

13.0 APPENDIX C – EMPLOYMENT SITE ASSESSMENT PROFORMAS

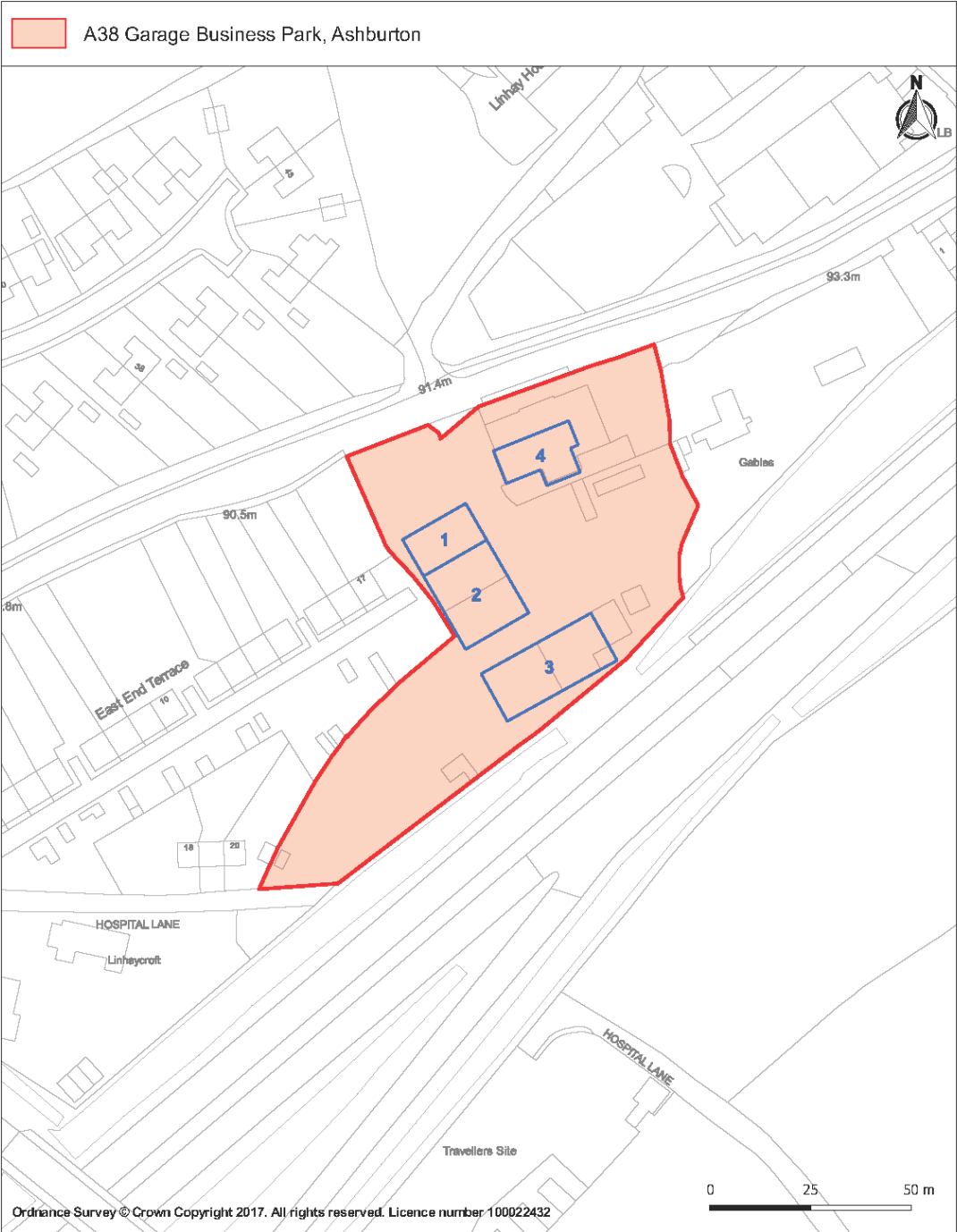
Site Information					
Site Ref	ELR01	Address	A38 Garage Business Park, Ashburton, TQ13 7LG		
Site Area (hectares)	0.67 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	The estate includes a mixture of B1/ B2 units. The building fronting the B3352 is of newer 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 Motorcycles	Motorcycle repairs and MOT	B2	221
ELR01_3	A38 Garage	Ashburton Tyres	Tyre fitting depot	B1 (c)	400
ELR01_4	A38 Garage	Ashburton Cookery School	Cookery School - Training / Educational	B1 (D1)	382
Market Attractiveness Criteria					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			Yes, the Cookery school submitted 2 applications in 2013/14 relating to extensions and administration buildings.		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Multiple Ownership		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The site is well located with good access to the A38, the units are all occupied and appear in good condition. The market for employment accommodation across Dartmoor tends to be local in nature, meeting the needs of local businesses. This site is likely to continue to be attractive to the local market and businesses from the wider area in search of good access to the A38.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Yes		


2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No, a mix of uses relative to the adjacent uses could be acceptable
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The site is located within flood zone 1.
Strategic Access and Accessibility:	Strategic Connectivity: Excellent. The site is on a large main road 250m from the A38 (N) and 1000m from the A38 (S). Access and Parking: Site access is good with wide visibility. The units in use by Devon Motor Homes and the Cookery School have reasonable parking and internal circulation areas. The other 2 units have more limited parking and access. Services/Facilities for workers: There are no facilities for the local workforce other than those provided by individual units. Distance to town centre around 1.5km.
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	n/a
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	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.
Recommendation:	The site is in good use and fully occupied. There has been recent investment in the site (2010) and the site provides valuable employment premises that should be safeguarded in the Local Plan.

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF DV5009	Drawn by PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <i>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sharnford</i>	 <small>dynamic development solutions</small>
	SCALE 1:5000 @ A4	DRAWING no. ELR01	Checked HR		
	JOB no. DV5009	TSV			
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR01				

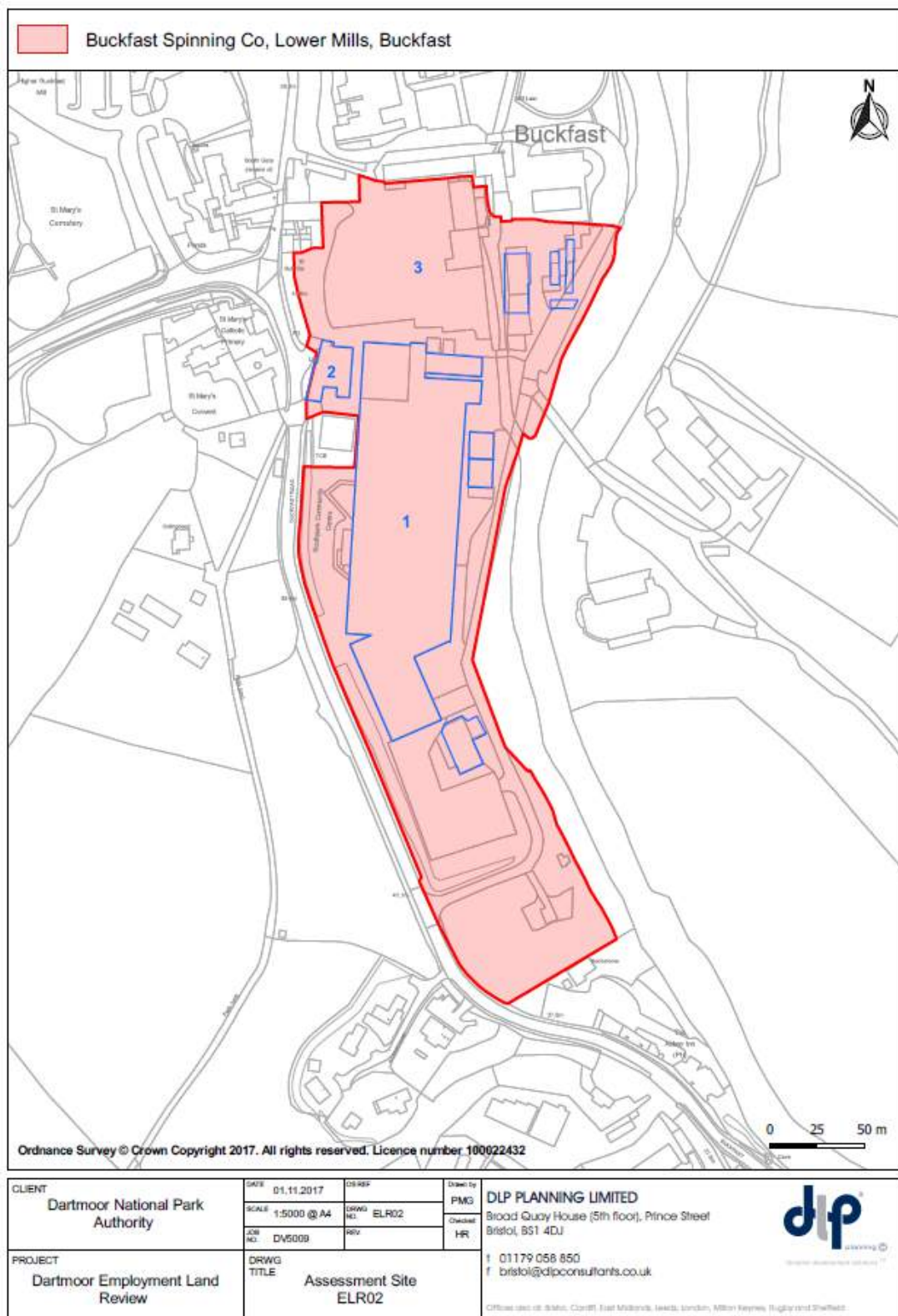
Site Information					
Site Ref	ELR02	Address	Buckfast Spinning Co, Lower Mills, Buckfast		
Site Area (hectares)	4.19 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	The site has been submitted for a mixed-use opportunity in the 2017 Land Availability Assessment. The site comprises a large currently inactive industrial premise. The site is bounded by Buckfast Road to the west, and the river Dart to the east. The southern end of the site includes a modern highway junction linking to an internal road running up the eastern edge of the site. To the north is a further highway access to an area of parking and building access. The site is dominated by a modern steel frame industrial building, another large building to the north of the site has been demolished and is now vacant land.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR02_1	Buckfast Spinning Co, Lower Mills,	Vacant	Industrial	B1/B2	20,479
ELR02_2	Buckfast Spinning Co, Lower Mills,	Buckfast Carpets Retail Showroom	Retail	A1	502
ELR02_3	Buckfast Spinning Co, Lower Mills,	Vacant Land	n/a	n/a	n/a
Market Attractiveness Criteria					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			Yes. The building to the northern section of the site has been demolished. Awaiting redevelopment.		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			Not currently, but site is identified in the Land Availability Assessment for a mixed use scheme.		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Yes		
Market appraisal:	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.				
Sustainable Development Factors:					

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 brownfield/greenfield considerations)?		Yes. Reasonably sized site with good strategic access. However, both heritage and flood risk constraints may limited scope.
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?		According to the LAA panel – this has the redevelopment potential for mixed-use – residential and employment 20%.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar), However the site is 12m from the boundary of the South Hams SAC and is an area of Greater Horseshoe Bat flyway. The majority of the site looks to be in flood zone 1 but according to the LAA appraisal the eastern part of the site lies within the flood zone (approx. 0.95ha [22.7%] in zone 3 and 1.72ha [41%] in zone 2) which will act as a constraint to potential use of the site. Also heritage constraints due to the sites location within the curtilage of both grade II* and grade II listed buildings.	
Strategic Access and Accessibility:	Strategic Connectivity: Close proximity to the A38. Access and Parking: Currently good access into the site but given the size of the site, improvements to the north access are likely to be required. Adequate parking exists on site. Were this to be redeveloped this site is large enough to suitably incorporate appropriate parking into a scheme as per policy requirements. 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 delivery of the Greater Exeter Strategic Plan?		No
3.2: Is the site identified or likely to be required for a specific user or specialist use?		Proposed for mixed-use (speculative)
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?		As above
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?		No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?		Unknown
Developable Space and vacancy:	The LAA assessment suggests this is a vacant site (albeit with a large steel industrial building which would need to be removed prior to development). The whole area 4.19ha, however given the constraints it is thought the net developable area of this site would 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 Photos:



Site Plan:



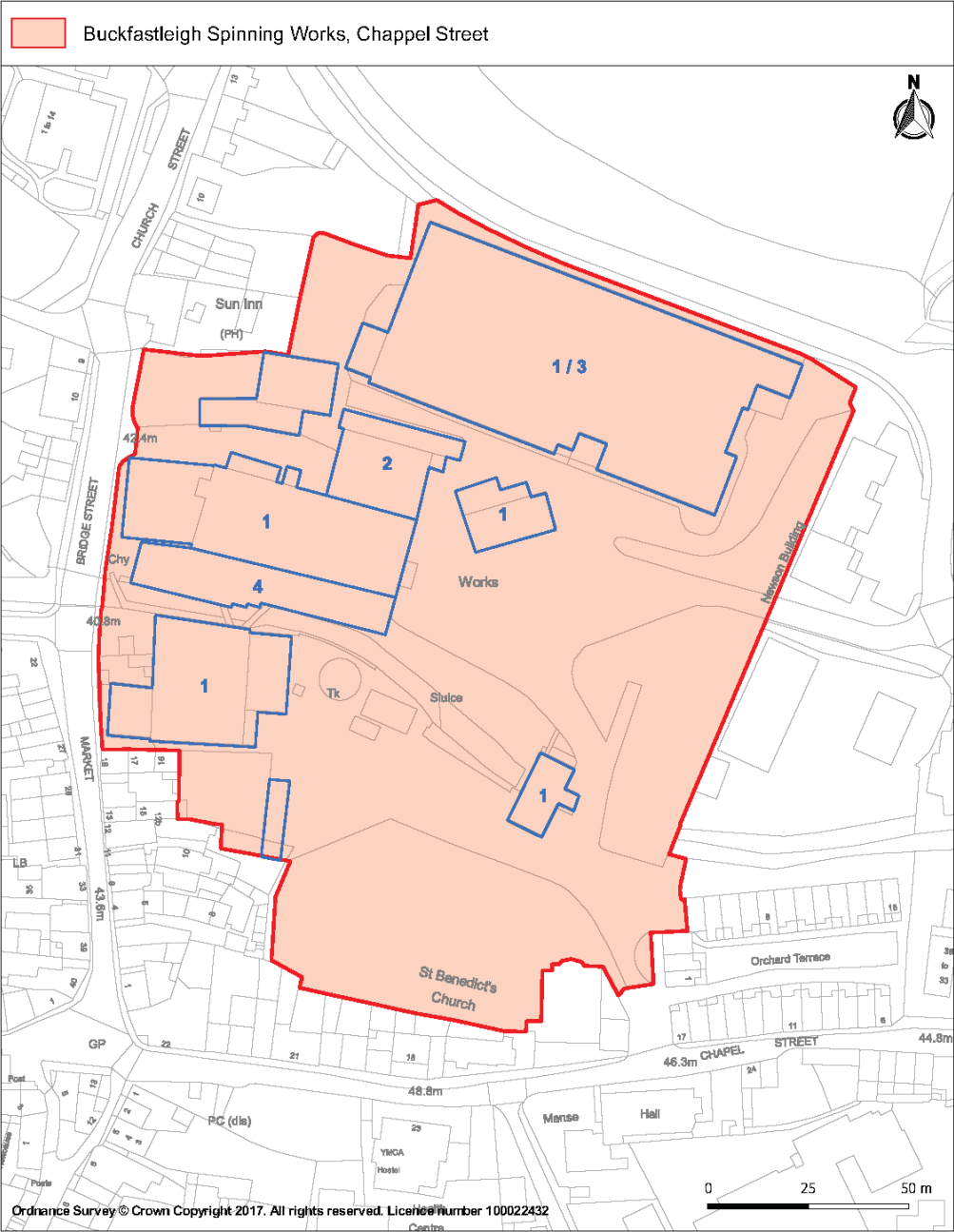
Site Information					
Site Ref	ELR03	Address	Buckfastleigh Spinning Works, Chapple Street, Buckfastleigh		
Site Area (hectares)	2.54 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	Devonia Products Limited who own the site are currently in the process of reworking the associated buildings, whilst maintaining its predominant function as a textiles manufacturer. Discussions with the landowner were useful in highlighting the redevelopment plans both in the future and currently underway. The large building fronting Chappel Street has recently been refurbished (addressing Asbestos issues) and is shortly to be occupied in part by Voyager Coffee & Sanremo (currently located off Mardle Way). There is a largely dilapidated office building within the middle of the site which is to be refurbished for use by Devonia Products and there is also a store building north of the site to be demolished and replaced in the southern section. The properties to the east of the site are also now let to other companies as listed below. The site has dispersed layout with large empty gravel yard and open areas.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR03_1	Buckfast Spinning Works, Chapple Street,	Devonia Products Limited	Textiles manufacturer	B2	3,563
ELR03_2	Devonia Estate, Mardle Way, TQ11 0AG	M&B Oils Ltd	Asphalt release agent	B2	Recorded under above
ELR03_3	Devonia Estate, Mardle Way, TQ11 0AG	Vacant	n/a	B1	Recorded under above
ELR04_4	Umami House, Devonia Estate, Mardle Way, TQ11 0AG	West Country Spice	Food Distribution	B1	Recorded under above
Market Attractiveness Criteria					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			Yes – refer to above		
1.3: Is the site being actively marketed as an employment site?			Yes		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			No		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			In part - see reference above		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Yes		
Market appraisal:		The site is well located with access to the A38 and the existing owner/ occupier appears to be in the process of refurbishing and replacing units on the site to improve the quality on offer, providing new units for other businesses in the process. The market			

	for employment accommodation across Dartmoor tends to be local in nature, meeting the needs of local businesses. This site is likely to continue to be occupied by the main occupier and businesses wishing to locate in Buckfastleigh.
Sustainable Development Factors:	
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 brownfield/greenfield considerations)?	Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Given the adjacent uses and flood risk constraints, this site is most suited to employment.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). A large part of the site is located within flood zone 2/3. Historic use means land contamination could be a major issue.
Strategic Access and Accessibility:	Strategic Connectivity: Well-located with good access to the A38. Access and Parking: Reasonable access and internal circulation space. Access is by three different points, one direct to the relief road (Mardle Way), one to Chapel St and one unused access from Bridge St. Sufficient formal and informal parking available on site. Services/Facilities for workers: Site is within reasonable walking distance of the town centre.
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	Whilst the site is currently undergoing a process of redevelopment as highlighted by the landowner. The scale of available brownfield land also suggests further room for increased provision.
Recommendation:	This large site supports an existing business. The owner is currently in the process of 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 Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF 1:5000 @ A4	SWG ELR03	DATE 01.11.2017	PMG DLP
	JOB NO. DV5009	SCALE 1:5000	TYPE ELR03	CREATED HR	CHANGED HR
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR03			DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ T 01179 058 850 F bristol@dipconsultants.co.uk Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Huddersfield and Sheffield	

Site Information					
Site Ref	ELR04	Address	Bullycleaves Quarry, Buckfast Road, Buckfastleigh, TQ11 0EA		
Site Area (hectares)	2.91 ha	Market Segment	General industrial		
Description of Site and Surrounding Uses	This employment site is a former quarry and includes a variety of buildings, several of which front the main road are within a poor state of repair with an untidy external appearance - scrap cars etc. in the front yard areas. The properties in use by Flo Gas & Celtic Rock are tidier in appearance. Despite this the area lacks any real zoning or any signing for occupants, particularly fronting the site.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR04_1	Bullycleaves Quarry, Buckfast Road	Offices – Occupant unclear	n/a	B1	97
ELR04_2	Bullycleaves Quarry, Buckfast Road	Previously David Kerswell – Does not appear in use	n/a	B2	159
ELR04_3	Bullycleaves Quarry, Buckfast Road,	Dial Motors Crash and Repair	Crash Repair and Bodyshop	B2	277
ELR04_4	Bullycleaves Quarry, Buckfast Road,	Celtic Rock	Piling and Rock Drilling	B1	379
ELR04_5	Bullycleaves Quarry, Buckfast Road,	Flo Gas	Bottled gas / Propane gas depot	B8	46
ELR04_6	Bullycleaves Quarry, Buckfast Road,	David Clark Commercial	Servicing and Repair of commercial vehicles	B2	159
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Yes		
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 is Flo Gas and the nature of the site suits this business. Whilst the site is of mixed quality it does meet a need for specialist and low grade uses.				
Sustainable Development Factors:					
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria			Yes		

(including public 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 of on-site contamination, adjoining uses or sustainable development reasons)?	Site is unlikely to be suitable for uses other than B class land use.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The site is located within flood zone 1.
Strategic Access and Accessibility:	Strategic Connectivity: Site within 500m of A38 dual carriageway. Access and Parking: Reasonable access into the site from the main road. Parking is within individual areas, limited in some cases, but sufficient for most units. Internal circulation adequate.

Strategic Planning Factors:

3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	Whilst parts of the site are well used and reasonably tidy in terms of external appearance, 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 used for a mixed of uses with some vacancy and disrepair. The site is well suited for employment 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 Photos:

Site Plan:





CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF ELR04	Drawn by PMG
	SCALE 1:5000 @ A4	Drawn by V.O.	Checked HR
	JOB NO. DV5009	Task	
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR04		DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Shrewsbury</small>

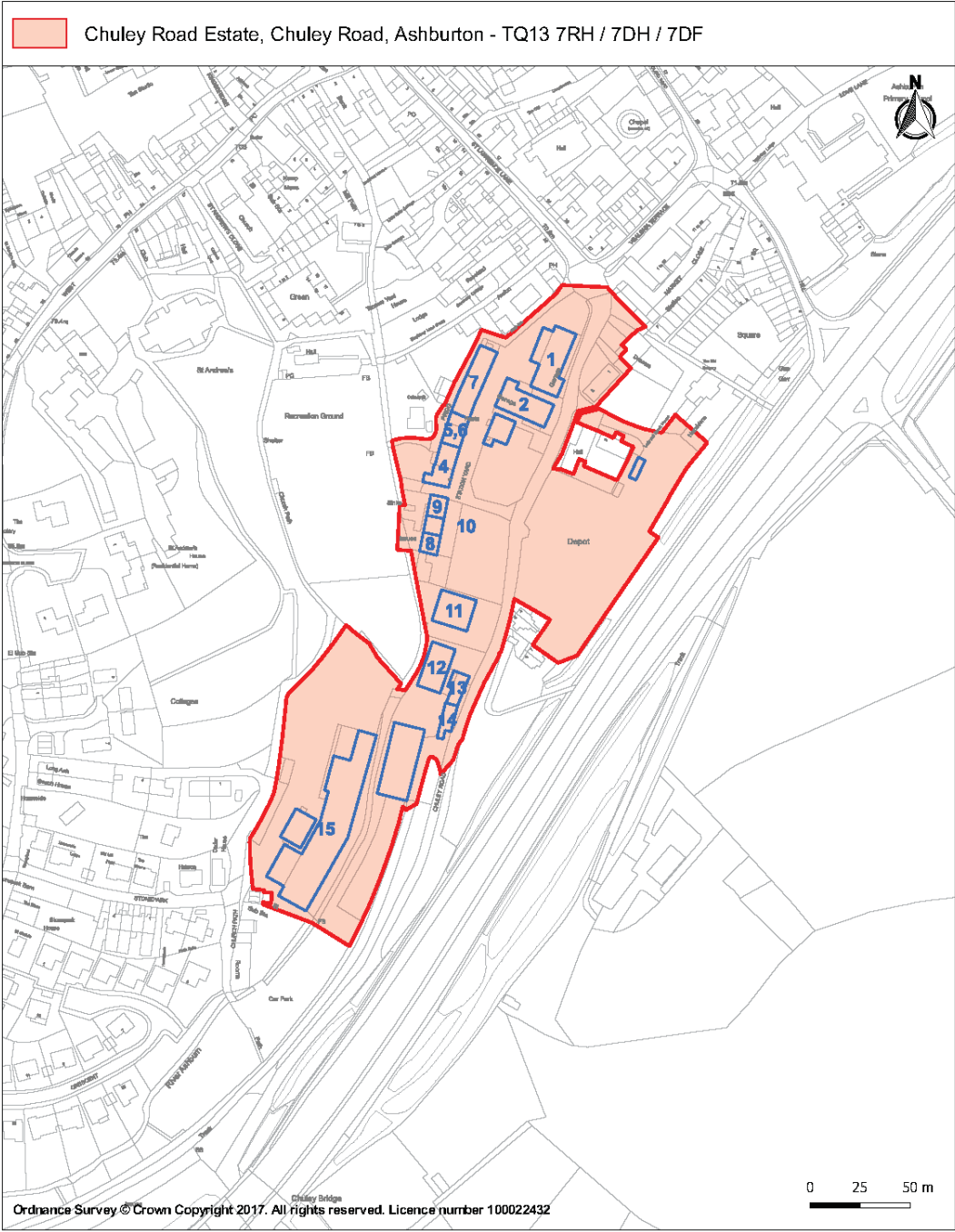



Site Information					
Site Ref	ELR05	Address	Chuley Road Estate, Chuley Road, Ashburton - TQ13 7RH / 7DH / 7DF		
Site Area (hectares)	2.73 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	Chuley Road Estate includes a variety of employment uses including offices, 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 History/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 Criteria:	
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
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.	Part of the site previously occupied by the Former Outdoor Experience unit (now demolished) currently has a pending planning 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 actively marketed as an employment site?	Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.8: Is the site immediately available?	Yes
Market appraisal:	The site is well located with access to the A38, the units are generally occupied but some are in mixed condition. There has been recent investment in the site and the site is well located close to the town centre, which appears to be attractive to business services.
Sustainable Development Factors:	
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 brownfield/greenfield considerations)?	Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Looks to be largely suitable for employment uses. Depending on the outcome of the pending application, this could suggest certain parts of the site could work for mixed use.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The majority of the site is located within flood zone 3. Issues could arise relating to mix of uses (particularly retail v motor repair) but individual unit space should mean noise disturbance is minimal. Historic use as railway station and coal yard could suggest land contamination issues.
Strategic Access and Accessibility:	Strategic Connectivity: The site is within close proximity to the A38. Access and Parking: Whilst there is reasonable access onto the site, several properties suffer from restricted access. Each individual unit has parking within its area, most have sufficient and there is some informal sharing of parking. Within parts of the site internal circulation is poor; some roads are narrow and further restricted by on-road parking.

	Services/Facilities for workers: Close proximity to town centre.
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	Whilst the quality of buildings varies across the site, the estate is well used by a 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) or 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 safeguarded for employment uses with sufficient flexibility to allow redevelopment for employment premises.
Site Photos:	
 	

Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF ELR05	DRAWN BY PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Loughborough and Sharnford</small>
	SCALE 1:5000 @ A4	DRAWN V.O.	CHECKED HR	
PROJECT Dartmoor Employment Land Review	JOB NO. DV5009	DRWG TITLE Assessment Site ELR05		 <small>dynamic development solutions</small>

Site Information					
Site Ref	ELR06	Address	Crannafords Industrial Park, Chagford - TQ13 8DJ / 8DR / 8JG		
Site Area (hectares)	0.43 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	Crannafords Industrial Park is currently split into 2 sections. The front of the site is predominantly in use by motor trade businesses with access within the site difficult due to the level of vehicles parked/abandoned. The property and/ or businesses are not well signposted and it is unclear if all units are still in use, with signs suggesting units are available. The external area is generally untidy with outside storage and closed up units. The southern section of the site is accessed via a lane running along the eastern boundary and is occupied by a variety of small scale units as part of a wider recycling and re-use centre called Proper Job. The buildings on site look to have been built in the 1990's/ 2000's.				
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	Unit C1 Crannafords Industrial Park, Chagford	R S Taxis - Richard Stagg	Taxi Services / Vehicle maintenance	B1	101
ELR06_13	Unit C2 Crannafords Industrial Park, Chagford	Identity of Occupier Unclear – – Previously Jim Manchester	Previous use - Import and distribution of Far Eastern gifts	B8	50
ELR06_14	Unit C3 Crannafords Industrial Park, Chagford	Identity of Occupier Unclear – Previously Gavin Pike	Previous use – Car Servicing and Repairs	B2	98
ELR06_15	16 Metal Shipping Containers	Personal Storage	Cars, furniture and household effects	B8	

Market Attractiveness Criteria:

1.1: Has the site been formally identified for employment for at least 10 years?	Yes
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.	Yes. Some minor development activity on site within the last 5 years.
1.3: Is the site being actively marketed as an employment site?	No
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Unknown
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Unknown
1.8: Is the site immediately available?	Yes

Market appraisal:	The site appears in use for generally motor trade related businesses and a recycling facility. Although it is unclear whether all the units are currently used given the untidy nature of the front of the site. The site reasonably well located reasonable access towards the B3206.
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Sustainable Development Factors:

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 brownfield/greenfield considerations)?	Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Given the location of the site and adjacent uses, employment looks the most appropriate use.

Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The majority of the site is located within flood zone 1, however a small section of the northern boundary is covered by flood zone 2/3.
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Strategic Access and Accessibility:	Strategic Connectivity: Reasonable access towards the B3206 Access and Parking: Reasonable access to the site and parking. Restricted turning for larger lorries. Services/Facilities for workers: Site is outside walking distance from Chagford.
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Strategic Planning Factors:


3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	The site is currently in poor quality and whilst it appears in general use, it is unclear how occupied the site is. The site currently fully 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 should be safeguarded for employment use. The Local Plan should allow sufficient flexibility to allow the redevelopment of the site if vacancy increases and it can be illustrated that demand is insufficient.

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	JOB REF OS TCF	Drawn by PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Shotton	
	SCALE 1:5000 @ A4	DRWG NO. ELR06	Checked HR		
	JOB NO. DV5009	TITLE Assessment Site ELR06	 dynamic development solutions		
PROJECT Dartmoor Employment Land Review	DRWG TITLE				

Site Information					
Site Ref	ELR07	Address		Dial Motors, Buckfastleigh, TQ11 0BU	
Site Area (hectares)	0.10 ha	Market Segment		Smaller scale general industrial	
Description of Site and Surrounding Uses	This garage site is in use for the sale of fuel, motor repair and sale of motor vehicles and parts. The existing buildings on site are ageing but appear fit for purpose.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR07_1	Dial Motors, Strode Road	Dial Motors, Buckfastleigh	Car servicing and repair, car sales and petrol sales	Sui generis / B2	Not listed
ELR07_2	Dial Motors, Strode Road	Dart Garage - Torque GT	Japanese Import Cars - Sales and servicing	A1 / B2	121
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Unknown		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The site is well located with access to the A38, the site is occupied and appears to be in a reasonable condition. The market for employment accommodation across Dartmoor tends to be local in nature, meeting the needs of local businesses.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Yes – suitable strategic access.		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			The site may be suitable for residential redevelopment (given adjacent uses) however does provide valuable community service as filling station in ideal location.		
Environmental quality and known constraints	The site sits adjacent to the Buckfastleigh Caves SSSI. The site is located within flood zone 1.				

Strategic Access and Accessibility:	Strategic Connectivity: Good, site within 1km of A38 dual carriageway North and South. Access and Parking: Reasonable access of Strode Road. Reasonable space for internal circulation, forecourt for fuel. Sufficient parking areas to either side of building. Services/Facilities for workers: Area within walking distance of town centre.	
Strategic Planning Factors:		
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No	
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No	
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No	
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown	
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No	
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	No	
Developable Space and vacancy:	The site is currently fully occupied with no further scope for intensification.	
Recommendation:	The site should be safeguarded for continued employment purposes.	
Site Photos:		



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF S2412	Drawn by PM3
	SCALE 1:5000 @ A4	Drawn V.O. ELR07	Checked HR
PROJECT Dartmoor Employment Land Review	JOS V.O. DV5009	DATE 11.11.2017	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dpcconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Shotton</small>
	DRWG TITLE Assessment Site ELR07		



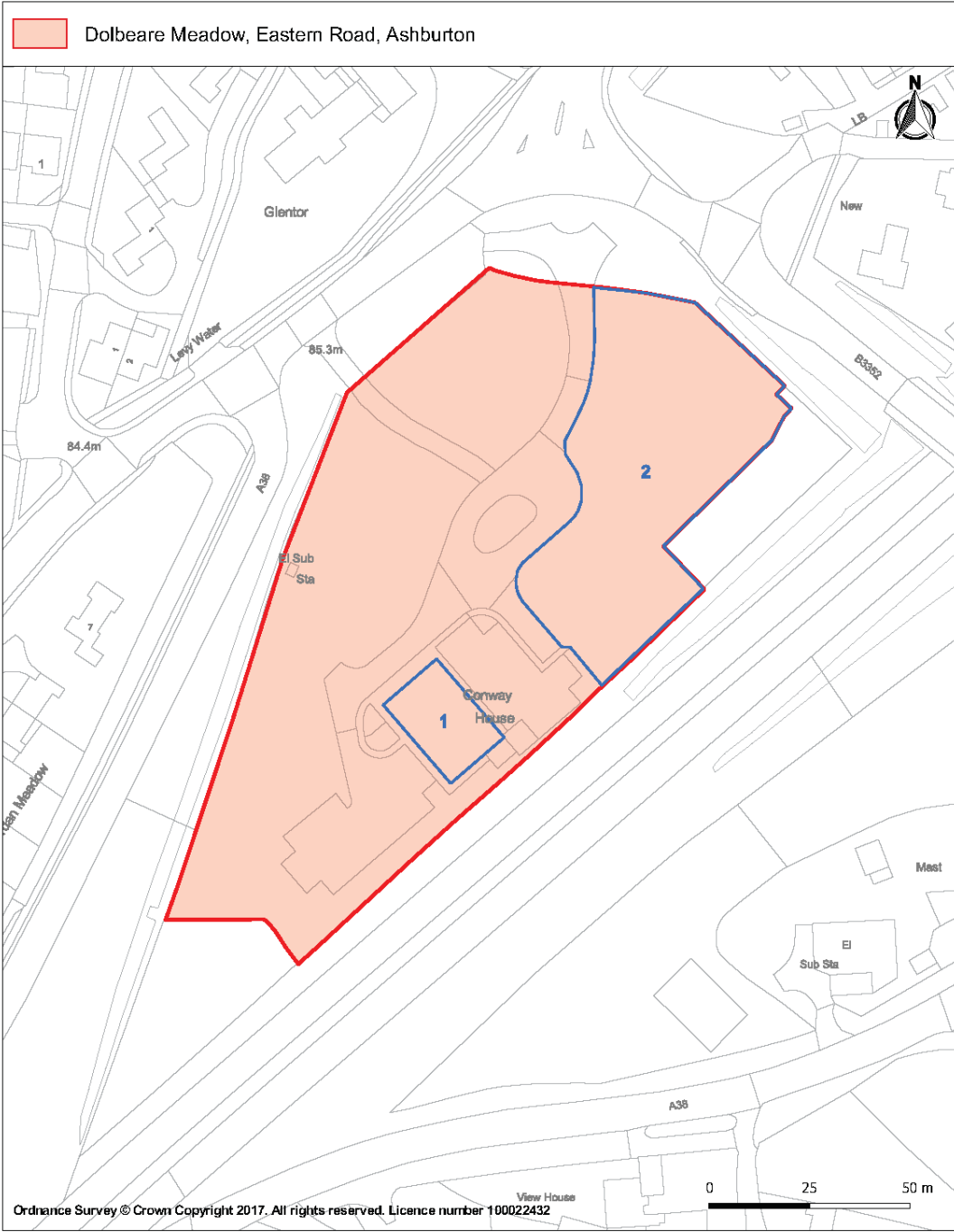
Site Information					
Site Ref	ELR08	Address	Dolbeare Meadow, Eastern Road, Ashburton, TQ13 7AS		
Site Area (hectares)	1.37 ha	Market Segment	Office business.		
Description of Site and Surrounding Uses	The estate is occupied by a two-storey office building built in the mid 2000's. It was originally supposed to be part of a wider scheme however the developer at the time went into administration and no further development has come forward to date despite the extant permission.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR08_1	Dolbeare Meadow, Eastern Road, Ashburton	Devon and Cornwall Police	Offices	B1	896
ELR08_2	Dolbeare Meadow, Eastern Road, Ashburton	Vacant Land	n/a	n/a	N/a
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			Yes – extant permission on part of the site		
1.3: Is the site being actively marketed as an employment site?			Yes		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			Yes		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Unknown		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The site is well located with access to the A38. The land continues to be available for development, but it is unclear why the site has not come forward. The market for employment accommodation across Dartmoor tends to be local in nature, meeting the needs of local businesses. This site is likely to continue to be attractive to the local market and businesses from the wider area in search of a good access to the A38.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Yes		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			Adjacent building in use as offices potential for mixed use opportunities.		
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The majority of the site is located within flood zone 1, however a small section of the southern boundary is covered by flood zone 2/3.				
Strategic Access and Accessibility:	Strategic Connectivity: Immediate access to A38 dual carriageway north and south. Access and Parking: New access delivered through the development of the office on site.				


	Reasonable level of parking associated with the current office building. Services/Facilities for workers: Site is within 900m of town centre.
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes – part vacant land
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	The office building is occupied by Devon and Cornwall Police. A large area remains underdeveloped and would be suitable for employment use.
Recommendation:	The site is partially in use for employment purposes and well located for further employment development. It is however unclear why the site is has not come forward for development and if any interventions are required to facilitate employment development on this site.

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS TCF	Drawn by PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Shotton</small>
	SCALE 1:5000 @ A4	Drawn by ELR08	Checked HR	
	JOB NO. DV5009	Rev.		
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR08		 <small>dynamic development solutions</small>	

Site Information					
Site Ref	ELR09	Address	Duchy Yard, Princetown		
Site Area (hectares)	0.55 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	The site includes Dartmoor Brewery a purpose-built brewery building built within the last 5 years. The remainder of the site is occupied with a series of buildings built in the 1960's in use as small scale textile/ craft businesses and vehicle repair.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR09_1	Dartmoor Brewery, Duchy Yard	Dartmoor Brewery	Brew, Barrel and distribute beer	B1	577
ELR09_2	Old Estate Office Duchy Yard, Station Road	Elliru Designs	Clothes Manufacture	B2	243
ELR09_3	Unit 1 Duchy Yard, Station Road	Sew Enchanting	Fabrics and Yarns - Storage for retail unit in Ashburton	B1	98
ELR09_4	Unit 2 Duchy Yard, Station Road	Princetown Brewery	Storage	B2	53
ELR09_5	Unit 3 Duchy Yard, Station Road	Unknown	n/a	n/a	
ELR09_6	Unit 4 Duchy Yard, Station Road	DGS Auto Servicing	Car repairs and servicing	B2	76
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			Yes – redevelopment of Dartmoor Brewery		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Unknown		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The site is located on Dartmoor in Princetown and has been subject to investment from the Dartmoor Brewery. There is low level demand for local employment provision across Dartmoor.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Potentially		

2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?		No, the site could be suitable for alternative uses.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The site is located within flood zone 1.	
Strategic Access and Accessibility:	Strategic Connectivity: Located within the centre of Dartmoor National Park, however suitable location to support Princetown. Access and Parking: Suitable access off Station Road. The new brewery facilities include good access, turning and parking facilities. The other buildings within the estate have reasonable access and parking. Restricted turning area for larger lorries. Services/Facilities for workers: Within reasonable distance to amenities within Princetown.	
Strategic Planning Factors:		
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?		No
3.2: Is the site identified or likely to be required for a specific user or specialist use?		No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?		No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?		No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?		Yes
Developable Space and vacancy:	The units on site are largely occupied. Limited further room for expansion.	
Recommendation:	The site is in use and has been subject to recent investments. The site should be safeguarded for continued employment purposes.	

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF	Drawn by PM3
	SCALE 1:5000 @ A4	Drawn V.O. ELR09	Checked HR
	JOB NO. DV5009	REV.	
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR09		DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sharnford</small>



Site Information					
Site Ref	ELR10	Address		Elliot Plain Warehouse, Buckfastleigh	
Site Area (hectares)	0.03 ha	Market Segment		General industrial and business	
Description of Site and Surrounding Uses	The site includes a large vacant warehouse unit previously occupied by a bakery, but which has been vacant for a number of years. The property is stone fronted, with large garage doors. The warehouse fronts the road close to main street and is surrounded by residential and retail uses.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR10_1	Elliot Plain Warehouse, Buckfastleigh	Vacant	n/a	n/a	318
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			No		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Unknown		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The market for employment accommodation across Dartmoor tends to be local in nature, meeting the needs of local businesses. This site is located within the town centre and is surrounded by a variety of non-employment uses. The site has been vacant for some time and appears to be unattractive for employment use.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Refer to below:		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			Surrounded by residential and retail uses meaning reuse for employment such as light industrial unlikely.		
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The site is located within flood zone 3. The property is possibly listed (TBC).				
Strategic Access and Accessibility:	Strategic Connectivity: Close proximity to the B3380. Site approximately 1km from A38 dual carriageway.				

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

Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF	DRAWN BY PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Shrewsbury</small>
	SCALE 1:5000 @ A4	DRAWN NO. ELR10	CHECKED HR	
	JOB NO. DV5009	TCV		
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR10			

Site Information					
Site Ref	ELR11	Address	Gidleys Meadow Rural Workshops, Christow, - EX6 7QB		
Site Area (hectares)	0.55 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	This estate includes a purpose built small unit scheme built in the 1980's. The external area remains relatively tidy and the adjacent land uses include a mixture of commercial and agricultural uses.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR11_1	Unit 1 - Gidleys Meadow, Christow, EX6 7QB	Sweet Sensations	Patisserie	B1	107
ELR11_2	Unit 2 - Gidleys Meadow, Christow, EX6 7QB	Teign Valley Bakery	Patisserie	B1	15
ELR11_3	Unit 3 - Gidleys Meadow, Christow, EX6 7QB	Valley Pet Crematorium	Crematorium	SG	126
ELR11_4	Unit 4 - Gidleys Meadow, Christow, EX6 7QB	Valley Pet Crematorium	Crematorium	SG	66
ELR11_5	Unit 5 - Gidleys Meadow, Christow, EX6 7QB	Black Tor Brewery	Brewery	B1	74
ELR11_6	Unit 6 - Gidleys Meadow, Christow, EX6 7QB	Private Individual	Private storage of a car and furniture	B8	72
ELR11_7	Unit 7, Gidleys Meadow, Christow, EX6 7QB	Previously Cockleshell Deli (hard to tell if still in use)	Unsure- previously manufacturer of fish pies	B1	72
ELR11_8	Unit 8, Gidleys Meadow, Christow, EX6 7QB	WG Grace & Sons	Joiners	B1	89
ELR11_9	Unit 9, Gidleys Meadow, Christow, EX6 7QB	CP Sheds	Manufacture and supply of sheds	B1	89
ELR11_10	Unit 10 Gidleys Meadow, Christow, EX6 7QB	Vacant	n/a	n/a	324
ELR11_11	Unit 11 - Gidleys Meadow, Christow, EX6 7QB	Green Ecology	Environmental consultants	B1	
ELR11_12	Unit 12A Gidleys Meadow, Christow, EX6 7QB	Maintenance Plus	Structural Underpinning	B1	35
ELR11_13	Unit 12B/C Gidleys Meadow, Christow, EX6 7QB	Franter Data Services Limited	Computer Services	B1	30
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			Two applications granted in 2013 relating to the alteration of units 3 & 4 for use by the pet crematorium.		
1.3: Is the site being actively marketed as an employment site?			Yes		

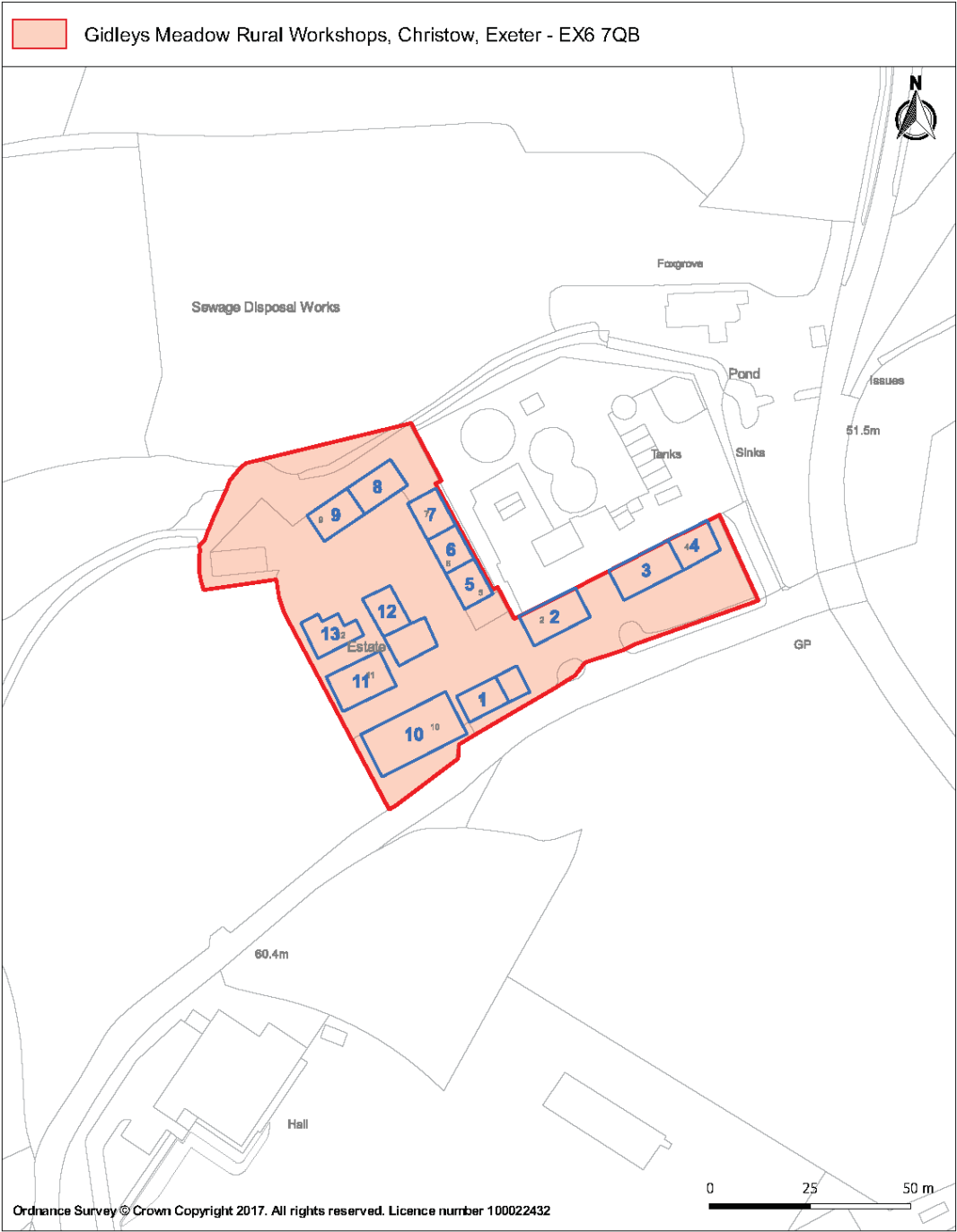
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?		No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes
1.8: Is the site immediately available?		Yes
Market appraisal:	The site is well occupied and serves the needs of local businesses located on Dartmoor. The site is not well located for the strategic road network, but is well occupied and it is anticipated that this will continue in the future.	
Sustainable Development Factors:		
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 brownfield/greenfield considerations)?		Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?		Given its relatively cut off nature from the village of Christow would suggest this is most suitable for employment use.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The majority of the site is covered by flood zone 3.	
Strategic Access and Accessibility:	<p>Strategic Connectivity: Accessed via the B3193, reasonably close proximity to the A38.</p> <p>Access and Parking: Reasonable access onto the site. Ample car parking. Adequate internal circulation.</p> <p>Services/Facilities for workers: Within walking distance to amenities within Christow village.</p>	
Strategic Planning Factors:		
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?		No
3.2: Is the site identified or likely to be required for a specific user or specialist use?		No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?		No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?		No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?		Yes
Developable Space and vacancy:	This is a well-used, small-scale employment estate, which at the time of the visit was largely occupied. Possible potential to expand to the rear.	


Recommendation:	The site is well used and should be safeguarded for continued employment purposes.
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Site Photos:




Site Plan:




CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF	DRAWN BY PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bistol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sharncliffe</small>	 <small>dynamic development solutions</small>
	SCALE 1:5000 @ A4	DRAWN V.O. ELR11	CHECKED HR		
PROJECT Dartmoor Employment Land Review	JOB NO. DV5009	DATE 12.11.2017	DRWG TITLE Assessment Site ELR11		

Site Information					
Site Ref	ELR12	Address	Glentor, Balland Lane, Ashburton, TQ13 7DA		
Site Area (hectares)	0.32 ha	Market Segment	General Industrial/ Business area		
Description of Site and Surrounding Uses	This site includes one large property (Glentor) built in the 1970's but refurbished in the late 1990's. This is a well maintained and landscaped site with a tidy external experience. Adjacent land uses are mainly residential.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR12_1	Glentor (1st & 2nd Flrs), Balland Lane, Ashburton, TQ13 7DA	E & J Glendining Ltd.	Quarry and building materials	B1	329
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			Application for a detached garage and store in connection with existing building granted in 2013.		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The site is well located with access to the A38, the unit is occupied and appears in average to good condition. The market for employment accommodation across Dartmoor tends to be local in nature, meeting the needs of local businesses. This site is likely to continue to be attractive to the local market and businesses from the wider area in search of a site with good access to an A38 location.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Potentially but neighbouring uses are residential.		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			Whilst this could also be suitable for residential given the surrounding uses; the majority of the site is within flood zone 3.		
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The majority of the site is covered by flood zone 3.				

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

Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	JOB NO 03.11.2017	SURVEY PM3	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DU T 01179 058 850 F bristol@dipconsultants.co.uk <small>Offices available in: Cardiff, East Midlands, Leeds, London, Milton Keynes, Luton, and Sheffield.</small>	 <small>design development delivery</small>
	SCALE 1:5000 @ A4	DRWG NO. ELR12	CREATED HR		
	JOB NO DVS009	DATE			
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR12				

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 and Surrounding Uses	The Mardle Way Business Park includes a series of buildings varying in both size and age, accessed off Mardle Way. The majority 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 History/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 0JS	Oxford Trade Frames and Pro Frames	Window manufacture	B1	554
ELR13_14	Newson building, Mardle Way, TQ11 0NR	Dragonfly foods	Organic Food Manufacture	B1	246

ELR13_15	1 Mardle Way, Buckfastleigh TQ11 0JL	Voyager Coffee	Coffee machine sales and servicing	B1	399
ELR13_16	2 Mardle Way, Buckfastleigh TQ11 0JL	Sanremo UK Ltd	Coffee machine sales and servicing	B1/B2	Recorded as above
ELR13_17	3 Mardle Way, Buckfastleigh TQ11 0JL	Johnsons Building Merchants	Trade counter and stores	B1/ A1	136
ELR13_18	4 Mardle Way, Buckfastleigh TQ11 0JL	KM Engineering / TJM Book Keeping	Stainless Steel Welding and fabrications	B1	136
ELR13_19	5 Mardle Way, Buckfastleigh TQ11 0JL	Sanremo UK Ltd	Coffee machine sales and servicing	B1/B2	185
ELR13_20	6 Mardle Way, Buckfastleigh TQ11 0JL	Voyager Coffee	Coffee machine sales and servicing	B1	284

Market Attractiveness Criteria:

1.1: Has the site been formally identified for employment for at least 10 years?	Yes
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.	No
1.3: Is the site being actively marketed as an employment site?	No
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Unknown
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.8: Is the site immediately available?	Yes

Market appraisal:

The site is a large employment area located on the northern edge of Buckfastleigh. Strategic access to the A38 is good, but does require access through part of central Buckfastleigh. The site is largely occupied and provides a large amount of floorspace that will continue to be attractive to the market.

Sustainable Development Factors:

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 brownfield/greenfield considerations)?	Yes – suitable strategic connectivity.
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Given the adjacent uses (and flood risk constraints) this is most suitable for employment uses.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). A large part of the site is covered by flood zone 2/3.
Strategic Access and	Strategic Connectivity: Well-located with good access to the A38, although some

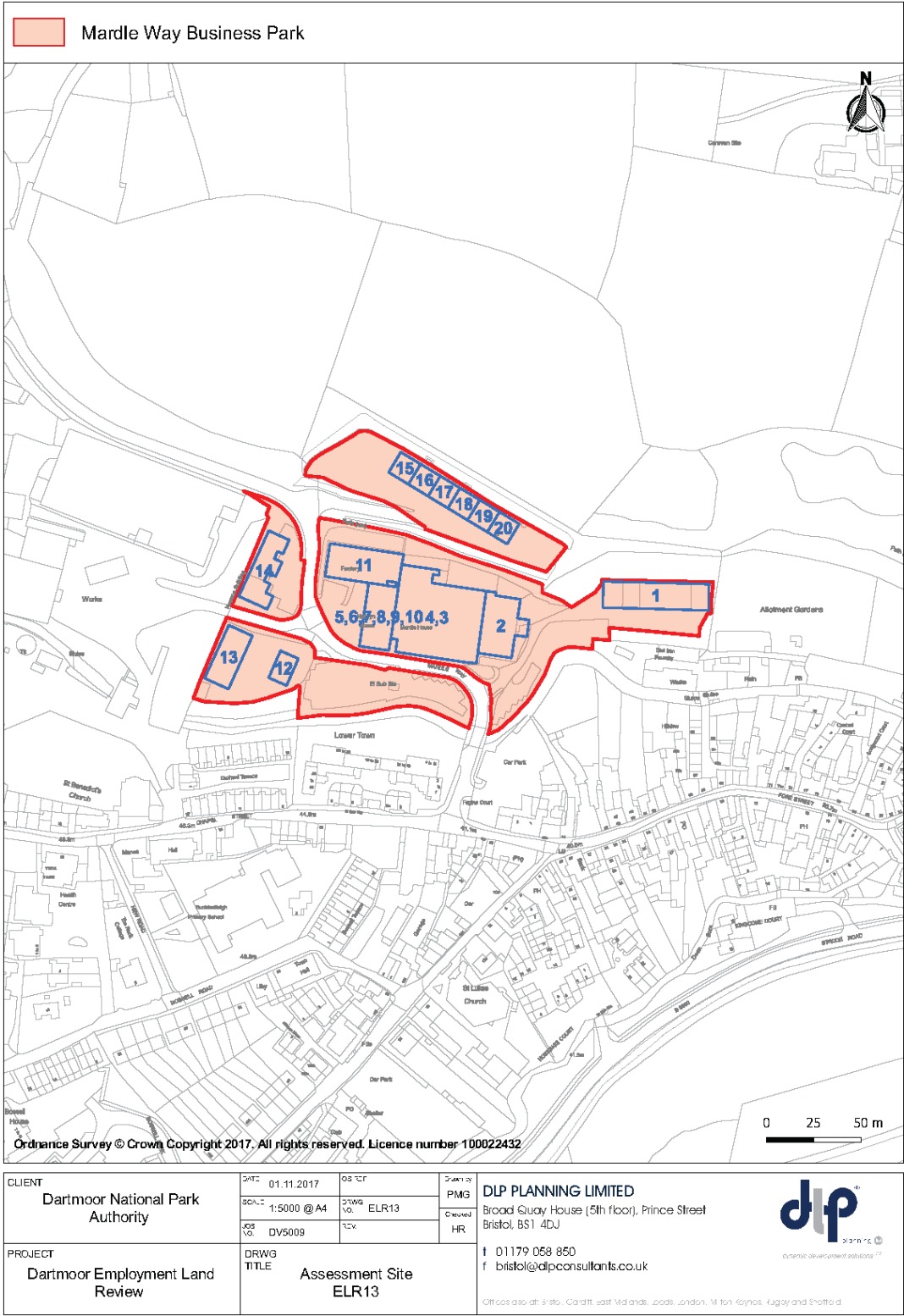
Accessibility:	<p>routes through Buckfastleigh may not be that suitable for very large articulated vehicles.</p> <p>Access and parking: Suitable access to the various units off Mardle Way. Some units have dedicated parking areas. Those other units appear to have adequate internal circulation and parking</p> <p>Services/Facilities for workers: Site is within reasonable walking distance of the town centre.</p>
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No, but the site is a key employment location within the national park.
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	Occupancy rates on this site are high with the units generally fit for purpose. 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 employment premises of a variety of sizes and types. The site should continue to be safeguarded for employment purposes.

Site Photos:





Site Plan:



Site Information					
Site Ref	ELR14	Address		Linhay Business Park, Ashburton - TQ13 7UP	
Site Area (hectares)	2.03 ha	Market Segment		General industrial and business	
Description of Site and Surrounding Uses	Linhay Business Park includes a series of large units occupied by a range of uses including offices and storage and distribution. The buildings were developed through staged construction over the 1990's / 2000's, and all units are in good condition and fit for purpose. The estate remains generally well used and within a suitably strategic location. Surrounding uses include a school, quarry and residential.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR14_1	Unit A Linhay Business Park - Ground floor	Cambium Group	Offices and laboratory for telecoms industry	B1	681
ELR14_2	Unit A Linhay Business Park – First floor	Devon and Cornwall Constabulary	Offices	B1	647
ELR14_3	Unit B1 Linhay Business Park	Western Industrial Group	Business Interiors Office Refurbishment	B1	370
ELR14_4	Unit B2/ B3 Linhay Business Park	Cambium Networks	Offices and laboratory for telecoms industry	B1	645
ELR14_5	Unit B4, Lindhay Business Park	Cambium Networks	Offices and laboratory for telecoms industry	B1	254
ELR14_6	Unit C1 Linhay Business Park	Big Peaks	Bikes and Water sports equipment	A1	387
ELR14_7	Unit C1A, Ground Floor Linhay Business Park	Hai Bento	Food distribution	B1	83
ELR14_8	Unit C1A, First Floor Linhay Business Park	Manson Guitars	Guitar sales	B1	48
ELR14_9	Unit C2, Linhay Business Park	Unsure of current occupant	n/a	n/a	321
ELR14_10	Unit C3, First Floor, Linhay Business Park	Vacant – Advertised by Alder King	n/a	n/a	105
ELR14_11	Unit C3, Ground Floor, Linhay Business Park	Unsure of current occupant	n/a	n/a	98
ELR14_12	Unit C4, Lindhay Business Park	Stone Haven Care Group	Nursing Home Care Services	B1	451
ELR14_13	Unit D1/ D2 Linhay Business Park - First floor	Harlequin Manufacturing	Diamond Cutting tool manufacture	B1	1217
ELR14_14	Linhay House, Lindhay Business Park	Age UK	Charity Offices	B1	1,175
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?				Yes	

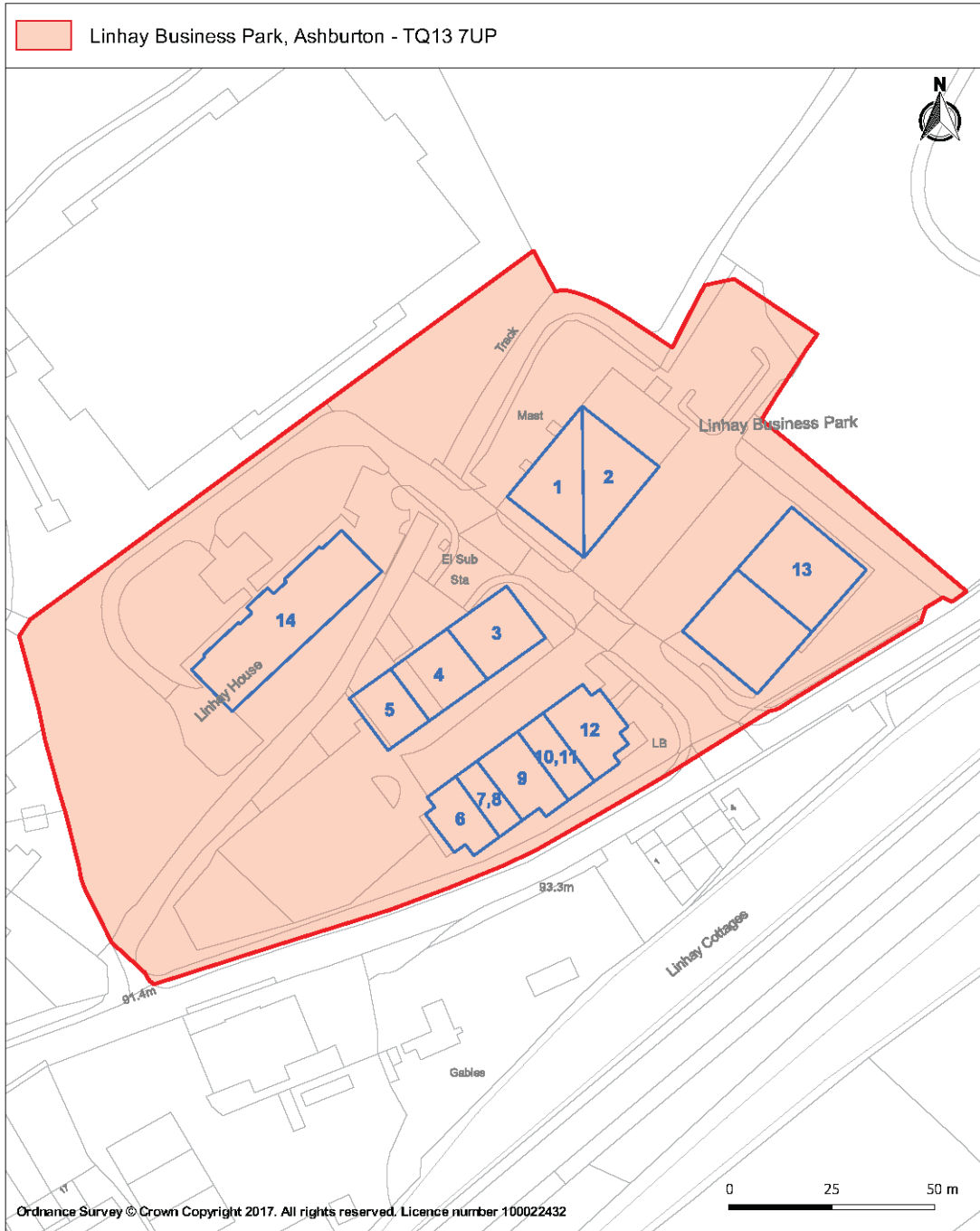
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	No
1.3: Is the site being actively marketed as an employment site?	No
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	No
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.8: Is the site immediately available?	Yes
Market appraisal:	The site is well located with access to the A38, the units are largely occupied and appear in reasonable to good condition. The market for employment accommodation across Dartmoor tends to be local in nature, meeting the needs of local businesses. This site is likely to continue to be attractive to the local market and businesses from the wider area in search of good access to the A38.
Sustainable Development Factors:	
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 brownfield/greenfield considerations)?	Yes. Well suited to employment uses given its strategic location.
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Limited constraints on site.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The majority of the site is located within Flood Zone 1, however Linhay House, appears partly covered by flood zone 2/3.
Strategic Access and Accessibility:	Strategic Connectivity: Good strategic connectivity given proximity of the A38 Access and Parking: Reasonable access off the B3352. Historic on-site parking issues resulting in poor lorry access to industrial units and parking on the entrance road causing access & turning problems. However planning application approved for additional parking space adjacent to units (7/8) March 05. 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 Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown


3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives 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 purposes with low vacancy levels. The site offers medium to large premises and should be safeguarded for employment purposes.

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF	DRAWN BY PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Shotton</small>	 <small>dynamic development solutions</small>
	SCALE 1:5000 @ A4	DRAWING NO. ELR14	CHECKED HR		
	JOB NO. DV5009	REV			
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR14				

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	This is a larger estate with a number of smaller buildings. The buildings on site were built between the 1990's and 2000's and appear fit for purpose. The estate is reasonably tidy and well occupied.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR15_1	Unit 1 Brent Mill Park	Century Link (Previously Level 3)	Telecommunications (Previously B8 - Storage of Telecommunications equipment)	B8?	315
ELR15_2	Unit 2 Brent Mill Park	Heat Shrink Solutions	Global supply, sourcing & distribution of heat shrink tubing & associated products	B1	231
ELR15_3	Unit 3 Brent Mill Park	Dale Building Maintenance Limited	Builders	B1	45
ELR15_4	Unit 4 Brent Mill Park	P and M A Services	Garden Machinery service and repair	B1	45
ELR15_5	Unit 5 Brent Mill Park	S G Reloading & shooting supplies	Shooting Supplies	B1	44
ELR15_6	Unit 6 Brent Mill Park	Colour Box	A family business offering bespoke finishes to many surfaces.	B1	92
ELR15_7	Unit 7 Brent Mill Park	Peter Sing Furniture	Carpentry	B1	90
ELR15_8	Unit 8 Brent Mill Park	Colin Ross	Carpentry	B1	86
ELR15_9	Unit 9 Brent Mill Park	South Devon Camper Conversions	Vehicle conversions / parts	B1	92
ELR15_10	Unit 10 Brent Mill Park	MF Jacobs	Unknown	B1	92
ELR15_11	Unit 11 Brent Mill Park	Response Food Process Engineering	Engineering	B1	92
ELR15_12	Unit 12 Brent Mill Park	SPX Refrigeration	Refrigeration engineers	B1	68
ELR15_13	Unit 13 Brent Mill Park	Brent Mill Bakery	Food preparation	B1	68
ELR15_14	Unit 14 Brent Mill Park	Brume	Decorative Window Film Manufacture	B1	68
ELR15_15	Unit 15 Brent Mill Industrial Estate	Vacant	n/a	n/a	69
ELR15_16	Unit 16 Brent Mill Industrial Estate	Vacant	n/a	n/a	178

ELR15_17	Unit 17 Brent Mill Industrial Estate	Rocktails	Drinks distillery	B2	140
ELR15_18	Unit 18 Brent Mill Industrial Estate	Right Move suggests new occupant to be locating here (previously Holcor)			44
ELR15_19	Unit 19 Brent Mill Industrial Estate	Keith Holder Kitchens and Bathrooms	Showroom and fitting workshops	B1	124
ELR15_20	Unit 20 Brent Mill Industrial Estate	Keith Holder Kitchens and Bathrooms	Showroom and fitting workshops	B1	With above
ELR15_21	Unit 21 Brent Mill Industrial Estate	Marwood	Fashion Accessories	B1	47
ELR15_22	Unit 1 Darcy Court	Karris Limited	Office Interiors specialists	B1	340
ELR15_23	Unit 2 Darcy Court	Sleipner Motor Ltd	Marine Distribution Specialists	B1	230
ELR15_24	Unit 3 Darcy Court	Sleipner Motor Ltd	Marine Distribution Specialists	B8	246
ELR15_25	Unit 1 Kingswood Court Business Park	Classic Cottages	Tourism Services	B1	389
ELR15_26	Unit 1 Kingswood Court Business Park	Pure	Property Management Services	B1	With above
ELR15_27	Unit 2 Kingswood Court Business Park	Westward Marketing	Tourism Marketing Services	B1	141
ELR15_28	Unit 3 Kingswood Court Business Park	Westward Marketing	Tourism Marketing Services	B1	140
ELR15_29	Unit 4 Kingswood Court Business Park	Vacant	n/a	n/a	174
ELR15_30	Unit 5 Kingswood Court Business Park	PSI (Europe) Limited	Engineering Services	B1	
ELR15_31	Unit 6 Kingswood Court Business Park	INCA Flooring & Structural Limited	Flooring Specialists	B1	179
ELR15_32	Unit 7 Kingswood Court Business Park	Phoenix Automotive Developments	Kit Car Specialists	B1	176
ELR15_33	Unit 8 Kingswood Court Business Park	Ad Pad Group	Housing Software	B1	147
ELR15_34	Unit 9 Kingswood Court Business Park	Novus Property Solutions Ltd	Property and Building Maintenance	B1	147
ELR15_35	Unit 10 Kingswood Court Business Park	Majestic Campers	Campervan Interior suppliers	B1	147
ELR15_36	Unit 11 Kingswood Court Business Park	BCNS Computing	Business Computer Networks	B1	143

Market Attractiveness Criteria:

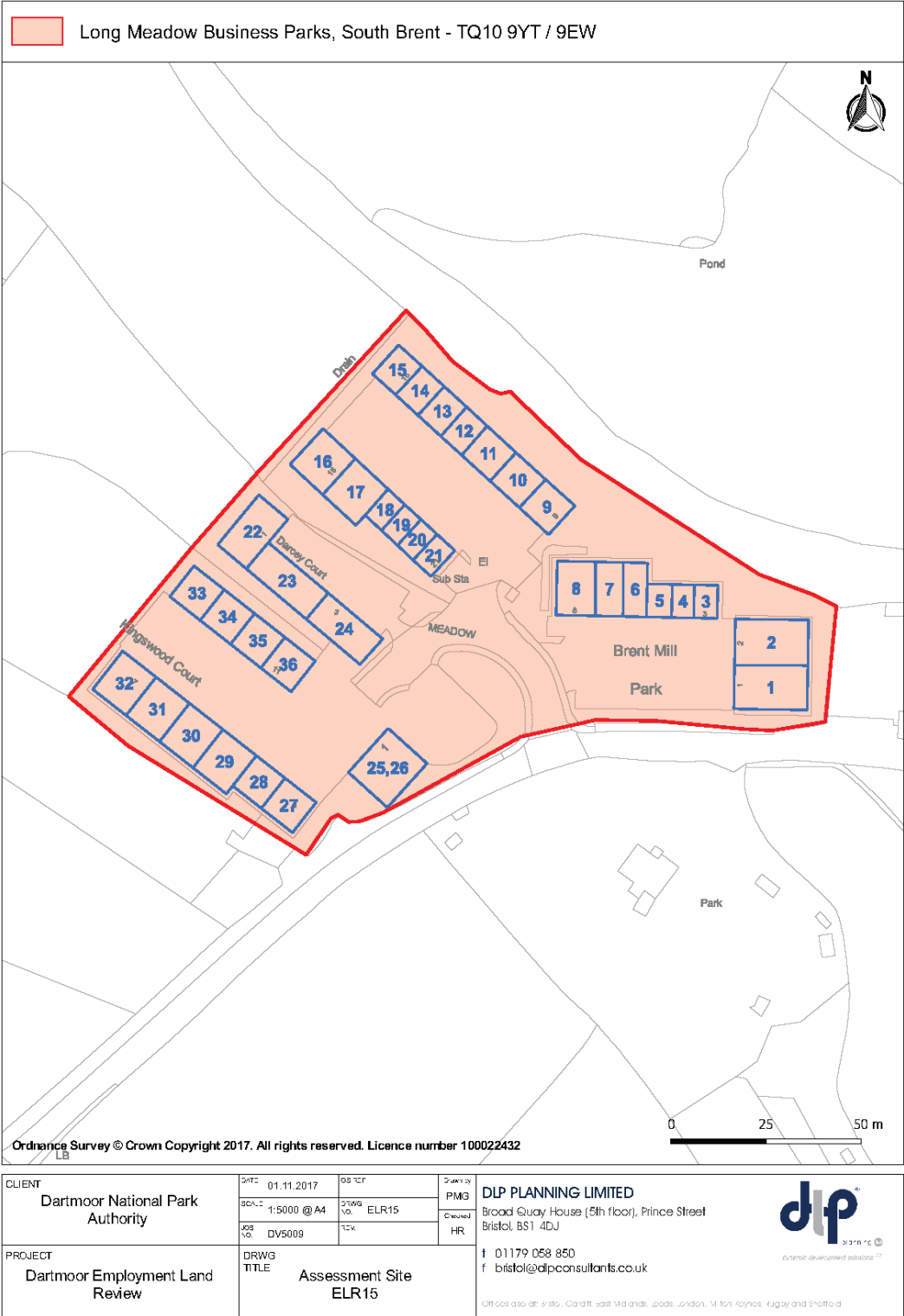
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
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1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	No
1.3: Is the site being actively marketed as an employment site?	No
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Unknown
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Unknown
1.8: Is the site immediately available?	Yes
Market appraisal:	The site is well located for the A38 and is very well occupied. Demand for the units is good and should continue to be an attract location for businesses.
Sustainable Development Factors:	
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 brownfield/greenfield considerations)?	Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Given the location most suitable for employment uses.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The majority of the site is located within Flood Zone 1; however, parts of the eastern boundary are covered by Flood Zone 2.
Strategic Access and Accessibility:	Strategic Connectivity: Well-located with close proximity to the A38 Access and Parking: Reasonable access into the site. Good on-site car parking with adequate circulation areas. Services/Facilities for workers: Reasonable distance from the amenities in South Brent.
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No

3.6: Is the site important in delivering other economic development objectives or the spatial 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 being considered as a potential employment allocation (See ELR26)
Recommendation:	The site is in good use and provides a large number of smaller B1a and B1c units that are appealing to the local employment market. The site should be safeguarded for continue employment use.

Site Photos:

Site Plan:

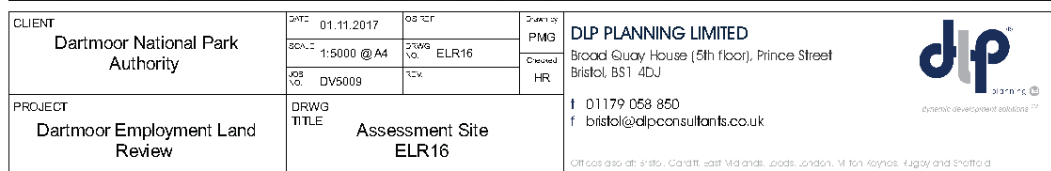


Site Information					
Site Ref	ELR16	Address		Manor Mills, Avon Works, South Brent - TQ10 9LF / 9JD	
Site Area	1.26 ha	Market Segment		General industrial	
Description of Site and Surrounding Uses	The estate includes a former mill building built circa 1990, which is currently being used for commercial storage. There is a large section of land to the north of the site which is vacant and identified as a suitable development opportunity.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR16_1	Manor Mills, Exeter Road, TQ10 9JD	Packfirst Storage	Storage Company	B8	2,154
ELR16_2	Vacant land – awaiting development	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?				Yes	
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.				No	
1.3: Is the site being actively marketed as an employment site?				No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?				Unknown	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?				Unknown	
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?				No	
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?				Unknown	
1.8: Is the site immediately available?				Parts - Yes	
Market appraisal:	The site is reasonably well located with access to the A38. The unit is occupied and appears in a reasonable state of repair. The market for employment accommodation across Dartmoor tends to be local in nature, meeting the needs of local businesses. This site is constrained by flood and access and this may therefore limit its market attractiveness and scope for intensification.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?				Yes – If access constraints can be overcome.	
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?				Given the site is located within flood zone 2/3 – this would be less suitable for sensitive uses.	
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The site is located within Flood Zone 2/3				
Strategic Access and Accessibility:	Strategic Connectivity: Good. Close proximity to the A38 Access and Parking: Restricted access onto the site. Reasonable parking and				

	circulation areas when on site. Services/Facilities for workers: reasonably close to the amenities of South Brent.
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	Large area of vacant land suitable for redevelopment opportunity. Further consideration required in terms of providing suitable access.
Recommendation:	The site is partially in use, but has vacant land that is potentially available for employment purposes. Flood issues and access may limit the scope for development. The site should be safeguarded for employment purposes.

Site Photos:





Site Information					
Site Ref	ELR17	Address		Dial Iron Foundry Site, Fore Street, Buckfastleigh, TQ11 0BS	
Site Area (hectares)	0.11 ha	Market Segment		Smaller scale general industrial	
Description of Site and Surrounding Uses	This site is located within the Buckfastleigh (North) Settlement boundary and was previously in use as a vehicle coachworks, however the site is currently vacant. The buildings are old and in poor state of repair, with limited access through a lane accessed off the Main Street.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR017_1	Old Iron Foundry Works	Vacant	n/a	n/a	unknown
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			No		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Unknown		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The access to the site is insufficient for modern standards and the site is more suited to residential or small scale office/creative workshops. The units are in a relatively poor state of repair and demand appears low.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Given the access constraints, the site might not be allocated for employment use.		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			Given the aforementioned constraints. The site could be more suitable to a small scale residential redevelopment/conversion.		
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The site is located within Flood Zone 2/3. There are a number of listed properties fronting Fore Street.				
Strategic Access and Accessibility:	Strategic Connectivity: Within reasonable access to the A38, however this is approximately 2km as a result of the one-way system. Access and Parking: Access is through a narrow lane direct to Fore Street. A previous				

	<p>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.</p> <p>Services/Facilities for workers: The site is located behind the main shopping street and therefore reasonable amenities are available.</p>
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Strategic Planning Factors:

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

Developable Space and vacancy:	The site is currently occupied by several dilapidated buildings. Potential to redevelop these, although given the access constraints could be more suitable for residential uses.
Recommendation:	The site appears vacant and the access if not suitable for any use that generates reasonable travel movements. The site is in a poor state of repair and could potentially be lost from employment use through the Local Plan.

Site Photos:



Site Plan:



Site Information					
Site Ref	ELR18	Address	The Old Mill, Station Road, Moretonhampstead, TQ13 8NQ		
Site Area (hectares)	0.45 ha	Market Segment	General Industrial/Business Area		
Description of Site and Surrounding Uses	This site includes three adjacent estates. The Old Mill to the north of Station Road is occupied by Bradford's Buildings Supplies and is part refurbished and reasonably tidy in appearance. The second part of the site (the Old Gas Works) is accessed via a lane off Station Road and occupied by a garden machinery company and motor vehicle repairs. The final part of the site is Kings Bridge Yard which is occupied by a pet and horse goods supplier.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR18_1	Old Gas Works Station Road Unit 6	Vacant	n/a	n/a	90
ELR18_2	Old Gas Works Station Road Unit 1	JJ Machinery	Garden machinery sales 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	Old Gas Works Station Road Unit 3	Harvey's of Devon	Storage and workshop for buses	B1	71
ELR18_5	Old Gas Works Station Road Unit 4	BNC Electricians	Electricians storage	B1	52
ELR18_6	Old Gas Works Station Road Unit 5	Marshall's Electricians	Storage and yard	B1	52
ELR18_7	The Old Mill, Station Road, TQ13 8NQ	Bradford's Building Supplies	Building Merchants	B1/A1	Unrecorded
ELR18_8	Kings Bridge Yard Station Road	Animal Crackers	Sale of Pet and Horse goods	B1 / B8	300
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development,			No		


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?		Unknown
1.8: Is the site immediately available?		Yes
Market appraisal:	Moretonhampstead supports a variety 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 medium quality units that landlords are keen to rent rather than having standing empty.	
Sustainable Development Factors:		
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 brownfield/greenfield considerations)?		Yes – Reasonable strategic connectivity given its location in central Dartmoor away from the A30 or A38.
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?		Potential contamination issues, relatively cut off in terms of residential development and facilities.
Environmental quality and known constraints	There does not appear to be any significant environmental designations covering the site (SSSI, SCI, Ramsar). The site is located within Flood Zone 1. Possible contamination issues given previous use.	
Strategic Access and Accessibility:	Strategic Connectivity: Reasonable strategic access onto the A382 Access: Entry to the site from A382 is good and suitable for large deliveries. Parking: Reasonable parking but limited access and circulation Services/Facilities for workers: Site is within approximately 800m of village centre.	
Strategic Planning Factors:		
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?		No
3.2: Is the site identified or likely to be required for a specific user or specialist use?		No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?		No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?		No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?		Yes
Developable Space and vacancy:	Limited vacancies in this estate.	
Recommendation:	The site is in good use for employment purposes and should be safeguarded.	

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ	 dynamic development solutions
	SCALE 1:5000 @ A4	DRAWING NO. ELR18		
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR18	OS VO. DV5009	12M	
			T 01179 058 850 F bristol@dipconsultants.co.uk	
Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sharnbrook				

Site Information					
Site Ref	ELR19	Address	Old English Industrial Estate, Princetown Road		
Site Area	0.33 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	The Old English Industrial Estate is accessed off Princetown Road and includes 4 reasonably large storage units built in the 1980's which are generally untidy in appearance. It currently looks like only one of the buildings is in use for self-storage, whilst the others look vacant. The estate is surrounded by agricultural land.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR19_1	Unit 1, Old English Industrial Estate, Princetown Road, Yelverton PL20 6NJ	Vacant	Vacant	n/a	332
ELR19_2	Unit 2, Old English Industrial Estate, Princetown Road, Yelverton PL20 6NJ	Vacant	Vacant	n/a	185
ELR19_3	Unit 3, Old English Industrial Estate, Princetown Road, Yelverton PL20 6NJ	Vacant	Vacant	n/a	205
ELR19_4	Unit 4, Old English Industrial Estate, Princetown Road, Yelverton PL20 6NJ	Unknown	Self-Storage Unit	B8	432
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The site is located within the open countryside. Demand appears to be low, as vacancy is high and the quality of units are of low to medium quality. Other estates on Dartmoor have higher occupancy and it is questioned whether the site is viable for continued employment use in the long term.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			No		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			No		
Environmental quality	There does not appear to be any significant environmental designations covering				


and known constraints	the site (SSSI, SCI, Ramsar). The site is located within Flood Zone 1	
Strategic Access and Accessibility:	Strategic Connectivity: Semi-rural location 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 Factors:		
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No	
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No	
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No	
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Known	
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No	
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	No	
Developable Space and vacancy:	Three of the four units on site are vacant suggesting issues with the location of this 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:

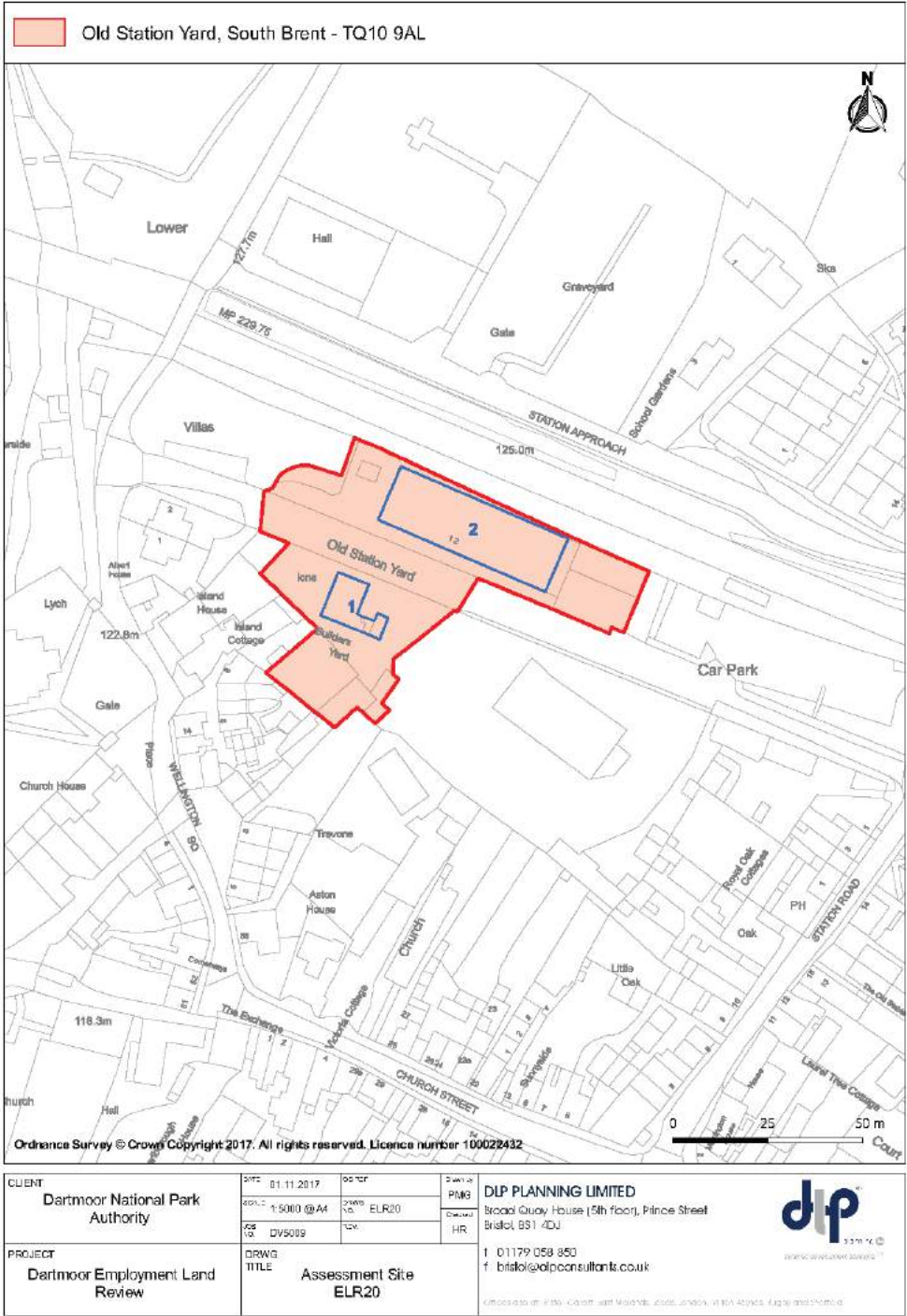


CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF	Drawn by PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@alpconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Nuneaton and Sharnford</small>	 <small>dynamic development solutions</small>
	SCALE 1:5000 @ A4	Drawn by ELR19	Checked HR		
	JOB NO. DV5009	Rev			
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR19				

Site Information					
Site Ref	ELR20	Address		Old Station Yard, South Brent - TQ10 9AL	
Site Area (hectares)	0.58 ha	Market Segment		General industrial and business	
Description of Site and Surrounding Uses	The estate is located adjacent the railway and is currently occupied by a DIY store and builders yard and a warehouse building in use for manufacturing. The industrial warehouse building looks to have been developed circa 1970's. The DIY and Garden Supplies building was then added in the 1980's. Surrounding uses include both residential and commercial. The external area is generally tidy in appearance.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR20_1	Old Station Yard, South Brent	Wakeleys DIY and Garden Supplies	DIY and Garden Supplies	A1	660
ELR20_2	Old Station Yard, South Brent	P D Devices Limited	Manufacture of Power Surge Units	B2	669
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			Yes - Application to extend the warehouse building refused in 2015.		
1.3: Is the site being actively marketed as an employment site?			Yes		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Yes		
Market appraisal:	Centrally located, fully occupied and with previous applications for extension. The site is likely to continue to be attractive to the market.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Unsure given the constraints highlighted in the refused application. Sensitive location and previous issues in relation to noise and parking.		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			Site may be suitable for larger retail uses or sympathetic residential – although issues in relation to the adjacent railway line.		
Environmental quality and known	There does not appear to be any significant environmental constraints on site. The site is located within Flood Zone 1. Located within the South Brent				

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

Site Plan:



Site Information					
Site Ref	ELR21	Address	Owlesfoot Garage and Wainhomes, South Zeal, Okehampton EX20 2PA		
Site Area (hectares)	0.22 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	The estate is occupied by a garage unit built around 1950. It was originally built as a petrol filling station when this was the main London Road before the A30 dual carriageway was built. The property is now in use for car servicing and repair. The garage is reasonably tidy for its current use. The office building on site (occupied by a housebuilder) was built in the 1980's originally as a car show room, but this was then converted into offices.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR21_1	Owlsfoot Garage, South Zeal	Owlsfoot Garage	Car servicing and repairs	B2	186
ELR21_2	Wainhomes, South Zeal	Wainhomes,	House builders	B1	602
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The site is located with reasonable access to the A30 and is fully occupied. It is anticipated that the continued success of the primary occupier is key to the sites continued full occupation.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			No		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			No		
Environmental quality and known constraints	The site does not appear to be impacted by any significant environmental constraints. A southern section of the site (the garage) is covered by Flood Zone 3.				
Strategic Access and	Strategic Connectivity: B3260 takes you through Sticklepath onto the A30.				


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

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF	Drawn by PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sharncliffe	 dynamic development solutions
	SCALE 1:5000 @ A4	DRAWING No. ELR21	Checked HR		
	JOB No. DV5009	Rev.			
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR21				

Site Information					
Site Ref	ELR22	Address	Pitts Cleave Industrial Estate, Okehampton Road Tavistock, PL19 ONU		
Site Area (hectares)	3.62 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	This estate is occupied by a variety of units of various ages (1980's/2000's/2010's), however they are all tidy in external appearance. The general size of the units are medium to large compared to other estates and the site has good access from the A386.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR22_1	Unit 1, Pitts Cleave Industrial Estate	Vacant	n/a	n/a	256
ELR22_2	Unit 2, Pitts Cleave Industrial Estate	M and H Laser	Laser Profiling and specialist metal cutting	B1	256
ELR22_3	Unit 3, Pitts Cleave Industrial Estate	Vacant	n/a	n/a	260
ELR22_4	Unit 4, Pitts Cleave Industrial Estate	South West Charitable Giving	Charity Administration	B1	249
ELR22_5	Unit 5, Pitts Cleave Industrial Estate	Cyril Worth & Sons	Removal Company	B8	1,268
ELR22_6	Unit 6, Pitts Cleave Industrial Estate	Abbey Garden Machinery	Garden Machinery sales	B2	1,045
ELR22_7	Unit 7, Pitts Cleave Industrial Estate	Superwinch Limited	Manufacturers of Winches for the Motor Trade etc	B2	1,045
ELR22_8	Unit 8, Pitts Cleave Industrial Estate	Worth Electrical	Electrical Wholesalers	B8	298
ELR22_9	Unit 9, Pitts Cleave Industrial Estate	Beacon Communications	Telecoms Infrastructure	B1	870
ELR22_10	Unit 10, Pitts Cleave Industrial Estate	Tavistock Salvage Centre	Trade and Retail sale of Salvage Building Materials	B1 / A1	256
ELR22_11	Unit 11, Pitts Cleave Industrial Estate	Magills Transport	Long distance Haulage and Goods Vehicle Servicing	B2 / B8	279
ELR22_12	Unit 12, Pitts Cleave Industrial Estate	Oakhouse Foods Limited	Home delivery of frozen foods	B1	230
ELR22_13	Tavy Business	Various	Various	B1	303
ELR22_14	Unit C3 Pitts Cleave Industrial Estate	Abbey Garage	Motor Vehicle Mechanics	B2	Not recorded
Market Attractiveness Criteria					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		

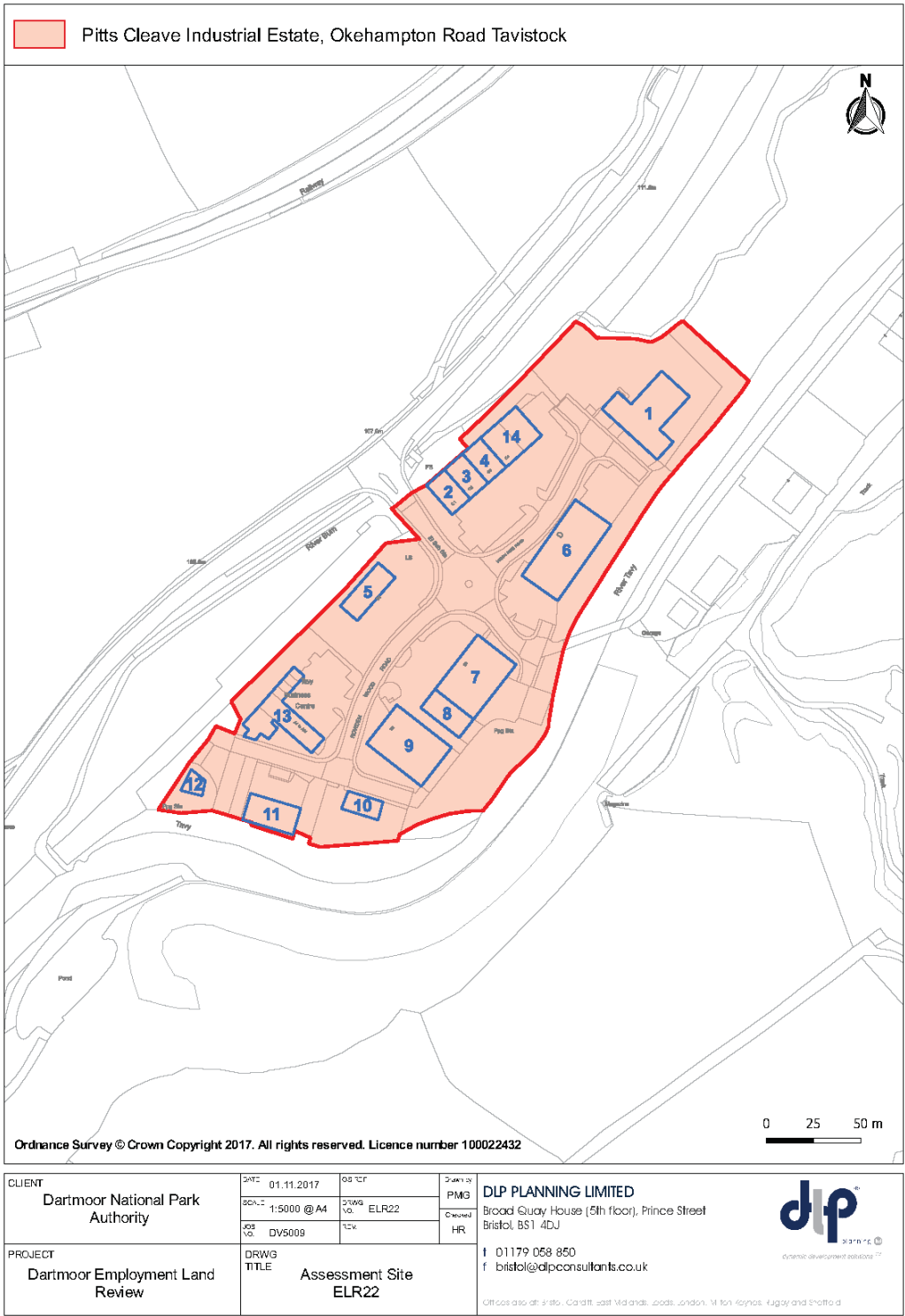
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	Yes - A number of applications on site for the conversion of units and construction of Light Industrial buildings.
1.3: Is the site being actively marketed as an employment site?	No
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Unknown
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.8: Is the site immediately 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 continue to be a relatively attractive location for businesses.
Sustainable Development Factors:	
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 brownfield/greenfield considerations)?	Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Suitable for employment with good strategic connectivity. Flood risk constraints on site could impact upon any future development.
Environmental quality and known constraints	The site is within reasonably close proximity to Pitt's Cleave SSS1. The majority of the site is covered by Flood Zone 3. Possible land contamination issues from both historic industrial (including quarrying) use
Strategic Access and Accessibility:	Strategic Connectivity: Reasonable good access to the A386. Access and Parking: Large amounts of space large access roads and entrance point. Good levels of parking available and internal circulation areas. Services/Facilities for workers: Poor. Site approximately 2.5km from Tavistock.
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No

3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	
Developable Space and vacancy:	The estate appears well occupied with limited room for further expansion.
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 Photos:



Site Plan:



Site Information					
Site Ref	ELR23	Address		Redlake Trading Estate	
Site Area (hectares)	2.89 ha	Market Segment		General industrial and business	
Description of Site and Surrounding Uses	This estate includes a large single storey building which was built originally as an agricultural machinery dealers premises. Older buildings occupy the site however they are reasonably well laid out with large yard areas. Previous assessments have suggested the site is subdivided into 5 separate units but it's difficult to distinguish this from current signage. The site is being advertised online as The Clay Factory – Social Enterprise Community space, with a variety of workshop spaces. The site is within a semi-rural location with the adjacent uses mainly agriculture.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR23_1	Redlake Trading Estate, Ivybridge, PL21 0EZ	Western Tydens	Manufacture of Specialist Exhausts	B1	Not recorded
ELR23_2	Redlake Trading Estate, Ivybridge, PL21 0EZ	The Clay Factory, RedPod Studio's	Social Enterprise Community Space	B1	Not recorded
ELR23_3	Redlake Trading Estate, Ivybridge, PL21 0EZ	MyTAG Ltd	Security Technology	B1	Not recorded
ELR23_4	Unit 6-9, Redlake Trading Estate, Ivybridge, PL21 0EZ	Cannon Cases Ltd	Timber packaging and pallets	B1/B8	Not recorded
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Unknown		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The site is located on the B3213, which has access to the A38. The site is within reasonable proximity of Ivybridge and provides some larger scale units. Demand for employment premises along the A38 continues to be attractive to the market, especially smaller units, so demand and occupancy of this site should be monitored.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			No		

2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No
Environmental quality and known constraints	There does not appear to be any significant environmental constraints on site. The site is located within Flood Zone 1.
Strategic Access and Accessibility:	Strategic Connectivity: Well located close to the A38 Devon Expressway. Access and Parking: Access off the B3213, acceptable, but there is a low bridge and steep turn into the site. The site does however benefit from a second access via David's Lane. There is reasonable parking and turning available. Services/Facilities for workers: Limited access.
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	No
Developable Space and vacancy:	The site appears reasonably well occupied however there are signs suggesting units 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 employment purposes. The site should be safeguarded for future employment uses.

Site Photos:

Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	DATE OF 15.08.06 A4	DATE OF 15.08.06 A4	DLP PLANNING LIMITED Brook Quay House (5th floor), Prince Street Bristol, BS1 4DJ	
PROJECT Dartmoor Employment Land Review	DATE 01.11.2017	DATE OF 15.08.06 A4	DATE OF 15.08.06 A4	01179 058 850 01179 058 850	
PROJECT Dartmoor Employment Land Review	DATE 01.11.2017	DATE OF 15.08.06 A4	DATE OF 15.08.06 A4	01179 058 850 01179 058 850	

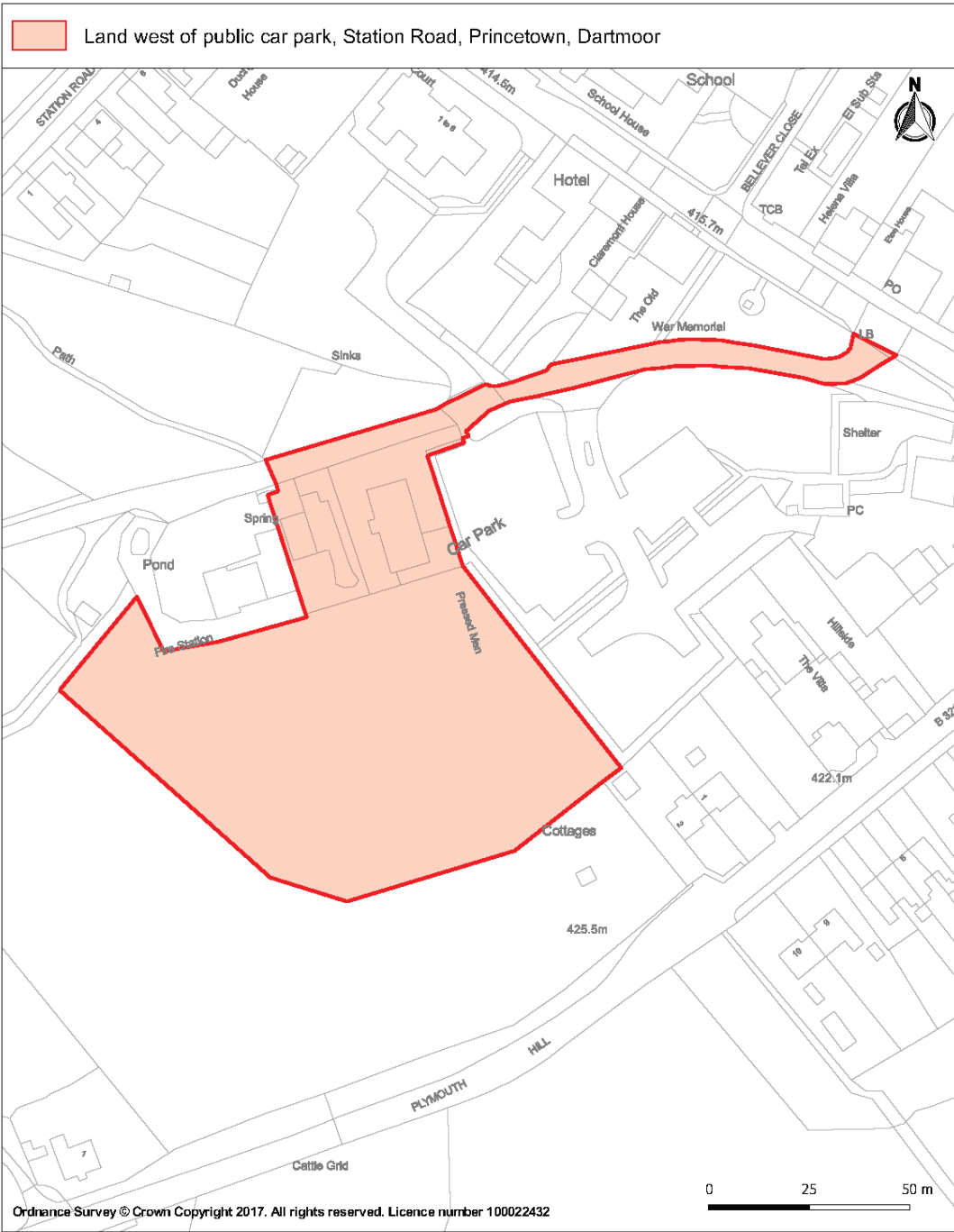
Site Information					
Site Ref	ELR25	Address	Land West of Public Car Park, Station Road, Princetown, Dartmoor		
Site Area (hectares)	0.93 ha	Market Segment	Planning Application		
Description of Site and Surrounding Uses	This site has been included in the assessment given its extant planning permission for the construction of a whisky distillery and visitor centre. The site currently includes 2 commercial properties (incl. Dartmoor Garage) fronting onto Station Cottages and a large area of grazed grassland. The site is located outside (but adjacent to) the Princetown Settlement Boundary.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR25_1	Land West of Public Car Park, Station Road, Princetown, Dartmoor	Dartmoor Garage	n/a	n/a	n/a
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			No		
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.			Permission was granted for the redevelopment of this site (as discussed) in 2017. Prior to this in 2013 there were 2 applications relating to the construction of an access road and car/ coach parking.		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			Yes – extant permission for employment use.		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Unknown		
Market appraisal:	The site is relatively centrally located in Princetown within close proximity to services and facilities and other employment uses. The site has a recent permission for development of a Whisky Distillery and this confirms the sites location attractiveness to the market.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Yes – whilst less accessible given the central location in the national park, this could be considered favourable given the contribution to the local economy and tourism prospects for Princetown.		


2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Given the location and adjacent uses, would suggest this is most suitable for employment use.
Environmental quality and known constraints	There are no significant environmental constraints, however the site is within reasonable proximity to the Moorland of Conservation Importance designation. The site is located within flood zone 1.
Strategic Access and Accessibility:	<p>Strategic Connectivity: Reasonable access onto the main secondary route into and out of Princetown.</p> <p>Access and Parking: The proposed development would involve the demolition of the two existing units to facilitate the creation of a new access and arrangement of buildings and infrastructure on site. Parking has been considered appropriate through the application process.</p> <p>Services/Facilities for workers: Proposed development will incorporate catering facilities. Reasonable walking distance to other amenities within Princetown.</p>
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes – see development proposal.
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	The redevelopment of the site would include the demolition of the current commercial properties on site, this will facilitate the introduction a new access and arrangement of buildings sympathetic to the location and infrastructure on site.
Recommendation:	The site has permission for employment development and should therefore be safeguarded for employment use.

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF	DRAWN BY PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sharnbrook</small>	 <small>dynamic development solutions</small>
	SCALE 1:5000 @ A4	DRAWING NO. ELR25	CHECKED HR		
	PROJECT Dartmoor Employment Land Review	DRAWING TITLE Assessment Site ELR25			

Site Information					
Site Ref	ELR26	Address	Brent Mill Farm, South Brent, Dartmoor		
Site Area (hectares)	1.48 ha	Market Segment	Potential Employment Allocation		
Description of Site and Surrounding Uses	This site has been identified as a potentially suitable employment site through the 2017 LAA (DNP14/077). The site is located adjacent to industrial units in South Brent, to the south west of the settlement. The site consists of three areas, the southern field is narrow and adjacent to paddocks, the middle and northern fields are bounded by mature trees. The northern field is well related to the industrial units to the south east. The land is currently located outside but adjacent to the South Brent Settlement Boundary.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
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?		No			
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.		No			
1.3: Is the site being actively marketed as an employment site?		No			
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Unknown			
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Unknown			
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?		No			
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Unknown. On-site infrastructure would be required.			
1.8: Is the site immediately available?		Yes			
Market appraisal:	Demand for units in South Brent is high and neighbouring small scale B1a and B1c units have high occupancy rates. The site is well located and has good strategic access to the A38. The site would be attractive for employment development, but its delivery may require careful consideration of infrastructure provision e.g. access and how the site will be delivered given the lack of speculative employment development in Dartmoor.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?		If appropriate access is provided and the layout is appropriately designed to mitigate against flood risk, this could be a suitable allocation for employment development.			


2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	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.
Environmental quality and known constraints	<p>The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.</p> <p>In terms of Flood Risk: 0.8% of the site is within Flood Zone 3, along the northern boundary, leaving 1.17ha of the site as developable. There are a number of mature trees enclose and sub-divide site. These trees are likely to restrain development due to a buffer being required around the area.</p>
Strategic Access and Accessibility:	<p>Strategic Connectivity: Good Access to the A38 dual carriageway.</p> <p>Access and Parking: Access through the industrial site adjacent may be possible and potentially cheaper than a new access via the narrow field. Parking could be suitably incorporated into a scheme as per policy requirements.</p> <p>Services/Facilities for workers: The site is within walking distance of the centre of South Brent.</p>
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes – included as a potential employment allocation.
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	This vacant greenfield site is around 1.48 hectares. Given the flood risk constraints the would leave around leaving 1.17ha of the site as developable.
Recommendation:	The site represents a good option for new employment land provision and should be considered for allocation. The main consideration to be resolved will be the delivery of the site to ensure the site is successfully brought forward for employment use.

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	DS DATE PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dlpconsultants.co.uk <i>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, N. Yorks and Shrewsbury</i>	 dynamic development solutions
	SCALE 1:5000 @ A4	DSWG NO ELR26		
	ISSUE NO DV5009	TYPE		
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR26			

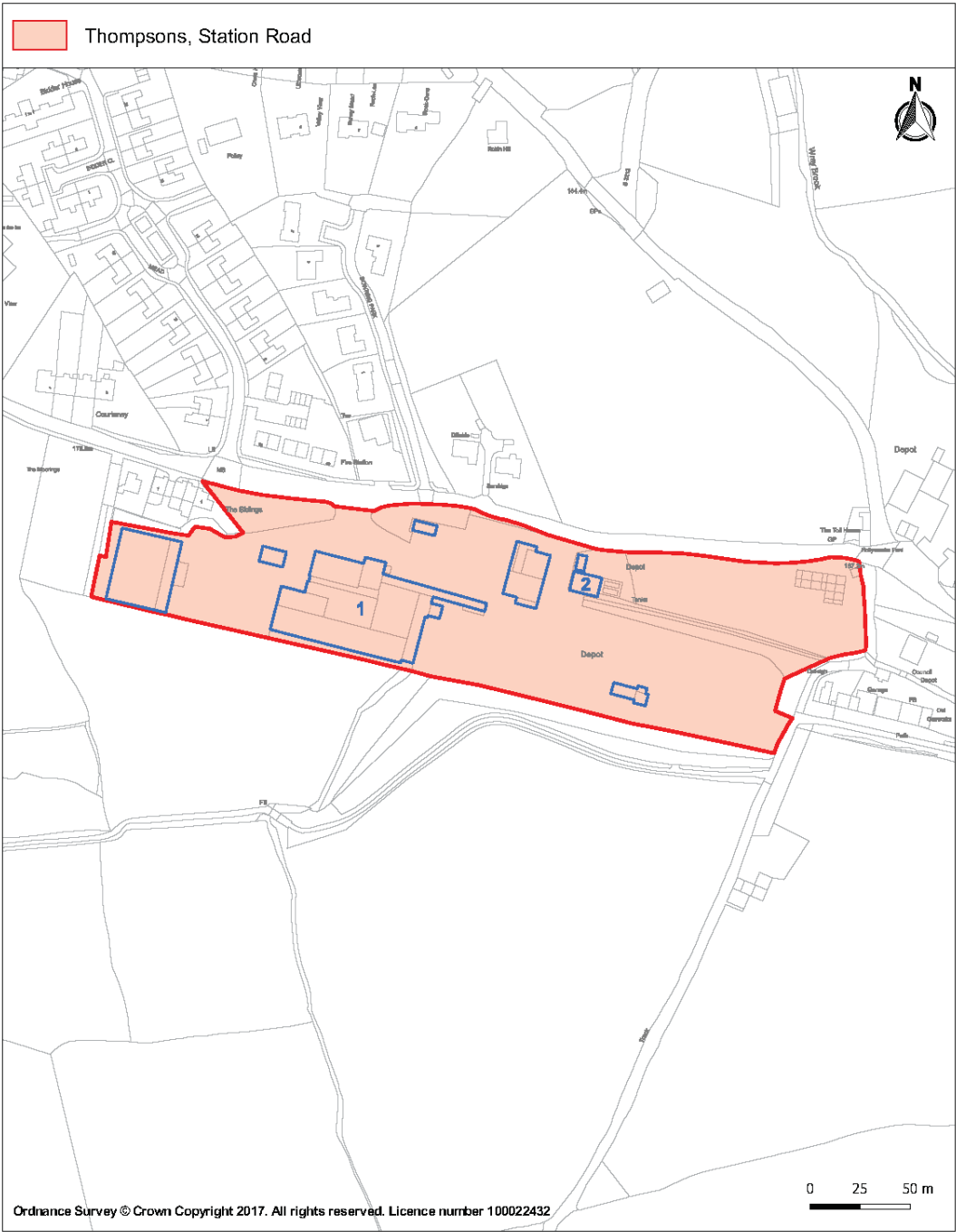
Site Information					
Site Ref	ELR27	Address	Thompsons, Station Road, Moretonhampstead		
Site Area (hectares)	2.76 ha	Market Segment	General industrial and business		
Description of Site and Surrounding Uses	This employment estate includes land to the south of Station Road in Moretonhampstead and is in use by Thompson and Sons for warehousing and distribution. The previous appraisal however highlighted they have relocated some of their operation and therefore the site is currently underused. Maxwell Motors, a car sales and servicing centre also occupies the eastern section of the site. There is a mixture of both employment and residential uses in the local vicinity. A large part of the site (0.95 ha) has been allocated for housing in the DNPA Development Management and Delivery Development Plan Document (DMDDP) (July 2013).				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR27_1	Thompsons Depot, Station Road, Moretonhampstead	B. Thompson and Sons (Transport) limited	Warehousing and lorry parking	B8	5,070
ELR27_2	Maxwell Motors, Station Road, Moretonhampstead	Maxwell's Quality Used Volvos	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?			Yes. Although part of the site currently identified for housing in the DMDDP.		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Unknown		
1.8: Is the site immediately available?			No. Could require some relocation of existing use.		
Market appraisal:		Moretonhampstead is not as well located for the strategic road network as other parts of Dartmoor and consequently there is lower demand for employment premises. Occupation of units in Moretonhampstead is however relatively good and reflects the continued demand for local businesses. This site is large and may struggle to secure a new occupier given the scale of the premises, therefore mixed use development may be appropriate over the plan period.			


Sustainable Development Factors:	
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 brownfield/greenfield considerations)?	The majority of the site is currently allocated for housing. The justification being as involving a more efficient use of space and a reduction in heavy goods vehicles using the A382.
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	The existing use and subsequent allocation for Housing suggests could be suitable for either use.
Environmental quality and known constraints	<p>Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal. A large part of the site does appear to be designated Flood Zone 3.</p> <p>The eastern section of the site (not included in the allocation) includes the former engine shed which is a listed building.</p>
Strategic Access and Accessibility:	<p>Strategic Connectivity: Good access to the A382 (County Primary Route) but removed from A30 and A38 corridors.</p> <p>Access and Parking: Reasonable access from the A382, however this is limited in terms of access onto Station Road for articulated lorries. Good parking availability</p> <p>Services/Facilities for workers: The nearest available facilities are located within the centre of Moretonhamstead.</p>
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	Yes
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No (housing allocation covers part of the site)
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	No
Developable Space and vacancy:	The site is still in use by haulage firm Thompsons (and Maxwell's Car Showroom), however given the location, Thompsons have relocated much of their operation and therefore a more efficient use of the site would be appropriate.
Recommendation:	The site is currently underused and given the scale of the premises should be considered for a mixed-use redevelopment in the Local Plan.

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	DATE 08.11.17	DATE PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Fugate and Shotton</small>	 <small>dynamic development solutions</small>
	SCALE 1:5000 @ A4	DRAWING VO. ELR27	CREATED HR		
	JOB VO. DV5009	TECH			
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR27				

Site Information					
Site Ref	ELR28	Address		Betton Way Rural Workshops, Moretonhamstead	
Site Area (hectares)	0.47 ha	Market Segment		General industrial and business	
Description of Site and Surrounding Uses	This employment estate is located within the Moretonhamstead settlement boundary and includes a number of purpose built units, which look to have been built in the 1980's. Whilst slightly dated the external appearance is reasonably tidy and the units appear to look well-used with no current vacancies. This was previously part of a larger employment area to the west which has since been redeveloped (or is in the process of being redeveloped) for housing.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR28_1	Unit 1A Betton Way Rural Workshops	The Injection Moulding Company	Injection Mouldings	B2	272
ELR28_2	Unit 1B Betton Way Rural Workshops	The Injection Moulding Company	Injection Mouldings	B2	Part of the above
ELR28_3	Unit 1C Betton Way Rural Workshops	Triston Denman	Electrical Contractor	B1	129
ELR28_4	Unit 1D Betton Way Rural Workshops	Moor Tyres	Tyre Fitting Depot	B1	143
ELR28_5	Unit 2A Betton Way Rural Workshops	Weldwise	Welding and Fabrication	B2	184
ELR28_6	Unit 2B Betton Way Rural Workshops	Character Builders SW	Building, Joinery and Decoration	B2	Part of the above
ELR28_7	Unit 2C Betton Way Rural Workshops	Character Builders SW	Building, Joinery and Decoration	B2	97
ELR28_8	Unit 3A Betton Way Rural Workshops	South West Farrier Supplies	Distribution	B2	72
ELR28_9	Unit 3B Betton Way Rural Workshops	Dyrr House Molecular Innovations	Organic Chemists	B1	72
ELR28_10	Units 3C & 3D Betton Way Rural Workshops	Eco Electrics	Mechanical Engineering and Tool Making	B2	170
Market Attractiveness Criteria:					
1.1: Has the site been formally identified for employment for at least 10 years?			Yes		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Unknown		
1.6: Is there a valid permission for employment development, likely to meet			No		


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?		Yes
1.8: Is the site immediately available?		Yes
Market appraisal:	Well located within Moretonhampstead the units are of medium quality. Conversations with one of the landlords confirmed that the units were popular because the rental costs were competitive to ensure that units become occupied quickly. The smaller scale nature of the premises will continue to be attractive to the market.	
Sustainable Development Factors:		
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 brownfield/greenfield considerations)?		Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?		Given the adjacent losses and type of employment on site, residential development could also be appropriate in this location.
Environmental quality and known constraints	The site does not fall within/ development will not cause harm to a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal. The site is not located within a flood-risk area.	
Strategic Access and Accessibility:	Strategic Connectivity: Reasonable access via the B3212. Access: Reasonable access off Betton Way, which is just off the B3212 (Court Street) Parking: The estate includes ample parking and internal circulation. Services/Facilities for workers: Within walking distance of facilities within Moretonhampstead.	
Strategic Planning Factors:		
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?		No
3.2: Is the site identified or likely to be required for a specific user or specialist use?		No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?		No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?		No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?		Yes
Developable Space and vacancy:	Given the level of units on site there are limited opportunities in terms of expanding within the site boundary. The estate looks to be well used with no current vacancies.	
Recommendation:	The site was in good use and should be retained site for employment Use	

Site Photos:





Site Plan:

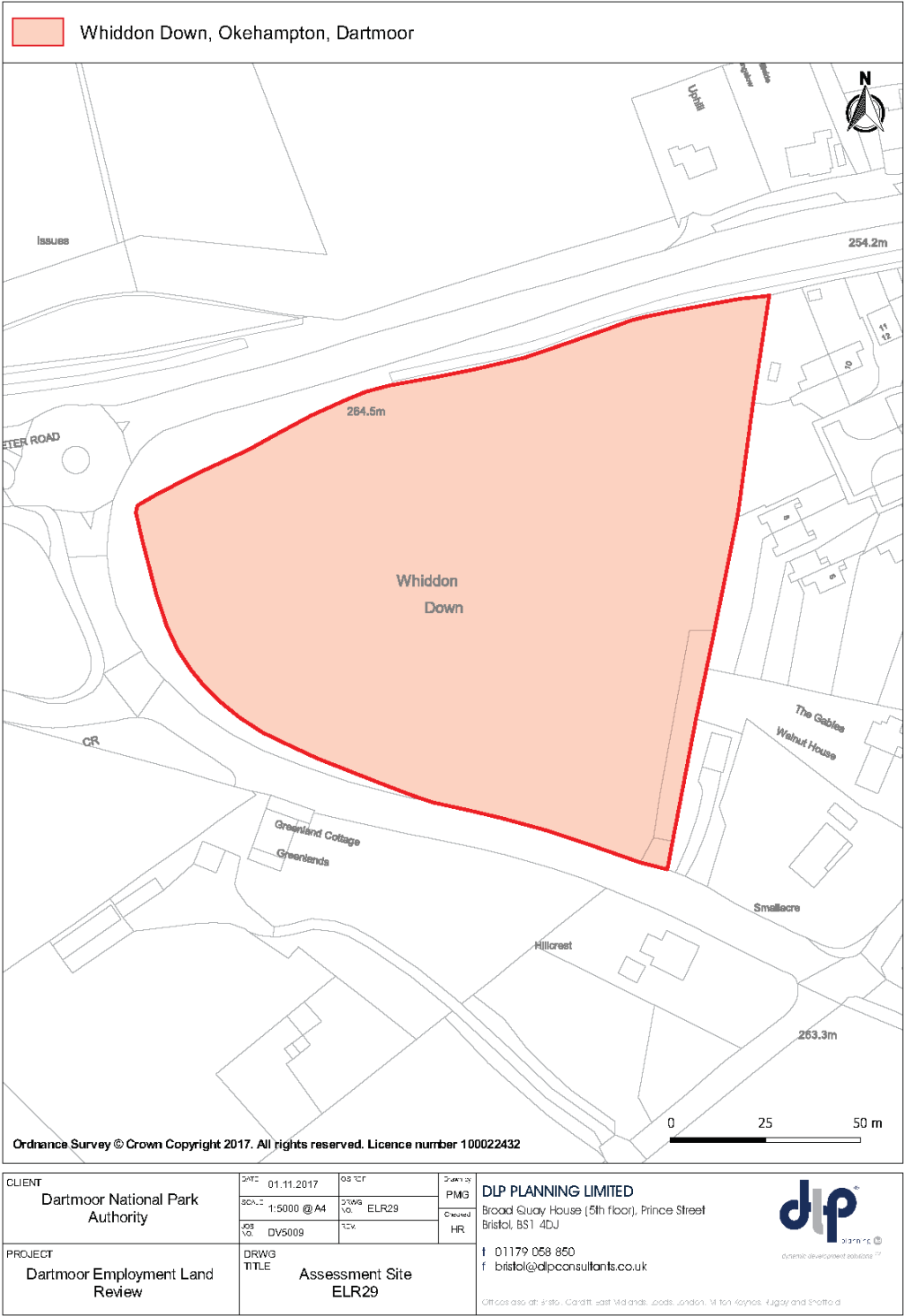


CLIENT Dartmoor National Park Authority	DATE 01.11.2017	DATE 08.11.2017	DATE 08.11.2017	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Fagley and Shotton	 dynamic development solutions LTD
	SCALE 1:5000 @ A4	DRAWING NO. ELR28	PROJECT NO. DV5009		
	JOB NO. DV5009	DATE 08.11.2017	DATE 08.11.2017		
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR28				

Site Information					
Site Ref	ELR29	Address	Whiddon Down, Okehampton, Dartmoor		
Site Area (hectares)	1.61 ha	Market Segment	Potential mixed-use allocation		
Description of Site and Surrounding Uses	This site has been identified as a potentially suitable mixed-use site through the 2017 LAA. The site is located to the west of Whiddon Down and consists of a level triangular shaped piece of agricultural land. The site is enclosed by a highway to the north, west and south and bound by residential development including the modern estate of Barn Close to the east.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR29_1	Vacant Land, Whiddon Down, Okehampton	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?			No		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			No		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Unknown		
1.8: Is the site immediately available?			Yes		
Market appraisal:	The site is well located for the A38 and therefore considered an accessible location for potential businesses and their workers. The site is relatively flat and sufficiently large to provide a mixed use development.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			n/a		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			If the land is considered available for development, both residential and employment uses could be suitable on the site.		
Environmental quality and known constraints	Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal. In terms of Flood Risk: The site is located within flood zone 1. Although hedge banks and mature trees border the site to the north and east and a copse of mature trees are located within the site to the south.				

Strategic Access and Accessibility:	<p>Strategic Connectivity: This site has very good access to the strategic highway network. The A382 Exeter Road runs along the northern boundary.</p> <p>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.</p> <p>Services/Facilities for workers: Site is within walking distance of the centre of the Whiddon Down.</p>
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Potentially
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 Photos:	
	
	

Site Plan:



Site Information					
Site Ref	ELR30	Address	Cattle Market, Crannafords Bridge, Chagford		
Site Area (hectares)	1.58 ha	Market Segment	Potential Employment Allocation		
Description of Site and Surrounding Uses	This site has been identified as a potentially suitable employment site. The flat site is located on the main road into Chagford, NW of the settlement. The site includes the southern field which is in use as grazed greenfield and the northern site is the cattle market (largely gravel standing). The site is bordered to the east by Crannafords industrial estate, to the south and west by agricultural land and the road on the north-west boundary. The northern half of the site is currently being used as the cattle market and the southern section is a grazing field.				
Planning History/Ownership:					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR30_1	Cattlemarket, Crannafords Bridge, Chagford	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?			No		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			No		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes		
1.8: Is the site immediately available?			Unsure from the information provided.		
Market appraisal:	The site is located off the B3206. Demand for employment premises is lower away from the strategic road network and tends to primarily meet the demand for Local businesses. The neighbouring Crannafords Industrial estate is of low to medium quality with some vacancy, therefore it is questionable if demand for premises in this location would be sufficient to support more than a modest employment allocation within the Plan period.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			The Councils Assessment suggests this could be suitable as an extension to Crannafords Industrial Estate.		

2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	According to the SHLAA Assessment the Panel considered the site to be deliverable and developable for employment use. Unacceptable for residential use due to the lack of footway links into the settlement.
Environmental quality and known constraints	The site does not fall within/ development will not cause harm to a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) 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 Accessibility:	Strategic Connectivity: The site has reasonable access onto the B3206, connecting to the A382 to the north. Access: The site has reasonable access onto the B3206. Parking: Could suitably be incorporated into a scheme as per policy requirements. Services/Facilities for workers: Site is outside walking distance from Chagford.
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Unknown
Developable Space and vacancy:	The site includes largely vacant (both previously developed and greenfield) land. If it were to come forward for development the potential net developable area for industrial/ warehousing use would equate to around 0.63ha (at 40% of total site area).
Recommendation:	If the site is considered available for future development this site could form a modest extension to the Crannafords Industrial Estate with the remaining previously developed section of the site safeguarded for longer term employment use or alternative uses.

Site Photos:



Site Plan:



CLIENT Dartmoor National Park Authority	DATE 01.11.2017	OS REF	Drawn by PM3
	SCALE 1:5000 @ A4	DRWG NO. ELR30	Checked HR
PROJECT Dartmoor Employment Land Review	OS NO. DV5009	REV.	
	DRWG TITLE Assessment Site ELR30		

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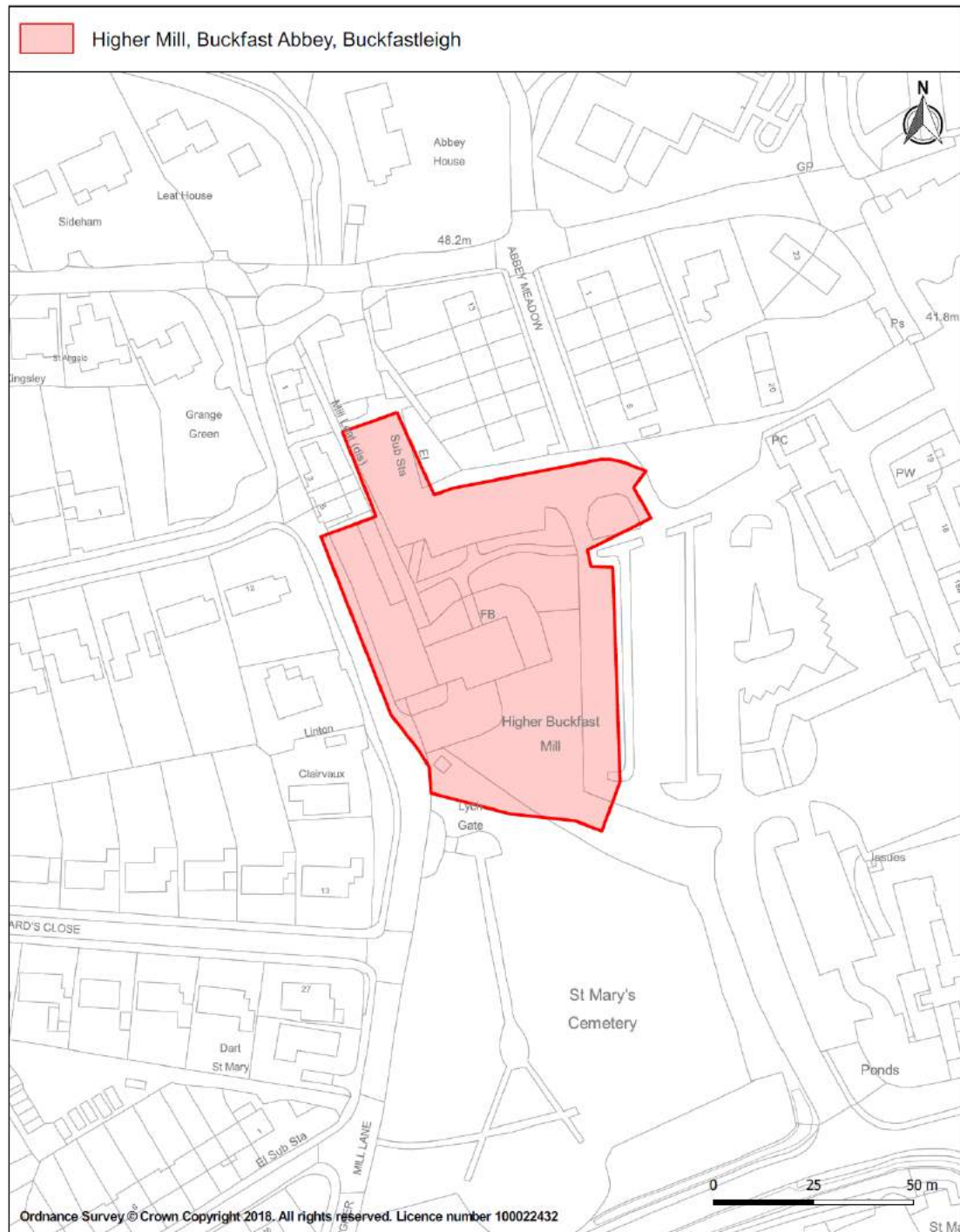
Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Lough and Sharnford

Site Information					
Site Ref	ELR31	Address		Higher Buckfast Mill, Buckfast Abbey, Buckfast	
Site Area (hectares)	0.54 ha	Market Segment		Business	
Description of Site and Surrounding Uses	This employment site is located within the Rural Settlement of Buckfast and is closely associated with Buckfast Abbey, a significant employer and tourist destination in the area. The site comprises a complex of Grade II listed mill buildings which have recently been restored and converted for office use. The conversion works are complete and are to a very high standard. The building is not yet fully occupied.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR1_31		Vacant	-	B1	560
ELR31_2		Vacant	-	B1	520
ELR31_3		Families for Adoption	Adoption Agency	B1	491
Market Attractiveness Criteria					
1.1: Has the site been formally identified for employment for at least 10 years?				Yes	
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.				Yes, high quality conversion and restoration for office	
1.3: Is the site being actively marketed as an employment site?				No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?				Yes	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?				No	
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?				Yes	
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?				Yes – development recently completed	
1.8: Is the site immediately available?				No	
Market appraisal:	Site has recently been restored to a high quality standard and is considered to meet market demands. The site does currently have a high level of vacancy, but the site is only recently completed and this is expected to be taken up shortly.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?				Yes	
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?				No	
Environmental quality and known constraints	3 x Grade II listed mill buildings Adjacent to Buckfast Historic Leat.				
Strategic Access and Accessibility:	Strategic connectivity: Excellent access to A38 via a-road Access: Excellent access to site via Buckfast Road through existing car park, more limited service access via Higher Mill Lane.				

	<p>Parking: Excellent parking with ample circulation.</p> <p>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.</p>
Strategic Planning Factors:	
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes – development complete
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	Given the site's recent restoration and that it comprises a valuable cluster of Grade 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 provides some of the highest quality office space in the National Park. It should therefore be retained for employment use.

Site Photos:

Site Plan:



CLIENT Dartmoor National Park Authority	DATE 15.01.2018	OS REF ELR31	Drawn by PMG
	SCALE 1:1,250 @ A4	REV HR	Checked HR
PROJECT Dartmoor Employment Land Review	JOB NO. DV5009	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ	
	DRWG TITLE Assessment Site ELR31	t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sheffield</small>	

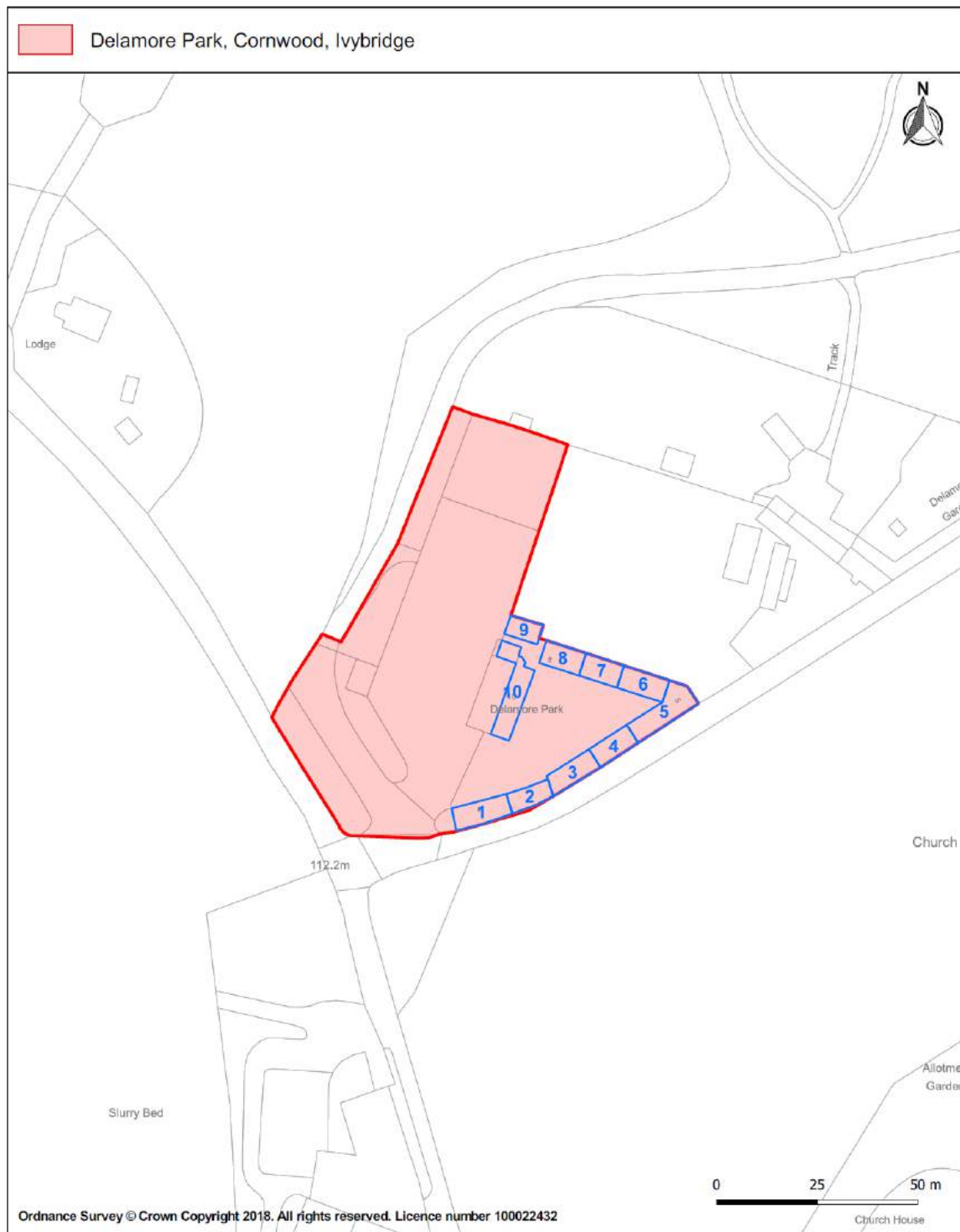


Site Information					
Site Ref	ELR32	Address		Delamore Business Park, Cornwood	
Site Area (hectares)	0.518 ha	Market Segment		Business	
Description of Site and Surrounding Uses	The employment site comprises a cluster of eight single and two storey historic agricultural buildings which have been converted for office use within the last ten years. The conversion offers high quality office premises within a well maintained site with ample parking.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR32_1	Unit 1	Matrix Creative 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 Meaningful Media	Design and marketing services	Class B1	102
ELR32_5	Unit 5	Manning & Company	Financial advisers	Class B1	156
ELR32_6	Unit 6	Zambizi Travel	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	Gallery and Conference	n/a	Class B1	88
Market Attractiveness Criteria					
1.1: Has the site been formally identified for employment for at least 10 years?				No	
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.				No	
1.3: Is the site being actively marketed as an employment site?				Yes	
1.4: Is the site owned by a developer or another agency known to undertake employment development?				No	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?				Single ownership	
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?				Yes – development completed in last 10 years	
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?				Yes	
1.8: Is the site immediately available?				No	
Market appraisal:	The site is maintained to a high standard and should be desirable for a range of small rural businesses. Despite this the site has significant vacancy levels which may put the site under pressure to diversify either by reconfiguring floor layouts or introducing more flexible uses.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?				Yes	

2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?		No
Environmental quality and known constraints	One Grade II Listed agricultural building and a complex of other historic agricultural buildings, likely to be considered non-designated heritage assets. Adjacent to Woodland of Conservation Importance	
Strategic Access and Accessibility:	Strategic Connectivity: Average for the National Park. 20 mins away from A38 along B-road. Access and Parking: Ample parking and circulation. Immediate access of narrow rural lane. Services/facilities for workers: Easy walking distance to services and facilities available in Cornwood, although these are fairly limited.	
Strategic Planning Factors:		
3.1: Is the site within an area identified as of strategic importance to the delivery of the Greater Exeter Strategic Plan?		No
3.2: Is the site identified or likely to be required for a specific user or specialist use?		No
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?		No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		n/a
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?		No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?		Yes
Developable Space and vacancy:	Environmental constraints associated with historic buildings means the site has limited capacity for additional development.	
Recommendation:	The site is in use and well maintained and forms an important rural employment site which should be safeguarded for continued employment use.	

Site Photos:

Site Plan:

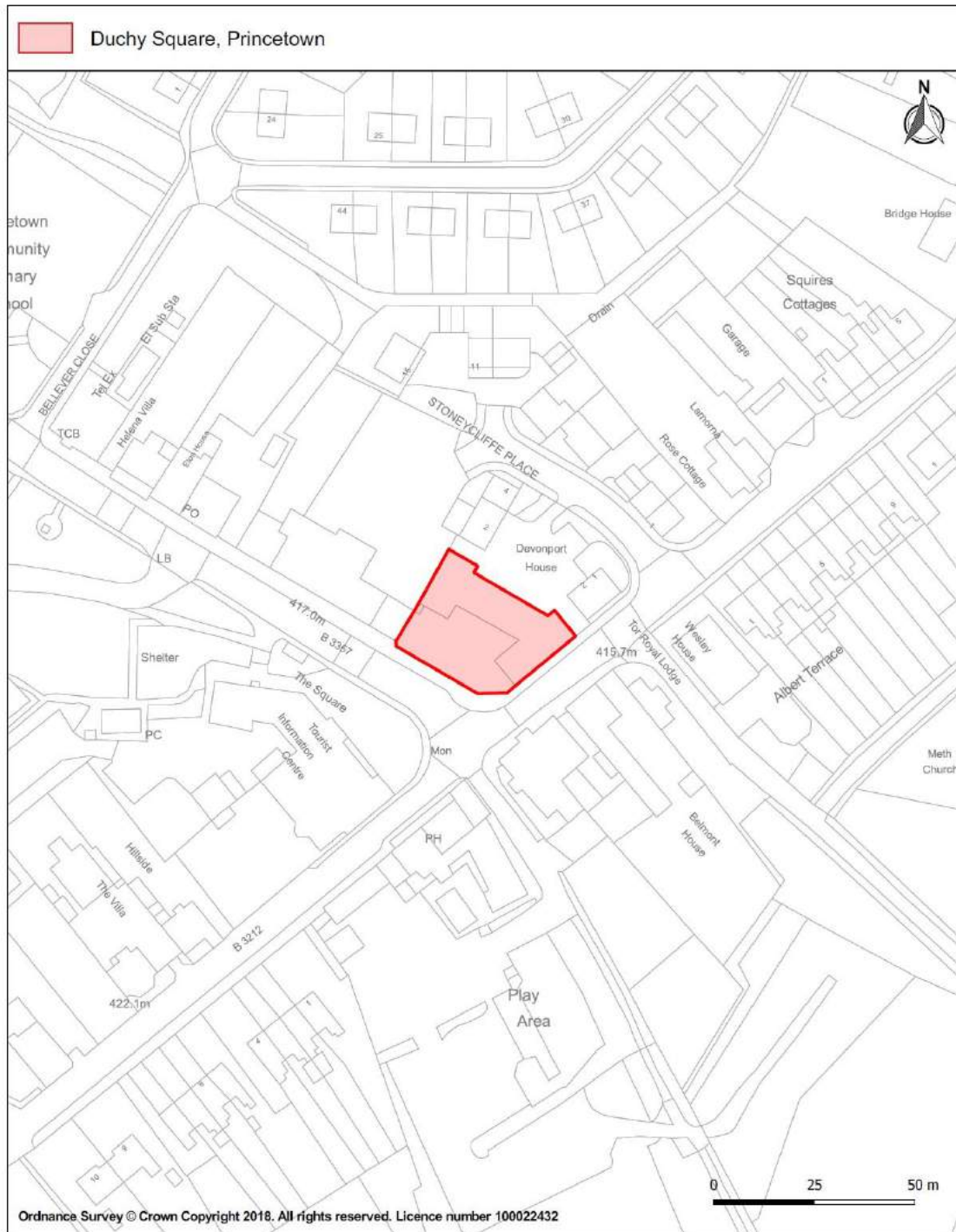


CLIENT Dartmoor National Park Authority	DATE 16.01.2018	OS REF	Drawn by PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dipconsultants.co.uk <small>Offices also at: Bristol, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sheffield</small>	 <small>Specialist Development Solutions Ltd</small>
	SCALE 1:1,250 @ A4	DRWG NO. ELR32	Checked by HR		
	JOB NO. DV5009	REV.			
PROJECT Dartmoor Employment Land Review	DRWG TITLE Assessment Site ELR32				

Site Information					
Site Ref	ELR33	Address		Duchy Square, Princetown	
Site Area (hectares)	0.11 ha	Market Segment		Retail / Light Industrial / Business	
Description of Site and Surrounding Uses	Duchy Square comprises a modern community building built in 2008 with 20 small work units available for retail, workshop, gallery and business use (A1/D1/B1). The units vary in size from 15 sq. m to 60 sq. m. The building is located at the centre of Princetown and is in a good state of repair.				
Planning History/Ownership					
Ref	Address	Occupier	Business	Use Class	Footprint
ELR33_1	Duchy Square	Various	Various	A1/D1/B1	501
Market Attractiveness Criteria					
1.1: Has the site been formally identified for employment for at least 10 years?			No		
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.			No		
1.3: Is the site being actively marketed as an employment site?			No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Single Ownership		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			n/a		
1.8: Is the site immediately available?			No		
Market appraisal:	The site is in a prominent central location to Princetown and is well maintained. The space offered is specialised for small businesses, but there is good demand for this type of space within Princetown. Inevitably this product has high tenant churn, but occupancy levels are relatively high and will likely remain so in the medium term.				
Sustainable Development Factors:					
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 brownfield/greenfield considerations)?			Yes		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			No		
Environmental quality and known constraints	Within Princetown Conservation Area				
Strategic Access and Accessibility:	Strategic Connectivity: Relatively isolated from trunk roads, albeit with access to them along good quality b-roads. Access and Parking: Central to Princetown with good vehicular access off b-roads				

	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 delivery of the Greater Exeter Strategic Plan?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	Small businesses
3.3: Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes – development completed
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Developable Space and vacancy:	There are no significant opportunities to extend the existing building, although 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.
Recommendation:	The site is in good use and condition. The site provides valuable employment premises that should be safeguarded in the Local Plan.
Site Photos:	
	

Site Plan:



CLIENT Dartmoor National Park Authority	DATE 16.01.2018	OS REF	Drawn by PMG	DLP PLANNING LIMITED Broad Quay House (5th floor), Prince Street Bristol, BS1 4DJ t 01179 058 850 f bristol@dlpconsultants.co.uk <small>Offices also at: Bath, Cardiff, East Midlands, Leeds, London, Milton Keynes, Rugby and Sheffield</small>	
	SCALE 1:1,250 @ A4	DRWG NO. ELR33	Checked HR		
PROJECT Dartmoor Employment Land Review	JOB NO. DV5009	REV			
	DRWG TITLE Assessment Site ELR33				

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

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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