part of the eastern boundary are of the constraints to make entitiable? In a part of the eastern boundary are of the constraints to make entitiable? In a part of the eastern boundary are of the constraints to make entitiable?	se proximity to the A38 he site. Good on-site car parking with stance from the amenities in South No No Unknown

3.6: Is the site importar objectives or the spatial	nt in delivering other economic development strategy?	Yes			
Developable Space and vacancy: This site is well occupied and reasonably constrained in terms of further intensification within the estates boundary. However, the field north of the site is currently be considered as a potential employment allocation (See ELR26)					
Recommendation: The site is in good use and provides a large number of smaller B1a and B2 are appealing to the local employment market. The site should be safegued continue employment use.					



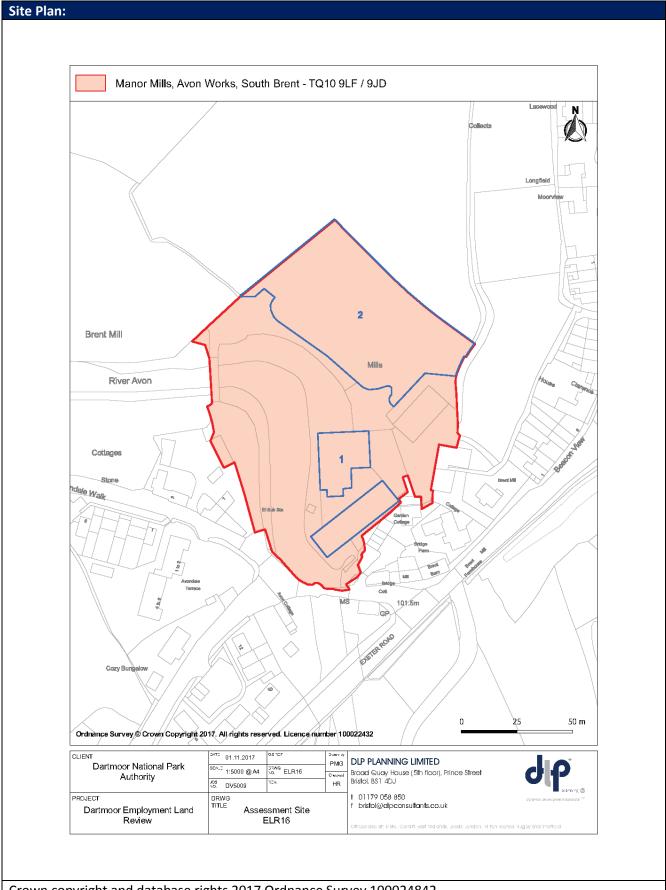


Site Inform	ation	ı	1					
Site Ref		ELR16	Ad	dress		Manor Mills, Avon Works, South Brent - TQ10 9LF / 9JD		
Site Area		1.26 ha	1.26 ha Market Segment G					
Description	of Site and	The estat	e ind	cludes a former mill buildi	ng built circa	1990, v	vhich is curr	ently being
Surroundin				mercial storage. There is a	-			
	0			nt and identified as a suita	•			
Planning H	istory/Owne				·		,	
Ref	Address			Occupier	Business		Use Class	Footprint
ELR16_1	Manor Mills	Exeter		Packfirst Storage	Storage Com	nany	B8	2,154
	Road, TQ10	9JD				parry		
ELR16_2	Vacant land developme	_	5	n/a	n/a		n/a	n/a
Naukot Att	ractiveness C							
			+ific	d for amployment for at la	act 10 years?	Voc		
		-		d for employment for at le	-	Yes		
				ment activity, within the	•	No		
				but also new or revise	ed planning			
	s/building reg	•						
				as an employment site?		No		
			er o	r another agency known t	to undertake	Unkno	own	
	nt developme							
				cupation, or owned by an	organisation	Unkno	own	
	bring it forwa							
	•			oloyment development, li	kely to meet	No		
market req	uirements? O	r for an alt	erna	itive use?				
		•		on this site be viable, wi er on-site constraints?	ithout public	Unkno	own	
	site immediat			er on site constraints:		Parts	- Yes	
		.,						
Market app	praisal:			isonably well located with				•
				easonable state of repair. ٦		•	•	
				oor tends to be local in na				
				nstrained by flood and ac		may th	erefore limi	t is market
				and scope for intensifica	tion.			
	e Developme							
				oday for employment d	•		If access cor	
measured a	•			criteria (including public t	•	can b	e overcome.	
_	•	ronmental	ir	npacts and brownfie	ld/greenfield			
considerati								
	•			form of built developmen			the site is lo	
		ite contan	nina [.]	tion, adjoining uses or	sustainable		n flood zone	
developme	nt reasons)?						l be less suit	able for
		ı					ive uses.	
	ntal quality			ot appear to be any signific			_	covering
and known	constraints	the site (S	SSSI,	SCI, Ramsar). The site is I	ocated within	Flood	Zone 2/3	
Strategic A	rress and	Strategic	Con	nectivity: Good. Close pro	vimity to the /	138		
Accessibilit		_		arking: Restricted access o	-		hla narking	and
Accessibilit	.у.	ALLESS AI	iurc	irking. Nestricted access 0	into the site. N	casulid	nic harking	uilu

	irculation areas when on site. ervices/Facilities for workers: reasonably close to the amenities of South Brent.								
Strategic Planning Facto	Strategic Planning Factors:								
3.1: Is the site within a	3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?								
3.2: Is the site identified use?	or likely to be required for a specific user or specialist	No							
· ·	f a comprehensive or long-term development or which depends on the site being developed for	No							
I	ing committed (or likely to be provided) sufficient to e or on-site constraints to make employment	Unknown							
1	er policy considerations, such as emerging strategic on, which should override any decision to release the	No							
3.6: Is the site important or the spatial strategy?	in delivering other economic development objectives	Yes							
Developable Space	Large area of vacant land suitable for redevelopment	opportunity. Further							
and vacancy:	consideration required in terms of providing suitable	access.							
Recommendation:	The site is partially in use, but has vacant land th employment purposes. Flood issues and access development. The site should be safeguarded for em	s may limit the scope for							







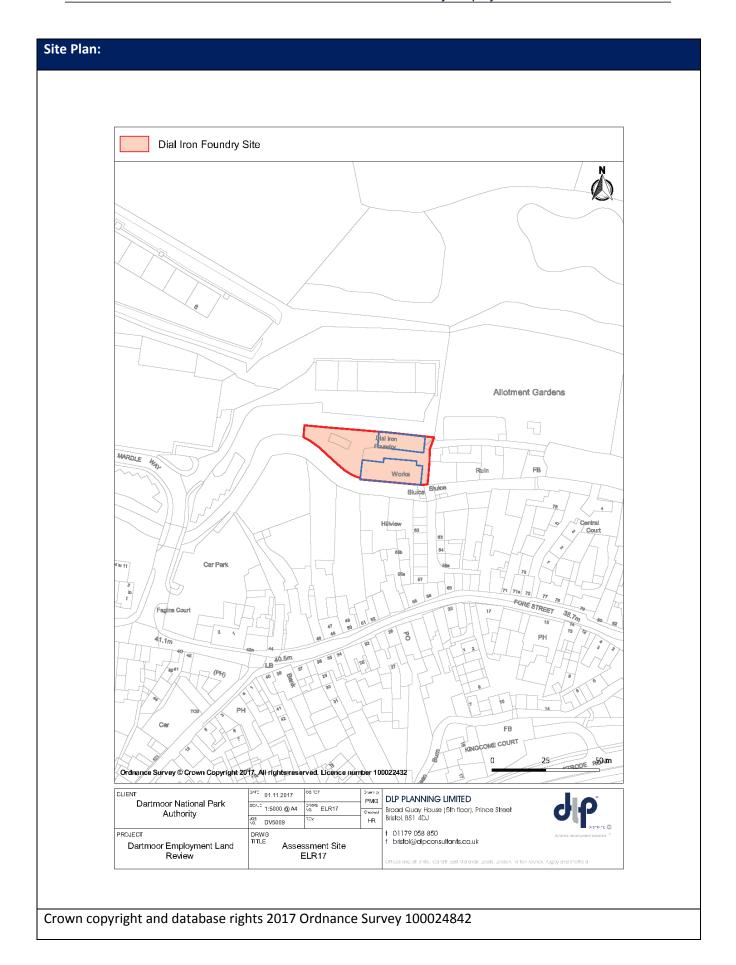
Sito Information									
Site Information									
Site Ref		ELR17	A	ddress			oundry Site		
						ł	ıckfastleigh,		
Site Area (hectar	res)	0.11 ha		arket Segment		l .	cale general		
				cated within the Buckfastl				•	
Description of Si				use as a vehicle coachwork			•		
and Surrounding	Uses	_		old and in poor state of	repair, w	ith limited	access thro	ugh a lane	
accessed off the Main Street.									
Planning History/Ownership									
Ref	Addre			Occupier	Business	5	Use Class	Footprint	
ELR017_1		on Foundry		Vacant	n/a		n/a	unknown	
	Works								
Market Attractiv									
	been f	ormally ide	ntif	ied for employment for at	least 10	No			
years?									
		•		lopment activity, within th		No			
*				e but also new or revised	planning				
applications/buil		<u> </u>	•						
				as an employment site?		No			
		•		per or another agency ki	nown to	Unknown			
undertake emplo									
		•		hip/occupation, or owner	d by an	Unknown	l		
				d for development?					
	-			mployment development,	likely to	No			
meet market req									
·	•	•		on this site be viable, witho	ut public	Unknown			
				ner on-site constraints?					
1.8: Is the site im						Yes	1.1		
Market appraisa	l:			the site is insufficient for m					
				or small scale office/creat		snops. The	units are in	a relatively	
Contained	-1			repair and demand appear	s low.				
Sustainable Deve				an fam and the second		Ci !		to a local control of	
				ay for employment devel	•		access cons		
_	•			y criteria (including public t	•		night not be	allocated	
_		vironmenta	11 16	mpacts and brownfield/gr	reentield	for emplo	yment use.		
considerations)?		only 2	الماد	o form of built doubles	+ +	Civen H	oforom ort:	anad	
				e form of built developmer			aforementi		
. •		-site contar	nına	ation, adjoining uses or sus	stainable		ts. The site		
development reasons)? more suitable to a small suitable and suitable									
residential redevelopment/							nent/		
Environmental	ualita	Thora das)C 12	ot appear to be any signific	ant anvis	conversio		covorina	
Environmental q and known	uality			ot appear to be any signific SCI, Ramsar). The site is lo			_	_	
constraints				ted properties fronting For		.11111 F1000 Z	.0116 2/3. 1110	eie aie a	
Strategic Access	and			nnectivity: Within reason		cc to the	138 howe	var this is	
Accessibility:	anu	_		y 2km as a result of the one			AJO, HOWE	vei tills 15	
Accessionity.				•			Fore Street	A previous	
Access and Parking: Access is through a narrow lane direct to Fore Street. A previous									

occupier attempted to gain alternative access via Churchill industrial estate at rear of unit but was unsuccessful in negotiations with occupier. Parking is minimal but sufficient, as is internal circulation.

Services/Facilities for workers: The site is located behind the main shopping street and therefore reasonable amenities are available.

Strategic Planning Factors:								
3.1: Is the site within an area identified as of strategic importance to the No								
delivery of the Greater E	delivery of the Greater Exeter Strategic Plan?							
3.2: Is the site identified	ed or likely to be required for a specific user or	No						
specialist use?								
3.3: Is the site part of	a comprehensive or long-term development or	No						
regeneration proposal,	which depends on the site being developed for							
employment uses?								
3.4: Is there public fund	ing committed (or likely to be provided) sufficient	Unknown						
to overcome infrastruct	ture or on-site constraints to make employment							
development viable?								
3.5: Are there any other	policy considerations, such as emerging strategic	No						
·	on, which should override any decision to release							
the site?								
3.6: Is the site import	ant in delivering other economic development	No						
objectives or the spatial	strategy?							
Developable Space	The site is currently occupied by several dilapidate	d buildings. Potential to redevelop						
and vacancy:	these, although given the access constraints coul	d be more suitable for residential						
	uses.							
Recommendation:	The site appears vacant and the access if not suita	ble for any use that generates						
	reasonable travel movements. The site is in a poo	r state of repair and could						
	potentially be lost from employment use through	the Local Plan.						





Site Ref		ELR18	Addr	.ess		The Old Mill Station F	Road Moreto	nhamnstead	
Site Net			Auui			The Old Mill, Station Road, Moretonhampstead, TQ13 8NQ			
Site Area (hed	ctares)	0.45 ha	Mark	ket Segment		General Industrial/Bu	siness Area		
Description of Site and Surrounding Uses		occupied l appearance Road and part of the	his site includes three adjacent estates. The Old Mill to the north of Station Roccupied by Bradford's Buildings Supplies and is part refurbished and reasonably tippearance. The second part of the site (the Old Gas Works) is accessed via a lane off Stoad and occupied by a garden machinery company and motor vehicle repairs. The art of the site is Kings Bridge Yard which is occupied by a pet and horse goods supplied					sonably tidy ir ane off Statior airs. The fina	
Planning Histo	ory/Ownei	rship							
Ref	Addre	ss	(Occupier	В	Business	Use Class	Footprint	
ELR18_1		as Works n Road Unit		Vacant	n	n/a	n/a	90	
ELR18_2		ns Works n Road Unit		JJ Machinery		Garden machinery ales and servicing	B1	90	
ELR18_3		Old Gas Works Station Road Unit 2		Mews Motors		Repairs and servicing of cars and racing cars	B1	37	
ELR18_4		d Gas Works ation Road Unit 3		Harvey's of Devon		itorage and workshop or buses	B1	71	
ELR18_5		d Gas Works ation Road Unit 4		BNC Electricians	E	Electricians storage	B1	52	
ELR18_6		ns Works n Road Unit		Marshalls Electricians	S	itorage and yard	B1	52	
ELR18_7		d Mill, Stati TQ13 8NQ		Bradford's Building Supplies	В	Building Merchants	B1/A1	Unrecorded	
ELR18_8	Kings E Station	Bridge Yard n Road	,	Animal Crackers		sale of Pet and Horse goods	B1 / B8	300	
Market Attrac	ctiveness C	Criteria:							
1.1: Has the s least 10 years		ormally iden	tified	for employment for a	at	Yes			
last 5 years?	This could	include wo	rks o	nent activity, within the n site but also new c gulations applications.	or	No			
				an employment site?	_	No			
1.4: Is the site to undertake				another agency know	'n	Unknown			
	•	•		pation, or owned by a or development?	n	Unknown			
				loyment developmen	t,	No			

likely to meet market red	quirements? Or for an alternative use?					
1.7: Would employmen	t development on this site be viable,	Unknown				
without public funding t	o resolve infrastructure or other on-site					
constraints?						
1.8: Is the site immediate	ely available?	Yes				
Market appraisal:	Moretonhampstead supports a variety of	of employment uses and is one of the key locations				
	for employment on Dartmoor. Demand	tends to be from local businesses, but occupation				
	is generally good even for low to mediun	n quality units that landlords are keen to rent rather				
	than having standing empty.					
Sustainable Developmen	nt Factors:					
2.1: Would the site	be allocated today for employment	Yes – Reasonable strategic connectivity given its				
development, measured	against present sustainability criteria	location in central Dartmoor away from the A30				
(including public transp	ort and freight access, environmental	or A38.				
impacts and brownfield/	greenfield considerations)?					
2.2: Is employment	the only acceptable form of built	Potential contamination issues, relatively cut off				
development on this site	(e.g. because of on-site contamination,	in terms of residential development and facilities.				
adjoining uses or sustain	able development reasons)?					
Environmental quality	There does not appear to be any signific	ant environmental designations covering the site				
and known constraints	(SSSI, SCI, Ramsar). The site is located w	rithin Flood Zone 1. Possible contamination issues				
	given previous use.					
Strategic Access and	Strategic Connectivity: Reasonable strat	egic access onto the A382				
Accessibility:	Access: Entry to the site from A382 is go	od and suitable for large deliveries.				
	Parking: Reasonable parking but limited	access and circulation				
	Services/Facilities for workers: Site is wi	thin approximately 800m of village centre.				
Strategic Planning Facto	rs:					
3.1: Is the site within an a	rea identified as of strategic importance	No				
to the delivery of the Gre	eater Exeter Strategic Plan?					
	or likely to be required for a specific user	No				
or specialist use?						
•	of a comprehensive or long-term	No				
	ration proposal, which depends on the					
site being developed for	employment uses?					
3.4: Is there public fundi	ng committed (or likely to be provided)	Unknown				
	infrastructure or on-site constraints to					
make employment deve	opment viable?					
•	policy considerations, such as emerging	No				
strategic objectives or s	natial vicion, which chould override any					
decision to release the site?						
	te?					
3.6: Is the site impo	te? ortant in delivering other economic	Yes				
3.6: Is the site impo	te? ortant in delivering other economic or the spatial strategy?	Yes				
3.6: Is the site impo development objectives Developable Space	te? ortant in delivering other economic	Yes				
3.6: Is the site impo development objectives Developable Space and vacancy:	te? ortant in delivering other economic or the spatial strategy? Limited vacancies in this estate.					
3.6: Is the site impo development objectives Developable Space	te? ortant in delivering other economic or the spatial strategy?					
3.6: Is the site impo development objectives Developable Space and vacancy:	te? ortant in delivering other economic or the spatial strategy? Limited vacancies in this estate.					
3.6: Is the site impo development objectives Developable Space and vacancy:	te? ortant in delivering other economic or the spatial strategy? Limited vacancies in this estate.					





Site Plan: The Old Mill and Old Gasworks, Moretonhampstead The Toll Hou 167.3m King's Bridge 50 m Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432 DATE 01.11.2017 DLP PLANNING LIMITED Dartmoor National Park Authority 3CALE 1:5000 @ A4 Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ ^{37,00} ELR18 уов \о. DV5009 DRWG TITLE t 01179 058 850 PROJECT f bristol@alpeonsultants.co.uk Dartmoor Employment Land Review Assessment Site ELR18

Site Infor	mation							
Site Infor	Hation	ELR19	Address			Old Engli	ch Industrial	Estato
Site Kei		ELKIS	Address		Old English Industrial Estate, Princetown Road			
Site Area		0.33 ha	Market Segm	ent		General	industrial an	d business
Description	on of Site and	The Old		rial Estate is acc	essed off	Princetow	n Road and	includes 4
Surroundi			_	ge units built in				
				looks like only o				
		whilst the	e others look va	acant. The estate	is surroun	ded by agi	ricultural lan	d.
Planning I	History/Owner	ship:						
Ref	Address			Occupier	Business		Use Class	Footprint
ELR19_1	Unit 1, Old Er	nglish Indus	trial Estate,	Vacant	Vacant		n/a	332
	Princetown R	oad, Yelvei	ton PL20 6NJ					
ELR19_2	Unit 2, Old Er	nglish Indus	trial Estate,	Vacant	Vacant		n/a	185
	Princetown R	oad, Yelvei	ton PL20 6NJ					
ELR19_3	Unit 3, Old Er	nglish Indus	trial Estate,	Vacant	Vacant		n/a	205
	Princetown R	oad, Yelvei	ton PL20 6NJ					
ELR19_4	Unit 4, Old Er	nglish Indus	trial Estate,	Unknown	Self-Stora	ige Unit	B8	432
	Princetown R	oad, Yelvei	ton PL20 6NJ					
Market A	ttractiveness C	riteria:						
1.1: Has t	he site been f	ormally id	entified for en	nployment for a	t least 10	Yes		
years?								
1.2: Has th	nere been any r	ecent deve	elopment activi	ty, within the las	t 5 years?	No		
This coul	d include wo	rks on sit	te but also n	iew or revised	planning			
applicatio	ns/building reg	gulations ap	oplications.					
1.3: Is the	site being acti	vely marke	ted as an empl	oyment site?		No		
1.4: Is the	site owned by	a develope	er or another ag	gency known to ι	undertake	Unknown		
employme	ent developme	nt?						
1.5: Is tl	ne site in m	ultiple ow	nership/occup	ation, or owne	d by an	Unknown		
organisati	on unlikely to l	oring it for	ward for develo	ppment?				
	· ·			evelopment, likel	y to meet	No		
	quirements? O							
		•		be viable, with	out public	Yes		
			other on-site	constraints?				
	site immediate					Yes		
Market a	praisal:			the open countr	•		-	•
		_		of units are of		-	-	
			_	occupancy and it	-	ned wheth	ner the site i	s viable for
		ļ		use in the long t	erm.			
	le Developme							
				nployment deve	-	No		
			-	including public	-			
		ivironment	aı impacts a	nd brownfield/{	greentield			
considera	-	anlu aas:-	table forms of	huilt douglass:	nt on this	No		
		-		built developme		No		
		-site conta	mination, adjo	oining uses or su	ıstamable			
	ent reasons)?	Thous de		o ho ons:=:::f::-	ant contine	montel di	olanotic	0.40#:
Environmental quality There does not appear to be any significant environmental designations covering								overing

and known constraints	the site (SSSI, SCI, Ramsar). The site is located within Flood Zone 1						
Strategic Access and	Strategic Connectivity: Semi-rural location						
Accessibility:	Access and Parking: Poor access for large lorries. Restricted parking with poor access						
	for large lorries, but reasonable for other uses.						
	Services/Facilities for workers: Reasonably poor, the site is approximately 1km from						
	nearest shops (along road with no pavement).						
Strategic Planning Facto	rs:						
3.1: Is the site within ar	3.1: Is the site within an area identified as of strategic importance to the No						
delivery of the Greater Exeter Strategic Plan?							
3.2: Is the site identified	3.2: Is the site identified or likely to be required for a specific user or No						
specialist use?							
3.3: Is the site part of a comprehensive or long-term development or No							
regeneration proposal,	which depends on the site being developed for						
employment uses?							
3.4: Is there public funding committed (or likely to be provided) sufficient to Known							
overcome infrastructure or on-site constraints to make employment							
development viable?							
3.5: Are there any other policy considerations, such as emerging strategic No							
objectives or spatial vision, which should override any decision to release the							
site?							
3.6: Is the site important in delivering other economic development No							
objectives or the spatial strategy?							
Developable Space	Three of the four units on site are vacant suggesting issues with the location of this						
and vacancy:	site, potentially unsuitable for employment provision.						
Recommendation:	The site is in reasonable condition but with high levels of vacancy. It is not considered						
	that the site will be attractive in the long term, therefore it is recommended that the						
	Local Plan allow sufficient flexibility for alternative uses if it can be proven that there						
	is insufficient demand.						
Site Photos:							

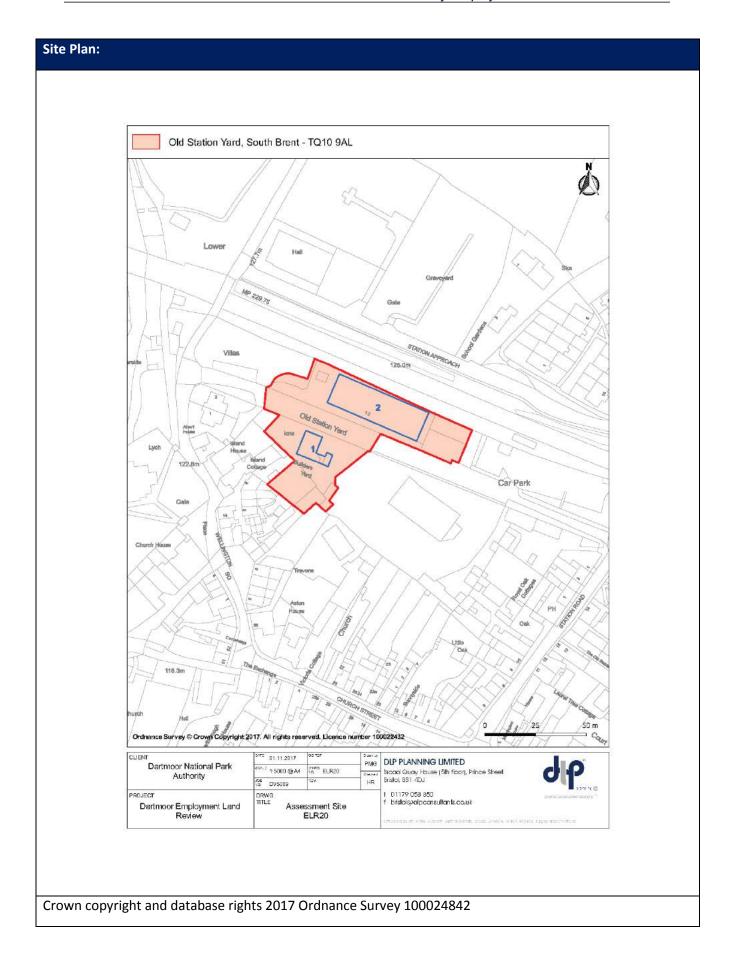




Site Plan: Old English Industrial Estate, Princetown Road, Yelverton PL20 6NJ (Trathens Yard) 199.9m vonport Leat Old English Industrial Estate 50 m Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432 CLIENT D1.11.2017 DLP PLANNING LIMITED Dartmoor National Park Authority 1:5000 @ A4 one ELR19 Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ .03 .0. DV5009 DRWG TITLE t 01179 058 850 PROJECT f bristol@alpeansultants.co.uk Dartmoor Employment Land Review Assessment Site ELR19

Site Inform	Site Information								
	nation	EL DOO	۸ ما	dross		Old Station	Vard South	Pront	
Site Ref ELR20 Ad		Address		Old Station Yard, South Brent - TQ10 9AL					
Site Area (hectares) 0.58 ha Ma		arket Segment		General industrial and business					
		The estat	e is	located adjacent the railw	ay and	y and Is currently occupied by a DIY store			
Descriptio	n of Site	and build	and builders yard and a warehouse building in use for manufacturing. The industrial						
and Surro	unding Uses	warehouse building looks to have been developed circa 1970's. The DIY and Garden							
		Supplies	build	ding was then added in t	he 198	30's. Surrour	nding uses in	clude both	
		residentia	al an	d commercial. The externa	l area	is generally t	idy in appeara	ance.	
Planning H	listory/Owne	rship:							
Ref	Address			Occupier	Busin	ess	Use Class	Footprint	
ELR20_1 Old Station Y		Yard, South		Wakeleys DIY and	DIY aı	nd Garden	A1	660	
				Garden Supplies	Suppl				
ELR20_2	Old Station Y	ard, South		P D Devices Limited				669	
_	Brent	•				r Surge			
				Units		Ü			
Market At	tractiveness (Criteria:							
1.1: Has th	e site been fo	rmally iden	tifie	d for employment for at lea	ast 10	Yes			
years?		·							
1.2: Has th	nere been any	recent de	velo	pment activity, within the	last 5	Yes - Applic	ation to exte	nd the	
years? This	s could include	e works on	site	but also new or revised pla	nning		warehouse building refused in		
application	ns/building re	gulations a	pplic	cations.		2015.			
				as an employment site?		Yes			
				r or another agency know	wn to	Unknown			
undertake employment development?									
1.5: Is the site in multiple ownership/occupation, or owned by an Unknown									
organisation unlikely to bring it forward for development?									
1.6: Is there a valid permission for employment development, likely to No									
meet mark	ket requireme	nts? Or for	an a	alternative use?					
1.7: Would employment development on this site be viable, without Yes									
public fund	public funding to resolve infrastructure or other on-site constraints?								
1.8: Is the	site immediat	ely availab	le?			Yes			
Market ap	rket appraisal: Centrally located, fully occupied and with previous applications for extension. The					ension. The			
		site is like	ly to	continue to be attractive	to the	market.			
Sustainable Development Factors:									
2.1: Would the site be allocated today for employment development, Unsure given the constraints							aints		
measured against present sustainability criteria (including public					oublic	highlighted in the refused			
transport and freight access, environmental impacts and					application. Sensitive location and				
brownfield/greenfield considerations)?					previous issues in relation to noise				
					and parking.				
2.2: Is employment the only acceptable form of built development on					Site may be suitable for larger				
this site (e.g. because of on-site contamination, adjoining uses or					retail uses or sympathetic				
sustainable development reasons)?					residential – although issues in				
					relation to the adjacent railway				
						line.			
Environme	nvironmental quality There does not appear to be any significant environmental constraints on site.					n site.			
and know	n	The site is	s loc	ated within Flood Zone 1.	<u>Locate</u>	d within the	South Brent		

constraints	Conservation Area.					
Strategic Access and	Strategic Connectivity: Approx. 3km from A38	duel carriageway. Adjacent to rail				
Accessibility:	but no longer stops in this location.					
	Access and Parking: Reasonable access, with a	access road through the centre of the				
	site. Reasonable amounts of space due to open areas of land and wide access roa through centre. Services/Facilities for workers: Area 250m from town centre.					
Strategic Planning Facto	ors:					
3.1: Is the site within an	area identified as of strategic importance to the	No				
delivery of the Greater I	Exeter Strategic Plan?					
3.2: Is the site identifie	d or likely to be required for a specific user or	No				
specialist use?						
3.3: Is the site part of a	a comprehensive or long-term development or	No				
regeneration proposal,	which depends on the site being developed for					
employment uses?						
	inding committed (or likely to be provided)	Unknown				
sufficient to overcome	infrastructure or on-site constraints to make					
employment developme	ent viable?					
	her policy considerations, such as emerging	No				
•	patial vision, which should override any decision					
to release the site?	,					
	nt in delivering other economic development	No				
objectives or the spatial						
Developable Space	Well occupied. Refused application suggests lir	nited opportunities for growth as it				
and vacancy:	currently stands.					
Recommendation:	The site is in good use and should be retained	for employment purposes.				
	The site is in good use and should be retained for employment purposes.					

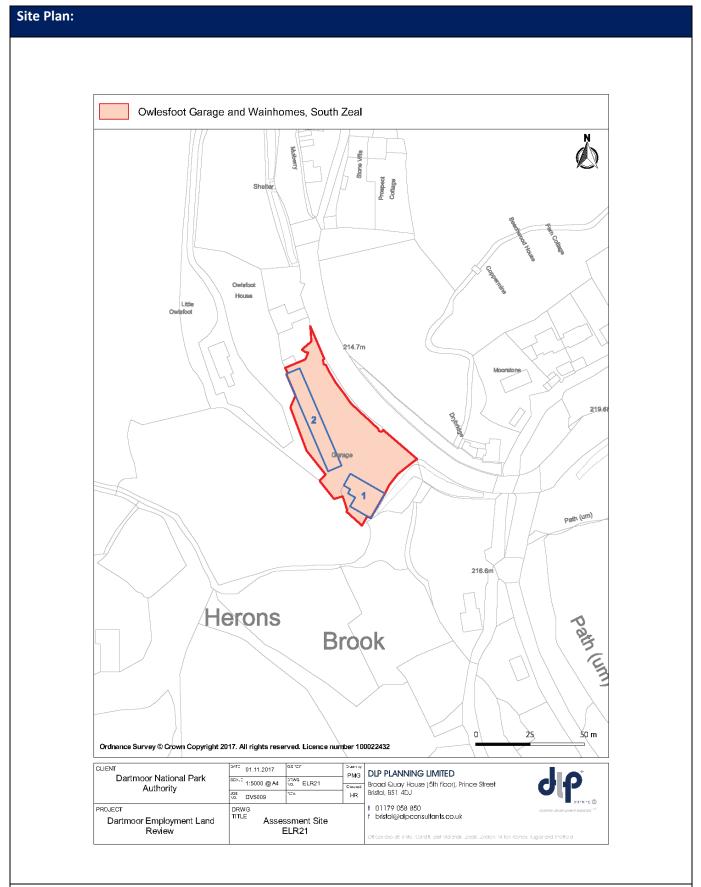


Site Information									
		ELD21	Λ.	droce		Owlestast C-	rago and M/-	inhomas	
Site Ref		ELR21	R21 Address Owlesfoot Garage and Wainho South Zeal, Okehampton EX20						
Site Area (hectare	es)	0.22 ha	22 ha Market Segment General industrial and busin						
		The estat	e is (occupied by a garage unit b	ouilt a	ound 1950. It	was originall	y built as a	
Description of Site	e and	petrol fill	ing	station when this was the	e mair	n London Roa	d before the	A30 dual	
Surrounding Uses	5	carriagew	ay v	vas built. The property is n	ow in	use for car se	ervicing and	repair. The	
			onably tidy for its current u			-			
housebuilder) was built in the 1980's originally as a car show room,							room, but thi	is was then	
		converted	d into	o offices.					
Planning History/		-							
Ref	Addres	ss		Occupier	Busi	ness	Use Class	Footprint	
ELR21_1	Owlsfo	ot Garage,		Owlsfoot Garage	Car s	ervicing and	B2	186	
	South	Zeal			repa	irs			
ELR21_2	Wainh	omes, Sout	th	Wainhomes,	Hous	se builders	B1	602	
	Zeal								
Market Attractive	eness C	riteria:							
1.1: Has the site b	een fo	rmally iden	tifie	d for employment for at lea	st 10	Yes			
years?									
1.2: Has there be	en any	recent de	velo	pment activity, within the l	ast 5	No			
years? This could	include	works on	site	but also new or revised plar	nning				
applications/build		•	-						
				as an employment site?		No			
1.4: Is the site o	wned	by a deve	lope	r or another agency know	n to	Unknown			
undertake employ									
		•		o/occupation, or owned b	y an	Unknown			
				for development?					
	•			oloyment development, like	ly to	No			
meet market requ									
·	•	•		on this site be viable, wit		Yes			
·				or other on-site constraints	?				
1.8: Is the site imr						Yes			
Market appraisal:	:			cated with reasonable acc			•	•	
				nat the continued success	of the	primary occu	pier is key t	o the sites	
			d full	occupation.					
Sustainable Deve	•								
				for employment developn		No			
_	measured against present sustainability criteria (including public								
transport and	freigh		-	environmental impacts	and				
brownfield/green				ما د داد خاندا ا		No			
				e form of built developmer		No			
				ntamination, adjoining use	s or				
sustainable develo						aimmifiat	- ا ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ	o moduo linda	
Environmental qu	•			not appear to be impacted be		_		onstraints.	
and known const				ction of the site (the garage)					
Strategic Access a	ına	Strategic	conr	nectivity: B3260 takes you th	irougr	i Sticklepath or	ito the A30.		

Accessibility:	Access and parking: Good parking and access from two locations							
	Services/Facilities for workers: Nearest resident	ial amenities in South Zeal.						
Strategic Planning Factors:								
3.1: Is the site within an area identified as of strategic importance to the No								
delivery of the Greater Exeter Strategic Plan?								
	d or likely to be required for a specific user or	No						
specialist use?		N.						
•	a comprehensive or long-term development or	No						
regeneration proposal,								
employment uses?								
3.4: Is there public fundi	ng committed (or likely to be provided) sufficient	Unknown						
to overcome infrastruct	ure or on-site constraints to make employment							
development viable?								
3.5: Are there any other	policy considerations, such as emerging strategic	No						
objectives or spatial vision	on, which should override any decision to release							
the site?								
3.6: Is the site importa	ant in delivering other economic development	No						
objectives or the spatial strategy?								
Developable Space	Well occupied. Reasonably constrained and therefore limited room for intensificatio							
and vacancy:								
Recommendation:	The site is fully occupied and should be safegua	rded for continued employment						
	purposes.							







Site Informati	on						
Site Ref		ELR22	Address	Pitts Cl	eave Industrial E	state, Okeha	mpton Road
				Tavisto	ck, PL19 ONU		
Site Area (hec	tares)	3.62 ha	Market Segment	Genera	l industrial and l	ousiness	
Description of	Site and	This estat	e is occupied by a variety	of units of v	arious ages (198	0's/2000's/2	010's), howev
Surrounding L	Jses	they are a	all tidy in external appear	ance. The g	eneral size of th	e units are r	nedium to lar
		compared	I to other estates and the	site has go	od access from t	he A386.	
Planning Histo	ory/Owner	ship					
Ref	Addre	ss	Occupier	Bus	iness	Use Class	Footprint
ELR22_1	Unit 1,	Pitts Cleav	e Vacant	n/a		n/a	256
	Indust	rial Estate					
ELR22_2	Unit 2,	Pitts Cleav	e M and H Laser	Las	er Profiling and	B1	256
	Indust	rial Estate		spe	cialist metal		
				cut	ting		
ELR22_3	Unit 3,	Pitts Cleav	e Vacant	n/a		n/a	260
	Indust	rial Estate					
ELR22_4	Unit 4,	Pitts Cleav	e South West Charita	ble Cha	rity	B1	249
	Indust	rial Estate	Giving	Adr	ninistration		
ELR22_5	Unit 5,	Pitts Cleav	e Cyril Worth & Sons	Ren	noval Company	B8	1,268
	Indust	rial Estate					
ELR22_6	Unit 6,	Pitts Cleav	e Abbey Garden	Gar	den Machinery	B2	1,045
	Indust	rial Estate	Machinery	sale	es .		
ELR22_7	Unit 7,	Pitts Cleav	e Superwinch Limited	d Ma	nufacturers of	B2	1,045
	Indust	rial Estate		Wir	nches for the		
				Mo	tor Trade etc		
ELR22_8	Unit 8,	Pitts Cleav	e Worth Electrical	Elec	ctrical	B8	298
	Indust	rial Estate		Wh	olesalers		
ELR22_9	Unit 9,	Pitts Cleav	e Beacon Communica	ations Tele	ecoms	B1	870
	Indust	rial Estate		Infr	astructure		
ELR22_10	Unit 10	O, Pitts Clea	ve Tavistock Salvage C	entre Tra	de and Retail	B1 / A1	256
	Indust	rial Estate		sale	of Salvage		
				Buil	lding Materials		
ELR22_11	Unit 1	1, Pitts Clea	ve Magills Transport	Lon	g distance	B2 / B8	279
	Indust	rial Estate		Hau	ılage and		
				God	ods Vehicle		
					vicing		
ELR22_12	Unit 12	2, Pitts Clea	ve Oakhouse Foods Li	mited Hor	ne delivery of	B1	230
	Indust	rial Estate		froz	en foods		
ELR22_13	Tavy B	usiness	Various	Var	ious	B1	303
ELR22_14		3 Pitts Clea	ve Abbey Garage		tor Vehicle	B2	Not recorde
	Indust	rial Estate		Me	chanics		

1.1: Has the site been formally identified for employment for at Yes least 10 years?

1.2.11		Van Augustan of analisations on site for the
·	ecent development activity, within the	Yes - A number of applications on site for the
	include works on site but also new or	conversion of units and construction of Light
	ions/building regulations applications.	Industrial buildings.
	vely marketed as an employment site?	No
•	a developer or another agency known	Unknown
to undertake employme	-	
· ·	e ownership/occupation, or owned by	Unknown
	to bring it forward for development?	
1.6: Is there a valid pern	nission for employment development,	No
likely to meet market red	quirements? Or for an alternative use?	
1.7: Would employment	t development on this site be viable,	Yes
without public funding	to resolve infrastructure or other on-	
site constraints?		
1.8: Is the site immediate	ely available?	Yes
Market appraisal:	This estate is a large employment site	on the edge of Tavistock. Demand appears good and
	occupancy is high. The site will continu	ue to be a relatively attractive location for businesses.
Sustainable Developme	nt Factors:	
·	e allocated today for employment	Yes
	against present sustainability criteria	
(including public transpo	ort and freight access, environmental	
1	greenfield considerations)?	
	he only acceptable form of built	Suitable for employment with good strategic
	s site (e.g. because of on-site	connectivity. Flood risk constraints on site could
· ·	ig uses or sustainable development	impact upon any future development.
reasons)?	8	
Environmental quality	The site is within reasonably close pro	eximity to Pitt's Cleave SSS1. The majority of the site
and known constraints		and contamination issues from both historic
	industrial (including quarrying) use	
Strategic Access and	Strategic Connectivity: Reasonable go	nd access to the A386
Accessibility:	· ·	space large access roads and entrance point. Good
/tocossismey.	levels of parking available and interna	
		site approximately 2.5km from Tavistock.
Strategic Planning Facto		The approximately Elokin from Faviotock.
	an area identified as of strategic	No
	ry of the Greater Exeter Strategic Plan?	
	or likely to be required for a specific	No
user or specialist use?	i of likely to be required for a specific	INO INC
	of a comprehensive or long-term	No
· ·		INO
	ation proposal, which depends on the	
site being developed for		Halia avia
-	ng committed (or likely to be provided)	Unknown
	nfrastructure or on-site constraints to	
make employment deve		N.
•	ther policy considerations, such as	No
	ctives or spatial vision, which should	
override any decision to	release the site?	

3.6: Is the site important in delivering other economic							
development objectives	or the spatial strategy?						
Developable Space	he estate appears well occupied with limited room for further expansion.						
and vacancy:							
Recommendation:	This site is well used and in a suitable location for employment. The site should therefore						
	be safeguarded for continued employment use. There may also be some scope for potential						
	small-scale expansion to the site.						





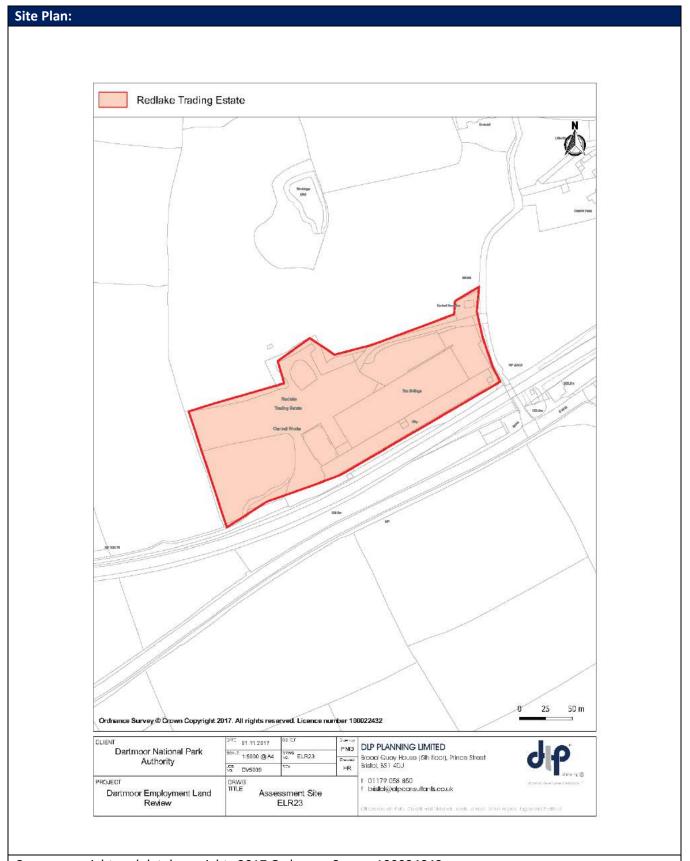
Site Plan: Pitts Cleave Industrial Estate, Okehampton Road Tavistock 50 m Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432 DLP PLANNING LIMITED Dartmoor National Park Authority PMG 5C^.2 1:5000 @ A4 Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ ³⁰³ □V5009 01179 058 850 bristol@alpconsultants.co.uk PROJECT DRWG TITLE Dartmoor Employment Land Review Assessment Site ELR22

Sita Inform	ation								
Site Inform Site Ref	ation	ELR23	۸۵	drocs		Podlako Trad	ding Estato		
Site Area (h									
	This estate includes a large single storey building which was built originally as an agricultural machinery dealers premises. Older buildings occupy the site however								
Doccrintion	of Cita and	_		·		_			
-	of Site and	· ·	hey are reasonably well laid out with large yard areas. Previous assessments uggested the site is subdivided into 5 separate units but it's difficult to disting						
Surroundin	g uses			ent signage. The site is be	•			_	
				rise Community space, wit	-				
				rural location with the adja		•		THE SILE IS	
Planning Hi	istory/Owne	ļ	CIIII	Tarariocation with the days	acciit us	ses mainly agr	icuiture.		
r iuiiiiig iii		Jilip.			I			ı	
Ref	Address			Occupier	Busine		Use Class	Footprint	
ELR23_1	Redlake Tra	_	,	Western Tydens		facture of	B1	Not	
	Ivybridge, P					list Exhausts		recorded	
ELR23_2	Redlake Tra	_	·,	The Clay Factory,		Enterprise	B1	Not	
	Ivybridge, P			RedPod Studio's		unity Space		recorded	
ELR23_3	Redlake Tra	_	,	MyTAG Ltd	Securi	•	B1	Not	
	Ivybridge, P				Techn			recorded	
ELR23_4	Unit 6-9, Re		_	Cannon Cases Ltd		r packaging	B1/B8	Not	
	Estate, Ivyb	ridge, PL21			and pa	allets		recorded	
Bandar Arr	0EZ								
	ractiveness C		+ifi.o	d for ampleyment for at la	act 10	Voc			
years?	e site been io	rmally luer	ше	d for employment for at le	east 10	Yes			
	oro hoon any	rocont do	volo	pment activity, within the	lact E	No			
	•			but also new or revised pla		INO			
-	s/building reg			•	ariiiiig				
				as an employment site?		No			
				er or another agency kno	wn to	Unknown			
	employment	•	•	are another agency kno		• • • • • • • • • • • • • • • • • • •			
				p/occupation, or owned	bv an	Unknown			
		•		for development?	,				
				ployment development, lik	kely to	No			
	•			Iternative use?	•				
1.7: Would	employmen	t developn	nent	on this site be viable, w	ithout	Unknown			
public fund	ing to resolve	infrastruct	ture	or other on-site constraint	s?				
1.8: Is the s	ite immediat	ely availabl	e?			Yes			
Market app	oraisal:	The site i	s lo	cated on the B3213, which	h has a	ccess to the	A38. The sit	e is within	
		reasonab	le pr	oximity of Ivybridge and p	rovides	some larger s	scale units. D	emand for	
				premises along the A38					
			sma	aller units, so demand and	occupar	ncy of this site	should be n	nonitored.	
	Developme								
				y for employment develop		No			
				pility criteria (including	public				
transport	and freig			environmental impacts	and				
brownfield,	greenfield co	onsideratio	ns)?						

· · ·	nly acceptable form of built development on this	No					
site (e.g. because of on-site contamination, adjoining uses or sustainable							
development reasons)?							
Environmental quality	There does not appear to be any significant env	ironmental constraints on site.					
and known	The site is located within Flood Zone 1.						
constraints							
Strategic Access and	Strategic Connectivity: Well located close to the	A38 Devon Expressway.					
Accessibility:	Access and Parking: Access off the B3213, accep	table, but there is a low bridge and					
	steep turn into the site. The site does however b	penefit from a second access via					
	David's Lane. There is reasonable parking and tu	ırning available.					
	Services/Facilities for workers: Limited access.						
Strategic Planning Facto	rs:						
3.1: Is the site within an	area identified as of strategic importance to the	No					
delivery of the Greater Exeter Strategic Plan?							
3.2: Is the site identified	No						
specialist use?							
3.3: Is the site part of a	a comprehensive or long-term development or	No					
regeneration proposal, v	which depends on the site being developed for						
employment uses?							
3.4: Is there public funding	ng committed (or likely to be provided) sufficient	Unknown					
to overcome infrastructi	ure or on-site constraints to make employment						
development viable?							
3.5: Are there any other	policy considerations, such as emerging strategic	No					
objectives or spatial vision	on, which should override any decision to release						
the site?							
3.6: Is the site importa	nt in delivering other economic development	No					
objectives or the spatial	objectives or the spatial strategy?						
Developable Space	The site appears reasonably well occupied howe	ever there are signs suggesting units					
and vacancy:	to let. Difficult to assess from the visit how well	the Community Enterprise Facility is					
	running.						
Recommendation:	The site appears in use for a variety of emplo	yment purposes. The site should be					
	safeguarded for future employment uses.						





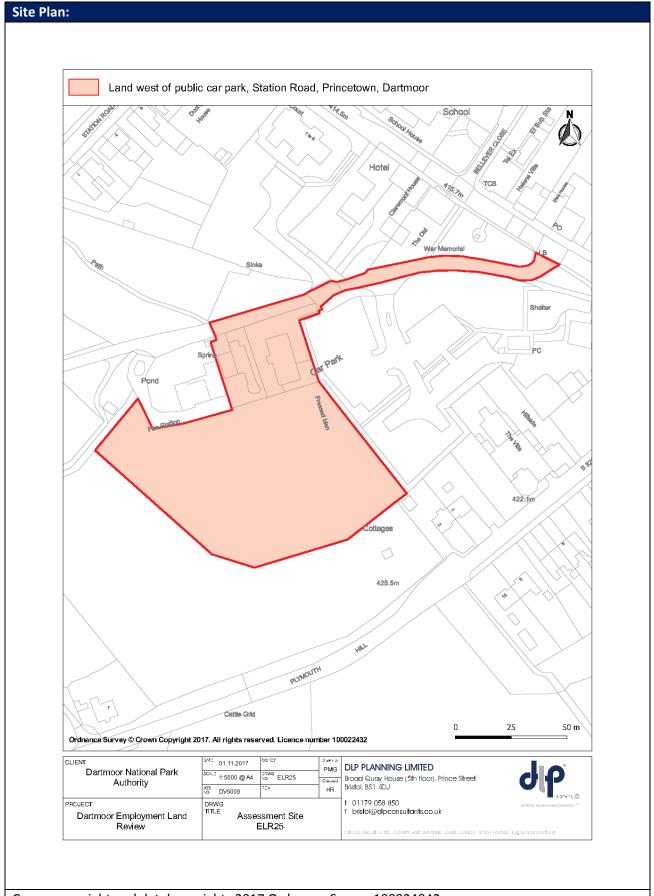


Cita Informa									
Site Inform	lation	51.505			l				
Site Ref		ELR25	Ad	dress		West of Public Car	Park, Station	Road,	
						cetown, Dartmoor			
Site Area (h	<u>-</u>	0.93 ha	Ma	arket Segment	Plann	ing Application			
Description	n of Site	This site h	nas k	peen included in the	e asses	sment given its ext	ant planning	permission	
and Surrou	nding	for the c	onst	ruction of a whisk	y distil	lery and visitor ce	entre. The sit	te currently	
Uses		includes	2 co	mmercial properti	es (incl	I. Dartmoor Garag	e) fronting o	nto Station	
		Cottages	and	a large area of g	razed g	grassland. The site	is located o	utside (but	
		adjacent	to) t	he Princetown Sett	lement	t Boundary.			
Planning H	istory/Own	ership:							
Ref	Address			Occupier		Business	Use Class	Footprint	
ELR25_1	Land Wes	t of Public		Dartmoor Garage		n/a	n/a	n/a	
_	Car Park,	Station Roa	ad,				-		
	·	n, Dartmo							
Market Att		-					<u> </u>		
			mall	y identified for	No				
employmer				,					
				elopment activity,	Perm	ission was granted	for the rede	/elonment	
		•		lude works on site		s site (as discussed		•	
	•			olications/building		•	•		
			app	nications, building	2013 there were 2 applications relating to the construction of an access road and car/ coach				
regulations	аррисация	15.			parking.				
1 2. 1. +6	: <u>+</u>	:	l			ig.			
		ing active	iy i	marketed as an	No				
employmer									
				or another agency	Unkn	own			
				/elopment?					
		•		ip/occupation, or	No				
•	_	tion unlike	ely to	bring it forward					
for develop									
		•		for employment	Yes –	extant permission	for employm	ient use.	
· ·	•		ket	requirements? Or					
for an alter	native use?								
1.7: Would	l employme	ent develop	ome	nt on this site be	Yes				
viable, with	out public	funding to	resc	olve infrastructure					
or other on	ı-site constr	aints?							
1.8: Is the s	ite immedi	ately availa	ble?)	Unkn	own			
Market app	oraisal:	The site	is re	elatively centrally l	located	l in Princetown w	ithin close p	roximity to	
services and facilities and other employment uses. The site has a recent permiss						permission			
for development of a Whisky Distillery and this confirms the sites le						es location			
		attractive	nes	s to the market.					
Sustainable	e Developm	ent Factor	s:						
				y for employment	Yes –	whilst less accessil	ole given the	central	
				sent sustainability		on in the national	_		
-		_	-	nd freight access,		dered favourable g			
		-		vnfield/greenfield		ocal economy and t			
considerati				- 1,0		etown.		- -	
20	, .								

2.2: Is employment th	ne only acceptable form of built	Given the location and adjacent uses, would							
development on this	site (e.g. because of on-site	suggest this is most suitable for employment							
contamination, adjo	ining uses or sustainable	use.							
development reasons)	•								
Environmental		I mental constraints, however the site is within							
	_								
quality and known		orland of Conservation Importance designation.							
constraints		he site is located within flood zone 1.							
Strategic Access and	rategic Connectivity: Reasonable access onto the main secondary route into								
Accessibility:	and out of Princetown.								
	Access and Parking: The propose	ed development would involve the demolition of							
	the two existing units to facilitat	e two existing units to facilitate the creation of a new access and arrangement							
	_	n site. Parking has been considered appropriate							
	through the application process.								
		roposed development will incorporate catering							
		stance to other amenities within Princetown.							
Strategic Planning Fac									
3.1: Is the site within a	an area identified as of strategic	No							
importance to the d	lelivery of the Greater Exeter								
Strategic Plan?									
	ed or likely to be required for a	No							
specific user or special									
		Voc. coo develorment proposil							
	f a comprehensive or long-term	Yes – see development proposal.							
	eration proposal, which depends								
on the site being devel	oped for employment uses?								
3.4: Is there public fur	nding committed (or likely to be	Unknown							
provided) sufficient to	overcome infrastructure or on-								
site constraints to m	ake employment development								
viable?									
3.5: Are there any oth	er policy considerations, such as	No							
<u> </u>	jectives or spatial vision, which								
	ecision to release the site?								
		V.							
•	ant in delivering other economic	Yes							
	es or the spatial strategy?								
Developable Space	The redevelopment of the site	e would include the demolition of the current							
and vacancy:	commercial properties on site, tl	his will facilitate the introduction a new access and							
	arrangement of buildings sympa	thetic to the location and infrastructure on site.							
Recommendation:	The site has permission for emp	loyment development and should therefore be							
	safeguarded for employment us	,							
	careguarde for empreyment as	<u>. </u>							





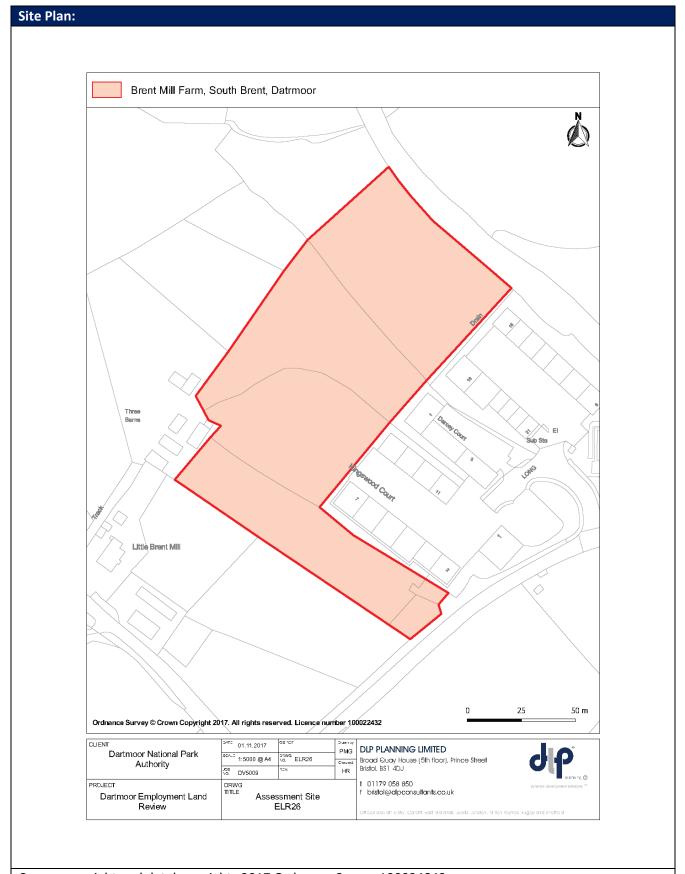


ELR26_1 Land at Brent Mill Farm, South Brent n/a n/a n/a n/a Market Attractiveness Criteria: 1.1: Has the site been formally identified for employment for at least 10 years? 1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications. 1.3: Is the site being actively marketed as an employment site? 1.4: Is the site owned by a developer or another agency known to undertake employment development? 1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Sita Inform	ation											
This site has been identified as a potential Employment Allocation This site has been identified as a potentially suitable employment site through to the south west of the settlement. The site consists of three areas, the souther field is narrow and adjacent to paddocks, the middle and northern fields are bound by mature trees. The northern field is well related to the industrial units to the south west of the settlement. The site consists of three areas, the souther to the south west of the settlement. The site consists of three areas, the souther to paddocks, the middle and northern fields are bound by mature trees. The northern field is well related to the industrial units to the south and part to the South Brent Settlement. The land is currently located outside but adjacent to the South Brent Settlement and part to the South Brent Settlement. The land at Brent Mill Farm, South Brent In/a In/a In/a In/a In/a In/a In/a In/a		ation	ELD26	Addross		Dr	ont Mill Form South	Pront Dartn	ann an				
This site has been identified as a potentially suitable employment site through to 2017 LAA (DNP14/077). The site is located adjacent to industrial units in South Bre to the south west of the settlement. The site consists of three areas, the southed by mature trees. The northern field is well related to the industrial units to the south by mature trees. The northern field is well related to the industrial units to the south by mature trees. The northern field is well related to the industrial units to the south Brent Settleme Boundary. Planning History/Ownership: Ref Address Occupier Business Use Class Footpri ELR26_1 Land at Brent Mill Farm, South Brent In/a In/a In/a In/a In/a In/a In/a In/a													
Description of Site and Surrounding Uses Uses Uses Uses Uses Description of Site and Surrounding Uses Uses Uses Description of Site and Surrounding Uses Uses Description of Site to the south west of the settlement. The site consists of three areas, the south west of the settlement. The site consists of three areas, the south by mature trees. The northern field is well related to the industrial units to the south against the south Brent Settlement Boundary. Planning History/Ownership: Ref Address Occupier Business Use Class Footprictivativativeness Criteria: 1.1: Has the site been formally identified for employment for at least 10 years? 1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications. 1.3: Is the site owned by a developer or another agency without oundertake employment development? 1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development, likely to meet market requirements? Or for an alternative use? 1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other onsite constraints? Demand for units in South Brent is high and neighbouring small scale B1a and B units have high occupancy rates. The site is well located and has good strategic access.	Site Area (n	ectares		1 ,									
to the south west of the settlement. The site consists of three areas, the southe field is narrow and adjacent to paddocks, the middle and northern fields are bound by mature trees. The northern field is well related to the industrial units to the soutest. The land is currently located outside but adjacent to the South Brent Settlement Boundary. Planning History/Ownership: Ref Address Occupier Business Use Class Footpri In July In J		£ 611											
field is narrow and adjacent to paddocks, the middle and northern fields are bound by mature trees. The northern field is well related to the industrial units to the sou east. The land is currently located outside but adjacent to the South Brent Settleme Boundary. Planning History/Ownership: Ref Address Occupier Business Use Class Footpri ELR26_1 Land at Brent Mill Farm, South Brent n/a n/a n/a n/a Market Attractiveness Criteria: 1.1: Has the site been formally identified for employment for at least 10 years? 1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications. 1.3: Is the site being actively marketed as an employment site? 1.4: Is the site owned by a developer or another agency known to undertake employment development? 1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development? 1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use? 1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other onsite constraints? 1.8: Is the site immediately available? Yes Demand for units in South Brent is high and neighbouring small scale B1a and B units have high occupancy rates. The site is well located and has good strategic access.	•			·									
by mature trees. The northern field is well related to the industrial units to the soutest. The land is currently located outside but adjacent to the South Brent Settleme Boundary. Planning History/Ownership: Ref Address Occupier Business Use Class Footpri India		nding											
east. The land is currently located outside but adjacent to the South Brent Settlemes Boundary. Planning History/Ownership: Ref Address Occupier Business Use Class Footpri	Uses				•								
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Planning History/Ownership: Ref Address Occupier Business Use Class Footpri ELR26_1 Land at Brent Mill Farm, South Brent n/a n/a n/a n/a n/a Market Attractiveness Criteria: 1.1: Has the site been formally identified for employment for at least 10 years? 1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications. 1.3: Is the site being actively marketed as an employment site? 1.4: Is the site owned by a developer or another agency known to undertake employment development? 1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development? 1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use? 1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other onsite constraints? 1.8: Is the site immediately available? Market appraisal: Demand for units in South Brent is high and neighbouring small scale B1a and Bunits have high occupancy rates. The site is well located and has good strategic access.				•	ocated out	side	but adjacent to the S	South Brent	Settlement				
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Market Attractiveness Criteria: 1.1: Has the site been formally identified for employment for at least 10 years? 1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications. 1.3: Is the site being actively marketed as an employment site? 1.4: Is the site owned by a developer or another agency known to undertake employment development? 1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development? 1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use? 1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other onsite constraints? 1.8: Is the site immediately available? Market appraisal: Demand for units in South Brent is high and neighbouring small scale B1a and B units have high occupancy rates. The site is well located and has good strategic accessions.					-	r			Footprint				
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Market appraisal: Demand for units in South Brent is high and neighbouring small scale B1a and B units have high occupancy rates. The site is well located and has good strategic access.	site constra	ints?											
units have high occupancy rates. The site is well located and has good strategic acce	1.8: Is the si	te immedia	tely availa	ble?		Ye	S						
	Market app	raisal:	Demand	for units in South	Brent is h	nigh	and neighbouring sr	nall scale B	1a and B1c				
to the A38. The site would be attractive for employment development, but its delive			units have	e high occupancy r	rates. The	site	is well located and ha	s good strat	egic access				
			to the A38	3. The site would b	e attractiv	e fo	r employment develo	opment, but	its delivery				
may require careful consideration of infrastructure provision e.g. access and how t		may require careful consideration of infrastructure provision e.g. access and how the											
site will be delivered given the lack of speculative employment development			site will	be delivered give	n the lac	k of	speculative employ	ment devel	opment in				
Dartmoor.			Dartmoor										
Sustainable Development Factors:	Sustainable	Developm	ent Factors	s:									
2.1: Would the site be allocated today for employment If appropriate access is provided and the	2.1: Would	the site l	oe allocate	d today for emp	oloyment	If a	appropriate access is	provided an	d the				
development, measured against present sustainability layout is appropriately designed to mitigate					•			•					
criteria (including public transport and freight access, against flood risk, this could be a suitable	•		_	•	•	-		_	_				
environmental impacts and brownfield/greenfield allocation for employment development.				_									
considerations)?		-					. ,	·					

development on thi	the only acceptable form of built is site (e.g. because of on-site ng uses or sustainable development The site does not fall within/ develop	Given the location of the site (behind the existing employment estate) it is cut off from the built-up residential area of South Brent and would therefore be most appropriate for employment rather than residential use. ment will not cause harm to Site of Special
quality and known	Scientific Interest (SSSI), Special Area	of Conservation (SAC), Ramsar Site (wetlands
constraints	of international importance) or Specia	al Protection Area (SPA), subject to an
	ecological appraisal.	
	In terms of Flood Risk: 0.8% of the sit	e is within Flood Zone 3, along the northern
	boundary, leaving 1.17ha of the site a	as developable. There are a number of mature
	trees enclose and sub-divide site. The	ese trees are likely to restrain development due
	to a buffer being required around the	e area.
Strategic Access and	Strategic Connectivity: Good Access t	o the A38 dual carriageway.
Accessibility:	Access and Parking: Access through the	ne industrial site adjacent may be possible and
	potentially cheaper than a new acces	s via the narrow field. Parking could be suitably
	incorporated into a scheme as per po	licy requirements.
		te is within walking distance of the centre of
	South Brent.	
Strategic Planning Fact		
	n an area identified as of strategic	No
· ·	ivery of the Greater Exeter Strategic	
Plan?		
	d or likely to be required for a specific	No
user or specialist use?		
·	of a comprehensive or long-term	Yes – included as a potential employment
	eration proposal, which depends on	allocation.
	ed for employment uses?	
· ·	unding committed (or likely to be	Unknown
	overcome infrastructure or on-site	
	nployment development viable?	
· ·	ther policy considerations, such as	No
,	ectives or spatial vision, which should	
override any decision t		
·	rtant in delivering other economic	Yes
	s or the spatial strategy?	
Developable Space	_	1.48 hectares. Given the flood risk constraints
and vacancy:	the would leave around leaving 1.17	-
Recommendation:		new employment land provision and should be
		onsideration to be resolved will be the delivery
	от the site to ensure the site is succes	sfully brought forward for employment use.



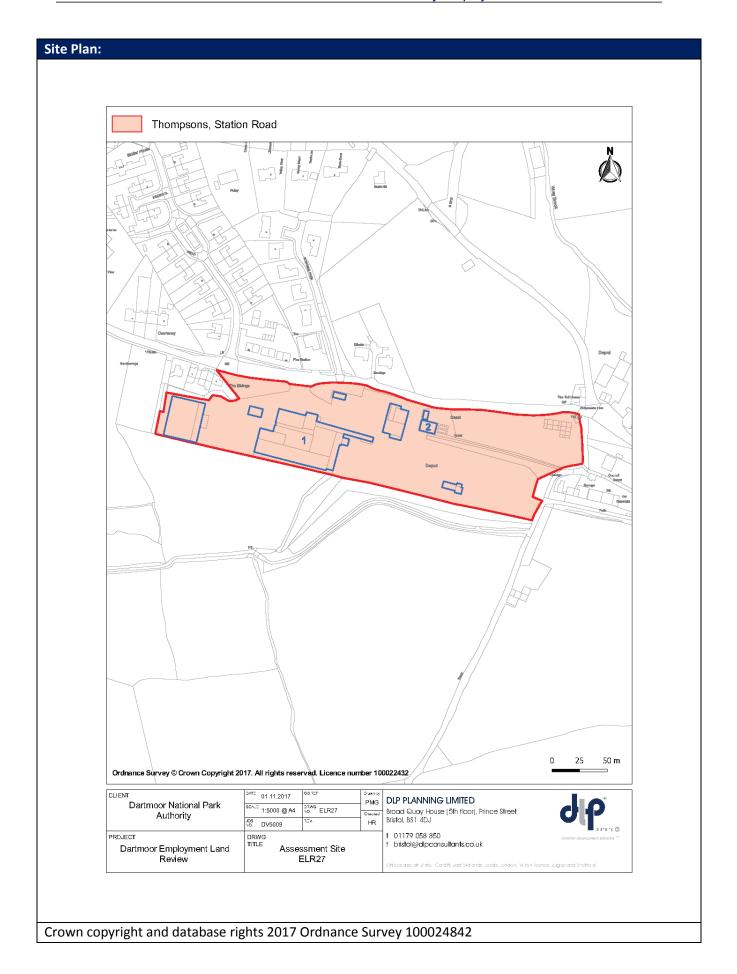




Site Informat	ion							
Site Ref		ELR27	Add	ress	Thom	psons, Station Road,	Moretonhai	mpstead
Site Area (he	ctares)	2.76 ha	Mar	ket Segment	Gener	ral industrial and bus	iness	<u> </u>
Description of and Surround		Moretonh distribution of their operar sales a mixture of the site	amps on. The peration and se f both (0.95	tead and is in ue previous appra on and therefore rvicing centre alsemployment and ha) has been a	use by isal how the site o occupd reside	and to the south Thompson and Son wever highlighted the eis currently underunies the eastern section the located for housing in the Plan Document (DN)	s for wareh ey have reloo sed. Maxwe on of the site Il vicinity. A la ne DNPA De	ousing and cated some II Motors, a e. There is a arge part of evelopment
Planning Hist	ory/Owne	rship						
Ref	Addres	ss		Occupier		Business	Use Class	Footprint
ELR27_1	Station	sons Depot Road, onhampstea		B. Thompson ar Sons (Transport limited		Warehousing and lorry parking	B8	5,070
ELR27_2	Station	ell Motors, Road, onhampstea	ad	Maxwell's Qual Used Volvos	ity	Car sales and servicing	Sui generis	178
Market Attractiveness Criteria: 1.1: Has the site been formally identified for employment for at least 10 years? 1.2: Has there been any recent development activit within the last 5 years? This could include works on sit but also new or revised planning applications/buildin regulations applications. 1.3: Is the site being actively marketed as an employment site? 1.4: Is the site owned by a developer or another agency known to undertake employment development? 1.5: Is the site in multiple ownership/occupation, owned by an organisation unlikely to bring it forward for development? 1.6: Is there a valid permission for employment development, likely to meet market requirements? Of an alternative use? 1.7: Would employment development on this site by viable, without public funding to resolve infrastructure of the site in the site of						own	•	identified
1.8: Is the site	e immediat	Moretonh parts of D premises. and reflect struggle to	amps artmo Occup ts the	oor and conseque pation of units in continued dema tre a new occupie	II locate ntly the Moreto nd for I	ed for the strategic receiver is lower demand onhampstead is hower details the scale of the preriver the plan period.	oad network for employm ever relative s site is large	as other nent ly good and may

Custainable Davidanne	ant Factors.						
Sustainable Developme		The medicality of the city is common to all the city of					
	allocated today for employment	The majority of the site is currently allocated for					
•	d against present sustainability						
	ic transport and freight access,	more efficient use of space and a reduction in					
environmental impac	ts and brownfield/greenfield	heavy goods vehicles using the A382.					
considerations)?							
2.2: Is employment the	e only acceptable form of built	The existing use and subsequent allocation for					
development on this	site (e.g. because of on-site	Housing suggests could be suitable for either use.					
contamination, adjoi	ning uses or sustainable						
development reasons)?							
Environmental quality	Biodiversity and Geodiversity: T	he site does not fall within/ development will not					
and known	cause harm to Site of Special Sci	entific Interest (SSSI), Special Area of Conservation					
constraints	(SAC), Ramsar Site (wetlands of i	nternational importance) or Special Protection Area					
	(SPA), subject to an ecological a	ppraisal. A large part of the site does appear to be					
	designated Flood Zone 3.						
	The eastern section of the site (not included in the allocation) includes the former					
	engine shed which is a listed bui	•					
Strategic Access and	Strategic Connectivity: Good acco	ess to the A382 (County Primary Route) but removed					
Accessibility:	from A30 and A38 corridors.						
	Access and Parking: Reasonable	access from the A382, however this is limited in					
	_	d for articulated lorries. Good parking availability					
		he nearest available facilities are located within the					
	centre of Moretonhamstead.						
Strategic Planning Facto	ors:						
3.1: Is the site within a	n area identified as of strategic	No					
	in area identified as of strategic elivery of the Greater Exeter	No					
importance to the d	an area identified as of strategic elivery of the Greater Exeter	No					
importance to the distrategic Plan?	elivery of the Greater Exeter						
importance to the distrategic Plan? 3.2: Is the site identified	elivery of the Greater Exeter	No Yes					
importance to the distrategic Plan? 3.2: Is the site identified specific user or specialism.	elivery of the Greater Exeter ed or likely to be required for a st use?	Yes					
importance to the distrategic Plan? 3.2: Is the site identified specific user or specialisms. 3.3: Is the site part of	ed or likely to be required for a st use?						
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importance to the distrategic Plan? 3.2: Is the site identifies specific user or specialisms. 3.3: Is the site part of development or regenerate on the site being development.	elivery of the Greater Exeter ed or likely to be required for a struse? a comprehensive or long-term eration proposal, which depends eped for employment uses?	Yes No (housing allocation covers part of the site)					
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importance to the distrategic Plan? 3.2: Is the site identifies specific user or specialisms. 3.3: Is the site part of development or regener on the site being develoment or regenerate on the site being develoment of the site being develoment of the site being develoment of the site in provided) sufficient to occupations to make emmanded. 3.5: Are there any other emerging strategic objustional override any decided and development objectives. Developable Space	ed or likely to be required for a struse? a comprehensive or long-term ration proposal, which depends ped for employment uses? ding committed (or likely to be vercome infrastructure or on-site ployment development viable? er policy considerations, such as ectives or spatial vision, which cision to release the site? Int in delivering other economic or the spatial strategy? The site is still in use by haulage however given the location, Tho and therefore a more efficient u	Yes No (housing allocation covers part of the site) Unknown No No firm Thompsons (and Maxwell's Car Showroom), mpsons have relocated much of their operation se of the site would be appropriate. Ind given the scale of the premises should be					
importance to the distrategic Plan? 3.2: Is the site identifies specific user or specialisms. 3.3: Is the site part of development or regener on the site being develoment or site being develoment of the site importation of t	ed or likely to be required for a st use? The accomprehensive or long-term eration proposal, which depends uped for employment uses? If a comprehensive or long-term eration proposal, which depends uped for employment uses? If a committed (or likely to be vercome infrastructure or on-site ployment development viable? If a policy considerations, such as ectives or spatial vision, which ission to release the site? If a comprehensive or long-term eration in delivering other economic for the spatial strategy? The site is still in use by haulage however given the location, Tho and therefore a more efficient upen and therefore a more efficient upen accomplished to the spatial strategy?	Yes No (housing allocation covers part of the site) Unknown No No firm Thompsons (and Maxwell's Car Showroom), mpsons have relocated much of their operation se of the site would be appropriate. Ind given the scale of the premises should be					
importance to the distrategic Plan? 3.2: Is the site identifies specific user or specialisms. 3.3: Is the site part of development or regener on the site being develoment or site being develoment of the site importation of t	ed or likely to be required for a struse? a comprehensive or long-term ration proposal, which depends ped for employment uses? ding committed (or likely to be vercome infrastructure or on-site ployment development viable? er policy considerations, such as ectives or spatial vision, which cision to release the site? Int in delivering other economic or the spatial strategy? The site is still in use by haulage however given the location, Tho and therefore a more efficient u	Yes No (housing allocation covers part of the site) Unknown No No firm Thompsons (and Maxwell's Car Showroom), mpsons have relocated much of their operation se of the site would be appropriate. Ind given the scale of the premises should be					



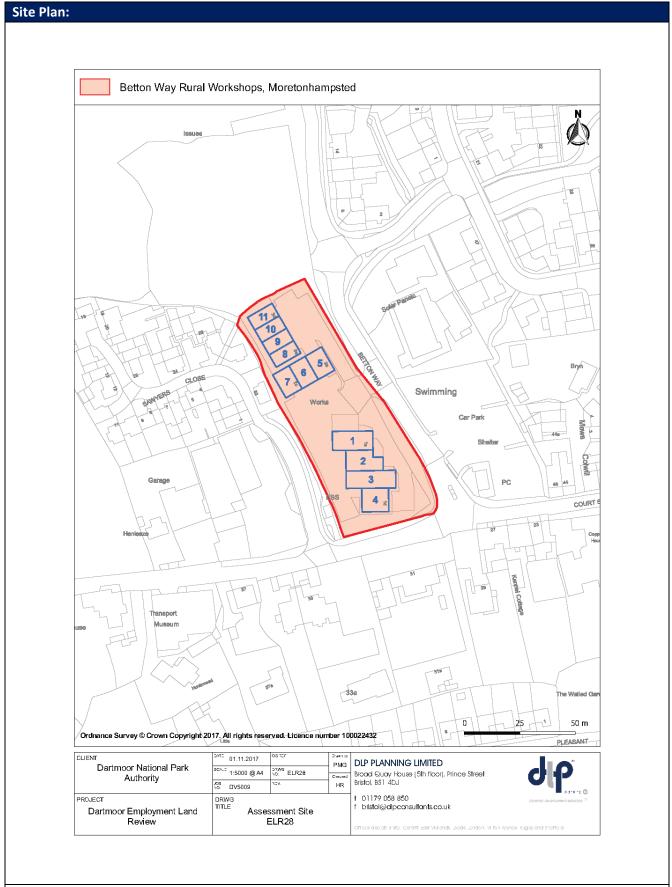


Site Informatio	ın							
Site Informatio	П	ELDOO	- اء ۸	leace		Dotto	May Dural M	orkehona
Site Ker		ELK28	ELR28 Address			Betton Way Rural Workshops,		
Cita Amaa (baat	\	0.47 h =	NA -	ulant Commont		Moretonhamstead General industrial and business		
Site Area (hecta		0.47 ha		rket Segment				
Description of S			•	ent estate is located v			•	
and Surroundir	ng Uses			includes a number of po	•			
			built in the 1980's. Whilst slightly dated the external appearance is reasonably tidy					
				ppear to look well-used w				
		•	_	employment area to the			e been rede	veloped (or
			oces	s of being redeveloped)	for housing.			
Planning Histor	ry/Owne	rship:			1			
Ref	Addres	SS		Occupier	Business		Use Class	Footprint
ELR28_1	Unit 1	A Betton Wa	у	The Injection	Injection		B2	272
	Rural V	Vorkshops		Moulding Company	Mouldings	;		
ELR28_2	Unit 1	Betton Wa	у	The Injection	Injection		B2	Part of
	Rural V	Vorkshops		Moulding Company	Mouldings	;		the
								above
ELR28_3	Unit 10	C Betton Wa	у	Triston Denman	Electrical		B1	129
	Rural V	Vorkshops			Contractor			
ELR28_4	Unit 10	D Betton Wa	У	Moor Tyres	Tyre Fittin	g Depot	B1	143
_	Rural V	Vorkshops						
ELR28_5		nit 2A Betton Way ural Workshops		Weldwise	Welding a	nd	B2	184
_					Fabrication			
ELR28_6		B Betton Way Workshops		Character Builders SW	Building, Jo	oinerv	B2	Part of
					and Decoration			the
					Decorat			above
ELR28_7	Unit 20	Betton Wa	v	Character Builders SW	Building, Jo		B2	97
22.120_7		Vorkshops	,	Character Banacis 511	and Decor	•		
ELR28_8		A Betton Way		South West Farrier	Distribution		B2	72
221120_0		Workshops		Supplies	Distribution			, _
ELR28_9		Betton Wa	v	Dyrr House Molecular	Organic Ch	namists	B1	72
LLN20_5		Vorkshops	y	Innovations	Organic Chemists B1			/ 2
ELR28_10		C & 3D Bett	on	Eco Electrics	Mechanica	al	B2	170
ELN20_10	Way R		OH	ECO Electrics	Engineerin		DZ	170
	Works				Tool Makir	_		
Market Attract					TOOI WAKII	ıg		
			~T:E:	ad for annular manut for	at least 10	Voc		
	te been	iormally ide	ntiii	ed for employment for a	at least 10	Yes		
years?						N 1 -		
	•		•	nent activity, within the la	•	No		
				it also new or revised	planning			
applications/bu								
				s an employment site?		No		
			ora	nother agency known to	undertake	Unknov	vn	
employment de	•							
		•		ip/occupation, or own	ed by an	Unknov	vn	
				for development?				
1.6: Is there a va	alid perm	nission for er	nplo	yment development, like	ely to meet	No		

	Or for an alternative use?					
1.7: Would employment development on this site be viable, without public Yes						
	tructure or other on-site constraints?					
1.8: Is the site immediat	,	Yes				
Market appraisal:	Well located within Moretonhampstead the units a	ire of medium quality.				
	Conversations with one of the landlords confirmed	that the units were popular				
	because the rental costs were competitive to ensur	re that units become occupied				
	quickly. The smaller scale nature of the premises w	ill continue to be attractive to				
	the market.					
Sustainable Developme	nt Factors:					
2.1: Would the site be	e allocated today for employment development,	Yes				
measured against prese	nt sustainability criteria (including public transport					
and freight access, er	nvironmental impacts and brownfield/greenfield					
considerations)?						
2.2: Is employment the	only acceptable form of built development on this	Given the adjacent losses and				
site (e.g. because of on	-site contamination, adjoining uses or sustainable	type of employment on site,				
development reasons)?		residential development could				
		also be appropriate in this				
		location.				
Environmental quality	The site does not fall within/ development will not	cause harm to a Site of Special				
and known	Scientific Interest (SSSI), Special Area of Conservation	on (SAC), Ramsar Site (wetlands				
constraints	of international importance) or Special Protection A	Area (SPA), subject to an				
	ecological appraisal. The site is not located within a	ı flood-risk area.				
Strategic Access and	Strategic Connectivity: Reasonable access via the B	3212.				
Accessibility:	Access: Reasonable access off Betton Way, which is	just off the B3212 (Court Street)				
	Parking: The estate includes ample parking and into	ernal circulation.				
	Services/Facilities for workers: Within walking	distance of facilities within				
	Moretonhampstead.					
Strategic Planning Factor	ors:					
3.1: Is the site within a	n area identified as of strategic importance to the	No				
delivery of the Greater B						
	ed or likely to be required for a specific user or	No				
specialist use?						
3.3: Is the site part of	a comprehensive or long-term development or	No				
regeneration proposal,	which depends on the site being developed for					
employment uses?						
<u> </u>	ng committed (or likely to be provided) sufficient to	Unknown				
overcome infrastructur	e or on-site constraints to make employment					
development viable?						
3.5: Are there any othe	r policy considerations, such as emerging strategic	No				
objectives or spatial vis	ion, which should override any decision to release					
the site?						
3.6: Is the site impor	tant in delivering other economic development	Yes				
objectives or the spatial	strategy?					
Developable Space	Given the level of units on site there are limited opp	portunities in terms of expanding				
and vacancy:	within the site boundary. The estate looks to be we	Il used with no current vacancies.				
	e site was in good use and should be retained site for employment Use					







Cito Informati	:an								
Site Informati	ion	51.505				1441			
Site Ref		ELR29	Add	dress		Whiddon Dartmoor	Down, Okeha	ampton,	
Site Area (hed	tares)	1.61 ha	Ma	rket Segment		Potential mixed-use allocation			
Description of	f Site and	This site h	as be	en identified as a potentia	ally suital	ole mixed-u	se site throu	gh the 2017	
Surrounding l	Jses	LAA. The s	ite is	located to the west of Wh	iddon Do	wn and con	sists of a leve	el triangular	
		shaped pi	ece o	f agricultural land. The site	e is enclo	sed by a hig	hway to the	north, west	
		and south	and	bound by residential devel	opment	including th	e modern es	tate of Barn	
		Close to tl	ne ea	st.					
Planning Histo	ory/Owne	rship:							
Ref	Address			Occupier	Busines	ss	Use Class	Footprint	
ELR29_1	Vacant La	nd, Whiddo	n	n/a	n/a		n/a	n/a	
_	Down, Ok	ehampton							
Market Attrac	ctiveness C	Criteria:							
1.1: Has the s	ite been fo	ormally ide	ntifie	d for employment for at I	least 10	No			
years?		,		. ,					
•	e been an	v recent de	evelo	pment activity, within the	e last 5	No			
		-		but also new or revised p					
applications/b				•	J				
		· · · · · · · · ·	•	s an employment site?		No			
				er or another agency kn	own to	No			
undertake em		•							
				p/occupation, or owned	by an	No			
		•		for development?	,				
				ployment development, I	ikely to	No			
	•			ternative use?	,				
				n this site be viable, withou	t public	Unknown			
		•		r on-site constraints?	•				
1.8: Is the site						Yes			
Market appra				located for the A38 and th	nerefore	considered	an accessible	e location	
		for potent	ial b	usinesses and their worker	rs. The si	te is relative	ely flat and su	ufficiently	
		large to pi	rovid	e a mixed use developmer	nt.				
Sustainable D	evelopme	nt Factors:							
2.1: Would tl	he site be	allocated	toda	y for employment develo	pment,	n/a			
measured aga	inst preser	nt sustainab	ility	criteria (including public tr	ansport				
and freight a	access, en	vironmenta	l im	pacts and brownfield/gre	eenfield				
consideration	s)?								
2.2: Is employ	ment the o	only accept	able	form of built development	on this	If the land	is considere	d available	
site (e.g. beca	use of on-	site contan	ninat	ion, adjoining uses or sust	ainable	for develo	pment, both	residential	
development	reasons)?					and employment uses could be			
						suitable o	n the site.		
Environmenta	al quality	Biodiversi	ty ar	d Geodiversity: The site	does not	fall within	/ developme	ent will not	
and known		cause har	m to	a Site of Special Scientific	Interest	(SSSI), Spec	ial Area of Co	onservation	
constraints				Site (wetlands of internati	-	-	•		
		(SPA), sub	ject	to an ecological appraisal	. In term	s of Flood	Risk: The site	e is located	
				ne 1. Although hedge bar					
		north and	east	and a copse of mature tre	es are lo	cated withi	n the site to	the south.	

Strategic Access and Accessibility:

Strategic Connectivity: This site has very good access to the strategic highway network. The A382 Exeter Road runs along the northern boundary.

Access and Parking: The site is bound by a highway to the north, west and south. It is considered that a safe highway access could be achieved, but would require improvements to the access point due to the restricted visibility. Parking could suitably be incorporated into a scheme as per policy requirements.

Services/Facilities for workers: Site is within walking distance of the centre of the

Whiddon Down.

Strategic Planning Factors:

3.1: Is the site within an area identified as of strategic importance to the	No
delivery of the Greater Exeter Strategic Plan?	
3.2: Is the site identified or likely to be required for a specific user or	No
specialist use?	
3.3: Is the site part of a comprehensive or long-term development or	No
regeneration proposal, which depends on the site being developed for	
employment uses?	
3.4: Is there public funding committed (or likely to be provided) sufficient	Unknown
to overcome infrastructure or on-site constraints to make employment	
development viable?	
3.5: Are there any other policy considerations, such as emerging strategic	No
objectives or spatial vision, which should override any decision to release	
the site?	
3.6: Is the site important in delivering other economic development	Potentially
objectives or the spatial strategy?	

Developable Space and vacancy:

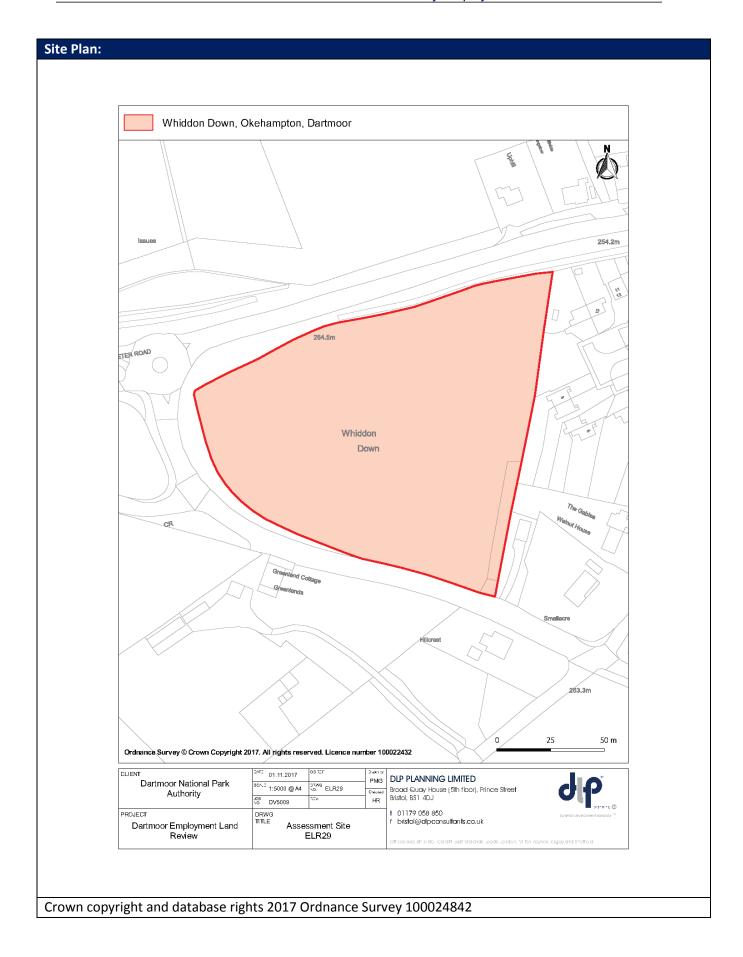
The site is wholly greenfield. The level of developable employment space would be dependent on whether this scheme came forward as a mixed-use opportunity and the level of housing to be achieved on site.

Recommendation:

If a safe access could be achieved into the site and the it was considered available for future development. This site could be suitable for a mixed-use development opportunity to help cross subsidise the employment element.





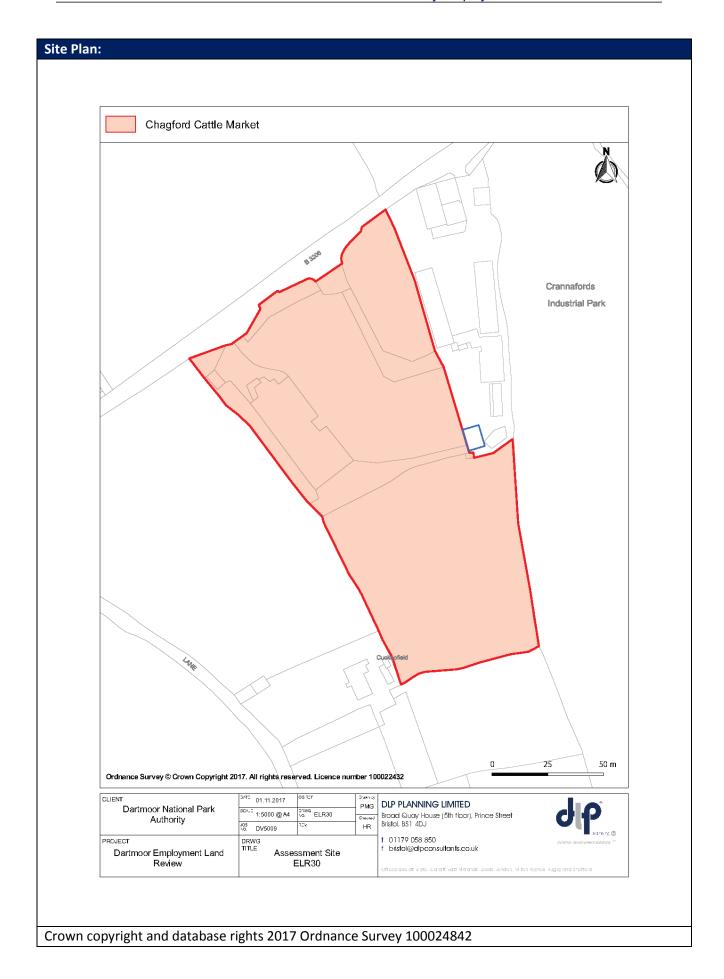


	•							
Site Inform	ation							
Site Ref		ELR30	Address			tle Market, Crannal		Chagford
Site Area (h		1.58 ha	L	Segment		ential Employment		
Description				•		ially suitable emplo	•	
and Surrou	nding Uses				_	rd, NW of the settle		
		the south	ern field	which is in use a	ıs gra	zed greenfield and	the norther	n site is the
		cattle ma	arket (lar	gely gravel sta	nding	g). The site is bo	rdered to tl	ne east by
		Crannafo	rds indus	trial estate, to t	he so	outh and west by a	gricultural la	nd and the
		road on t	he north-	-west boundary.	The	northern half of th	e site is curr	ently being
		used as tl	ne cattle i	market and the s	outh	ern section is a gra	zing field.	
Planning Hi	story/Owne	ership:						
Ref	Address			Occupier		Business	Use Class	Footprint
ELR30_1	Cattlemark	ket, Cranna	fords	n/a		n/a	n/a	n/a
	Bridge, Cha	agford						
Market Att	ractiveness (Criteria:						
1.1: Has the	e site been f	ormally ide	entified fo	or employment	No			
for at least	10 years?							
1.2: Has the	re been any	recent dev	elopment	activity, within	No			
the last 5 y	ears? This co	ould includ	e works o	on site but also				
new or rev	ised plannin	g application	ons/build	ing regulations				
application	S.							
1.3: Is the s	site being ac	tively mark	eted as a	n employment	No			
site?	_	•						
1.4: Is the	site owned	by a devel	oper or a	nother agency	No			
known to u	ndertake em	ployment	developm	nent?				
1.5: Is the s	ite in multipl	e ownershi	p/occupa	ation, or owned	Yes			
by an org	ganisation u	ınlikely to	bring i	t forward for				
developme	nt?							
1.6: Is th	nere a val	id permis	sion for	employment	No			
developme	nt, likely to	meet mark	et require	ements? Or for				
an alternati	ve use?							
1.7: Would	employment	t developm	ent on thi	is site be viable,	Yes			
without pu	blic funding	to resolve	infrastru	icture or other				
on-site con	straints?							
1.8: Is the s	ite immediat	tely availab	le?		Uns	sure from the inforr	nation provi	ded.
Market app	raisal:	The site is	located	off the B3206. D	emar	nd for employment	premises is	lower away
		from the	strategic	road network an	d ter	nds to primarily me	et the demai	nd for Local
		businesse	s. The ne	eighbouring Crar	nnafo	ords Industrial esta	te is of low	to medium
		quality w	ith some	vacancy, therefo	ore it	is questionable if o	demand for I	oremises in
		this locat	ion woul	d be sufficient	to su	ipport more than	a modest ei	mployment
		allocation	within th	ne Plan period.				
Sustainable	. Developme	ent Factors						
2.1: Would	the site be	allocated	today fo	or employment	The	Councils Assessme	ent suggests	this could
			•	sustainability		suitable as an exter		
-		_	-	freight access,	Ind	ustrial Estate.		
environme		-		field/greenfield				
considerati	•							
•	•				l			

	e only acceptable form of built	According to the SHLAA Assessment the Panel					
· ·	site (e.g. because of on-site g uses or sustainable development	considered the site to be deliverable and developable for employment use.					
reasons)?	g uses of sustainable development	Unacceptable for residential use due to the					
reasonsy:		lack of footway links into the settlement.					
Environmental quality	The site does not fall within/ devel	opment will not cause harm to a Site of Special					
and known		ea of Conservation (SAC), Ramsar Site					
constraints	• • •	nce) or Special Protection Area (SPA), subject					
	to an ecological appraisal. In terms of flood risk the SHLAA Analysis suggests						
	0.06% of the north-eastern corner	is within flood zone 3 and 10.8% of the site is					
	within flood zone 2.						
Strategic Access and	-	reasonable access onto the B3206, connecting					
Accessibility:	to the A382 to the north.						
	Access: The site has reasonable acc						
		rated into a scheme as per policy requirements. is outside walking distance from Chagford.					
Strategic Planning Facto		is outside walking distance from Chagnord.					
	an area identified as of strategic	No					
	ery of the Greater Exeter Strategic						
Plan?	er, or the Greater Exeter Strategie						
3.2: Is the site identific	ed or likely to be required for a	No					
specific user or specialis	t use?						
3.3: Is the site part of	of a comprehensive or long-term	No					
development or regener	ration proposal, which depends on						
the site being developed	d for employment uses?						
· ·	nding committed (or likely to be	Unknown					
· ·	overcome infrastructure or on-site						
	ployment development viable?						
•	er policy considerations, such as	No					
	jectives or spatial vision, which						
	ision to release the site?	Hakaawa					
development objectives	ant in delivering other economic	Unknown					
Development objectives Developable Space		th previously developed and greenfield) land. If					
and vacancy:	• ,	opment the potential net developable area for					
		l equate to around 0.63ha (at 40% of total site					
	area).	`					
Recommendation:	If the site is considered available for	or future development this site could form a					
	modest extension to the Crannafor	ds Industrial Estate with the remaining					
	previously developed section of the site safeguarded for longer term employment						
	use or alternative uses.						







Site Information							
Site Ref	ELR31	Address		Higher Buckfast Mill, Buckfast			
				Abbey, Buckfast			
Site Area (hectares)	0.54	Market Segm	ent	Business			
, ,	ha						
	This em	ployment site	is located within the	Rural Settler	nent of Buck	fast and is	
	closely	associated wit	th Buckfast Abbey,	a significant	employer a	nd tourist	
Description of Site and			a. The site comprise	•			
Surrounding Uses	_		recently been restore				
	very high stan	dard. The bui	lding is not				
	<u> </u>	occupied.					
Planning History/Owners	1						
Ref Address	Occupie	r	Business		Use Class	Footprint	
ELR1_31	Vacant		-		B1	560	
ELR31_2	Vacant	. f A . l	- Adamtian Assum		B1	520	
ELR31_3 Market Attractiveness Cr		for Adoption	Adoption Agency		B1	491	
1.1: Has the site been for		ntified for own	loyment for at least	Yes			
10 years?	many ide	nuneu ioi emp	ioyinent ioi at least	162			
1.2: Has there been any r	ecent dev	relonment activ	ity within the last 5	Yes, high qua	lity conversio	n and	
years? This could includ		•	• •	restoration for	•	ni alia	
planning applications/buil				. 20101 411011 11			
1.3: Is the site being active				No			
	,	- 1					
1.4: Is the site owned by	y a devel	oper or anothe	er agency known to	Yes			
undertake employment d	evelopme	nt?					
1.5: Is the site in multip	ole owner	ship/occupatio	n, or owned by an	No			
organisation unlikely to be	_						
1.6: Is there a valid permi				Yes			
meet market requirement							
1.7: Would employment	-			Yes – development recently			
public funding to resolve i			n-site constraints?	completed			
1.8: Is the site immediate	iy avallabl	er		No			
Market appraisal:	Site has	recently boon	restored to a high o	ruality standa	rd and is sor	nsidered to	
ividi ket appi disai.		•	. The site does curre				
			completed and this is	•	~	•	
Sustainable Development		2,	TIMPICTOR ATTACHMENT		- tanen ap 51		
2.1: Would the site be all		day for employ	ment development.	Yes			
measured against prese			· ·				
transport and freight							
transport and freight access, environmental impacts and brownfield/greenfield considerations)?							
	2.2: Is employment the only acceptable form of built development on						
this site (e.g. because o							
sustainable development	1						
Environmental quality		le II listed mill b	~				
and known constraints	-	t to Buckfast Hi					
Strategic Access and	_	•	Excellent access to A3		****		
Accessibility:			s to site via Buckfast R	oad through e	existing car pa	rk, more	
	1 milited s	service access v	ia Higher Mill Lane.				

Parking: Excellent parking with ample circulation.

Services/Facilities for workers: Within easy walking distance of services within Buckfast. Further services are a longer walk or short bicycle ride away in Buckfastleigh.

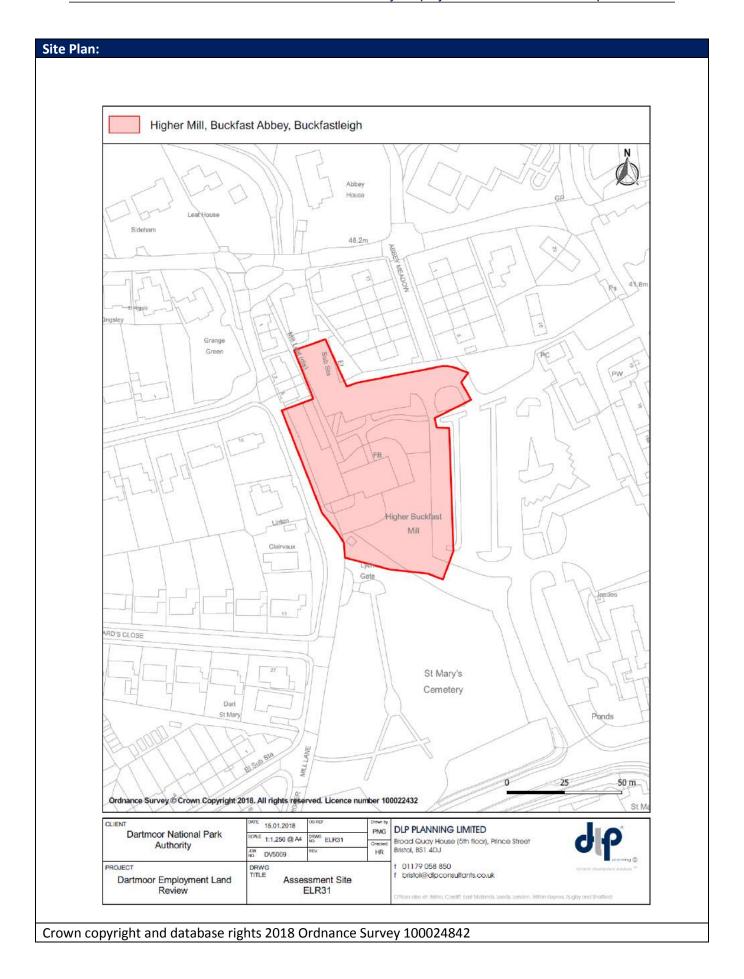
	buckiastieigii.				
Strategic Planning Factors	s:				
3.1: Is the site within an	No				
the delivery of the Greate	r Exeter Strategic Plan?				
3.2: Is the site identified	or likely to be required for a specific user or	No			
specialist use?					
3.3: Is the site part of a c	omprehensive or long-term development or	Yes – development complete			
regeneration proposal, wh	nich depends on the site being developed for				
employment uses?					
3.4: Is there public fund	ding committed (or likely to be provided)	No			
sufficient to overcome in	frastructure or on-site constraints to make				
employment developmen	t viable?				
3.5: Are there any other	r policy considerations, such as emerging	No			
strategic objectives or s	spatial vision, which should override any				
decision to release the site	e?				
3.6: Is the site important	in delivering other economic development	Yes			
objectives or the spatial st	rategy?				
Developable Space and	Given the site's recent restoration and that it comprises a valuable cluster of Grade				
vacancy:	II listed buildings there are limited opportunities for expansion. It is anticipated				
	that current vacancies will soon be taken up.				
Recommendation:	The site is in excellent condition and provide	s some of the highest quality office			
	space in the National Park. It should therefor	e be retained for employment use.			









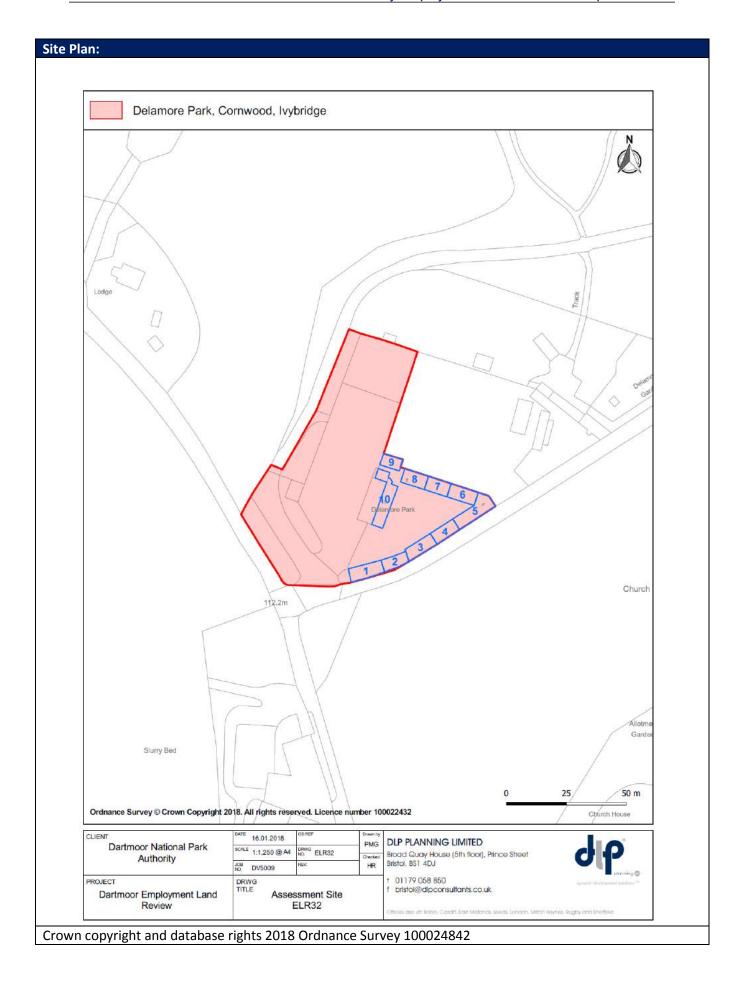


Site Ref Site Area (h		ELR32						
Site Area (l		LLN32	Address		Delamore Business Park, Cornwood			
	nectares)	0.518 ha	Market Segm	nent Business		SS		
Description of Site		The emplo	oyment site co	mprises a cluster of	eight single a	and two sto	rey historio	
and Surrou	inding Uses	agricultura	al buildings whi	ich have been convei	rted for office	use within t	he last ter	
		years. The	conversion off	ers high quality office	premises with	n a well maii	ntained site	
		with ample	e parking.					
Planning H	istory/Owne	rship						
Ref	Address	Occupier		Business		Use Class	Footprint	
ELR32_1	Unit 1	Matrix Cre	ative Agency	Website design		Class B1	122	
ELR32_2	Unit 2	Vacant		n/a		Class B1	88	
ELR32_3	Unit 3	Portcullis		Legal services		Class B1	127	
ELR32_4	Unit 4	GSL Meani	ingful Media	Design and marketing	ng services	Class B1	102	
ELR32_5	Unit 5	Manning 8	k Company	Financial advisers		Class B1	156	
ELR32 6	Unit 6	Zambizi Tr		Travel agent		Class B1	148	
ELR32 7	Unit 7	Vacant		n/a		Class B1	85	
ELR32_8	Unit 8	Vacant		n/a		Class B1	78	
ELR32 9	Unit 9	Vacant		n/a		Class B1	27	
ELR32 10	Unit 10		d Conference	n/a		Class B1	88	
_	ractiveness							
years? This application	could includ s/building re	e works on s gulations ap	site but also nev	vity, within the last 5 w or revised planning	No			
		•	ted as an emplo	er agency known to	Yes			
	employment	•	•	er agency known to	No			
				n, or owned by an	Single ownership			
		•	vard for develo	· ·	Single Ownership			
	-			evelopment, likely to	Yes – development completed in last			
	-		an alternative ι		10 years			
	•			e be viable, without	Yes			
		•			163			
				n-site constraints?	No			
1.8: Is the site immediately available?			No					
Market appraisal: The site is maintained to a high standard and so rural businesses. Despite this the site has significant site under pressure to diversify either by recommore flexible uses.					icant vacancy l	evels which r	nay put the	
Sustainable	e Developme							
			day for employ	ment development,	Yes			
measured transport		sent sustai ht access	nability criteri , environmer	a (including public				

2.2: Is employment the only acceptable form of built development on No								
this site (e.g. because	this site (e.g. because of on-site contamination, adjoining uses or							
sustainable development reasons)?								
Environmental	One Grade II Listed agricultural building and a c	complex of other historic agricultural						
quality and known	buildings, likely to be considered non-designate	ed heritage assets.						
constraints	Adjacent to Woodland of Conservation Importa	ance						
Strategic Access and	Strategic Connectivity: Average for the Nationa	l Park. 20 mins away from A38 along						
Accessibility:	B-road.							
	Access and Parking: Ample parking and circulat	ion. Immediate access of narrow rural						
	lane.							
	Services/facilities for workers: Easy walking dis							
	available in Cornwood, although these are fairly	y limited.						
Strategic Planning Factor	ors:							
3.1: Is the site within an	area identified as of strategic importance to the	No						
delivery of the Greater I	Exeter Strategic Plan?							
3.2: Is the site identifie	d or likely to be required for a specific user or	No						
specialist use?								
3.3: Is the site part of a	comprehensive or long-term development or	No						
	which depends on the site being developed for							
employment uses?								
3.4: Is there public fu	inding committed (or likely to be provided)	n/a						
	infrastructure or on-site constraints to make							
employment developme	ent viable?							
	her policy considerations, such as emerging	No						
strategic objectives or sp	patial vision, which should override any decision							
to release the site?	to release the site?							
-	nt in delivering other economic development	Yes						
objectives or the spatial								
Developable Space	Environmental constraints associated with histo	oric buildings means the site has limited						
and vacancy:	capacity for additional development.							
Recommendation:	The site is in use and well maintained and form	· · · · · · · · · · · · · · · · · · ·						
	which should be safeguarded for continued employment use.							



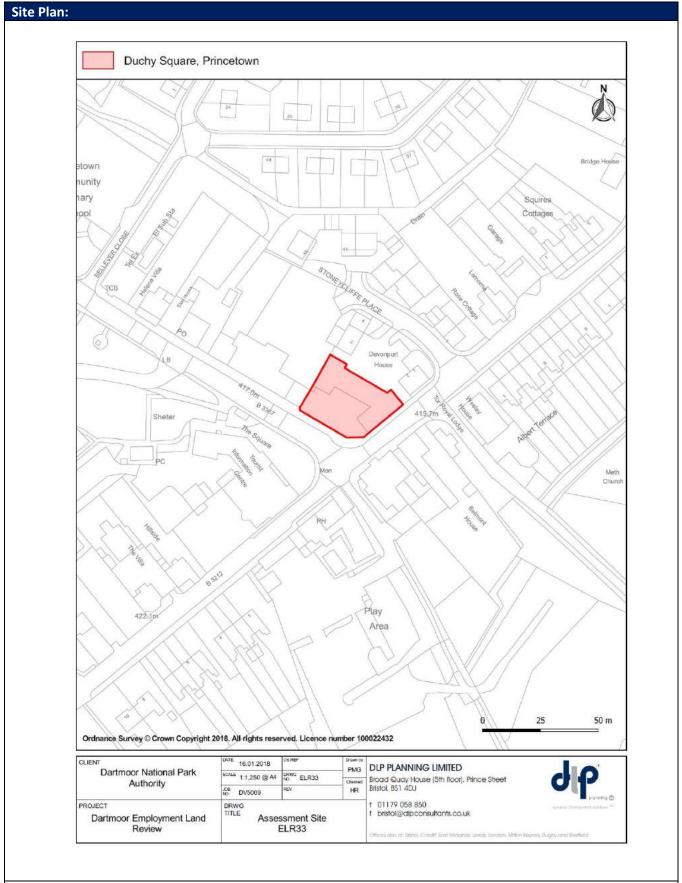




Site Information							
Site Ref	ELR33	Address		Duchy Square, Princetown			
Site Area (hectares)	0.11	Market Segi	ment	Retail / Light Industrial / Business			
	ha						
			ises a modern commur				
Description of Site and			for retail, workshop, ga	•			
Surrounding Uses		•	n 15 sq. m to 60 sq. m.	The building is	located at th	ne centre of	
	Princet	own and is in	a good state of repair.				
	•						
Planning History/Ownersh	1				Lies Class	Factoriat	
Ref Address	Occupi		Business		Use Class	Footprint	
ELR33_1 Duchy Square	Various	i	Various		A1/D1/B1	501	
Market Attractiveness Crit	oria						
1.1: Has the site been form		ified for empl	ovment for at least 10	No			
years?	any lucin	ined for empi	loyment for at least 10	NO			
1.2: Has there been any re	cent dev	elonment act	ivity, within the last 5	No			
years? This could include w			-				
applications/building regul			8				
1.3: Is the site being active		•	oloyment site?	No			
	•	·	,				
1.4: Is the site owned by	a devel	oper or anotl	her agency known to	Yes			
undertake employment de	velopme	nt?					
1.5: Is the site in multipl				Single Ownership			
organisation unlikely to bri							
1.6: Is there a valid permis				No			
meet market requirements							
1.7: Would employment d				n/a			
public funding to resolve in			on-site constraints?	N ₂			
1.8: Is the site immediately	availabi	e?		No			
Market appraisal:	The cit	a is in a prom	vinent central location	to Princetown	and is well r	maintained	
iviai ket appi aisai.			e prominent central location to Princetown and is well maintain red is specialised for small businesses, but there is good demand				
		type of space within Princetown. Inevitably this product has high tenant					
		•	s are relatively high an		•	-	
	term.	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , ,				
Sustainable Development							
2.1: Would the site be allo		day for emplo	oyment development,	Yes			
measured against preser			-				
transport and freight							
brownfield/greenfield cons							
2.2: Is employment the on			· ·	No			
this site (e.g. because of							
sustainable development re	1						
Environmental quality	Within	Princetown C	onservation Area				
and known constraints					11		
Strategic Access and	_		y: Relatively isolated fro	om trunk road	s, albeit with	access to	
Accessibility:		long good qua	ality b-roads.				
	ΙΛ ~ ~ ~ ~ ~	and Daulding - 4	Central to Princetown w	الماحين لمجمع طاءان		ff b raa-l-	

	Services/Facilities for workers: Easy walking distance of a broad range of facilities within Princetown.			
Strategic Planning Factors:				
3.1: Is the site within an area identified as of strategic importance to the		No		
delivery of the Greater Exeter Strategic Plan?				
3.2: Is the site identified or likely to be required for a specific user or		Small businesses		
specialist use?				
3.3: Is the site part of a comprehensive or long-term development or		Yes – development completed		
regeneration proposal, wh				
employment uses?				
3.4: Is there public funding committed (or likely to be provided)		No		
sufficient to overcome inf				
employment development				
3.5: Are there any other policy considerations, such as emerging		No		
strategic objectives or spatial vision, which should override any decision				
to release the site?				
3.6: Is the site important in delivering other economic development		Yes		
objectives or the spatial strategy?				
Developable Space and	There are no significant opportunities to extend the existing building, although			
vacancy:	public realm works would help improve its setting. The existing building is relatively			
	new and in a good state of repair and redevelopment would not be desirable or viable. Public realm improvement works could improve the building's setting and			
	attractiveness.			
Decemberdation	The site is in good use and condition. The site	to provides valuable employment		
Recommendation:	The site is in good use and condition. The site provides valuable employment			
	premises that should be safeguarded in the Local Plan.			







14.0 APPENDIX D - USE CLASS ORDER

Guide to Use Classes Order in England (2016)

The table below is intended as general guidance only. Reference should be made to the Town and Country Planning (Use Classes) Order 1987 (as amended), the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016, for limitations (e.g floorspace maxima), restrictions, conditions and details of any requirements for any application for determination as to whether the prior approval of the local planning authority will be required, (which may include the prior approval of building operations).

Use Class	Use	Permitted Change
A1 Shops	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes	Permitted change to or from a mixed use as A1 or A2 & up to 2 flats Temporary permitted change (2 years) to A2, A3, B1 (interchangeable with notification) Permitted change of A1 or mixed A1 and dwellinghouse to C3 (subject to prior approval) Permitted change to A2 Permitted change to A3 (subject to prior approval) Permitted change to D2 (subject to prior approval)
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional services (not health or medical services)	Permitted change to A1 where there is a display window at ground floor level. Permitted change to or from a mixed use for any purpose within A2 and up to 2 flats and for A1 and up to 2 flats, where there is a display window at ground floor level Temporary permitted change (2 years) to A1, A3, B1 (interchangeable with notification) Permitted change from A2 or mixed A2 and dwellinghouse to C3 (subject to prior approval) Permitted change to A3 (subject to prior approval) Permitted change to D2 (subject to prior approval)
A3 Food and Drink	Restaurants and cafes	Permitted change to Class A1 and Class A2 Temporary permitted change (2 years) to A1, A2, B1 (interchangeable with notification)
A4 Drinking Establishments	Public houses, wine bars or other drinking establishments	Permitted change to A1, A2 or A3 subject to building not being an Asset of Community Value Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification/written request to LPA whether building has been nominated as an Asset of Community Value)
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises	Permitted change to A1, A2 or A3 Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)
B1 Business	a) Office other than a use within Class A2 b) Research and development of products or processes c) For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	Permitted B1 change to B8 B1(a) office permitted change to C3 (to be completed within a period of 3 years from prior approval date) Temporary permitted change (2 years) to A1,A2,A3 (interchangeable with notification) Permitted B1 change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval) Permitted change (from 1 October 2017 until 30 September 2020 only) from B1(c) to C3, subject to completion within 3 years of prior approval date
B2 General Industry	Industrial process other than that falling within Class B1	Permitted change to B1 and B8
B8 Storage or Distribution	Use for storage or as a distribution centre	Permitted change to B1. Permitted change to C3 (subject to prior approval and until 15 April 2018)
C1 Hotels	Hotels, boarding and guest houses (where no significant element of care is provided)	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C2 Residential Institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)

Use Class	Use	Permitted Change
C2a Secure Residential Institutions	Prisons, young offenders' institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barracks	Permitted change to state-funded school or registered nursery (and back to previous lawful use) (subject to prior approval)
C3 Dwellinghouses	Use as a dwellinghouse (whether or not a main residence) by a) A single person or by people to be regarded as forming a single household b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)	Permitted change to C4
C4 Houses in multiple occupation	Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation' (HMO NB Large HMOs (more than 6 people) are unclassified therefore sui generis	Permitted change to C3
D1 Non-residential Institutions	Clinics, health centres, creches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	Temporary permitted change (2 years) to A1, A2, A3, B1 (interchangeable with notification)
D2 Assembly and Leisure	Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms	Permitted change to state-funded school or registered nursery (and back to previous lawful/use) (subject to prior approval) Temporary permitted change (2 years) to A1,A2,A3,B1 (interchangeable with notification)
Use Class	Use	Permitted Change
Sui Generis (uses which do not fall within the specified use classes above)	Includes theatres, large HMO (more than 6 people sharing), hostels, petrol filling stations, shops selling and/or displaying motor vehicles, scrap yards, retail warehouse clubs, nightclubs, launderettes, taxi or vehicle hire businesses, amusement centres, casinos, funfairs, waste disposal installations, betting office, pay day loan shop	Casino to A3 (subject to prior approval) Casino to D2 Amusement centre or casino to C3 (subject to prior approval) Betting office or pay day loan shop to A1 or mixed use A1 and up to two flats (if a display window at ground floor level), A2 or mixed A2 and up to two flats, A3, D2 (subject to prior approval), C3 (subject to prior approval), or mixed use betting office or pay day loan shop and up to two flats Use as betting office, pay day loan shop or launderette to C3 Mixed use betting office, pay day loan shop or launderette and dwellinghouse to C3 (subject to prior approval) Mixed use betting office and up to two flats to A1 (if a display window at ground floor level), A2 or betting office Temporary permitted change (2 years) from betting office or pay day loan shop to A1, A2, A3 or B1



This publication provides a summary of the Use Classes order as an initial guide at the date of publication and should not be relied upon to inform specific cases without first seeking the correct professional advice. DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this publication. DLP Planning Limited accepts no responsibility of any miss use of this publication, which is at the users own risk.

Use Class	Use	Permitted Change
Other changes of use	Agricultural buildings	Flexible changes to A1, A2, A3, B1, B8, C1, D2 (subject to limitations and prior approval process): new use is sui generis Permitted change to C3 (subject to prior approval) Permitted change to state-funded school or registered nursery (subject to prior approval)



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