

Mid Devon District Council

Employment Land Monitoring Statement

March 2023

The adopted Mid Devon Local Plan includes a target requirement for a minimum of 147,000 sq m of commercial floorspace comprising a range of employment-generating uses in the period 2013 – 2033¹.

Employment land monitoring statistics for B space completed (sq m) (including Class E office, research and development, light industrial employment) are taken from published Commercial Land Availability Summary 2018 (table page 20)

[Commercial Land Availability Summary \(middevon.gov.uk\)](http://middevon.gov.uk)

Completions (sq m)

01.04.2013 – 31.03.2014	7943
01.04.2014 – 31.03.2015	13311
01.04.2015 – 31.03.2016	5072
01.04.2016 – 31.03.2017	3271
01.04.2017 – 31.03.2018	6835
01.04.2018 – 31.03.2019	8791 ²
01.04.2019 – 31.03.2022	25961 ³
Total completed 2013 - 2022	71184

¹ Local Plan Policy S2, Policy S6 and paragraph 2.43. Note the Local Plan includes a target of 147,000 sq m of commercial floorspace. Technical evidence through the Employment Land Review (2013) has identified a need for employment land, equating approximately 140,000 sq m of employment floorspace, and the Retail Study 2012 has identified a need for 7,000 sq m of comparison retail floorspace up to 2026.

² Taken from Mid Devon Employment Land Monitor – Completions By Site 1st April 2018 – 31st March 2019 (see Appendix 1)

³ Taken from Mid Devon Employment Land Monitor 2019 – 2022 (see Appendix 2)

At 31st March 2022 employment land monitoring statistics (**Appendix 2**) have recorded the following B space (including Class E office, research and development, light industrial) floorspace (sq m):

With outline planning permission	29230
With detailed planning permission	36287
Under construction	22288
Allocated (expressed as sq m in Local Plan)	14140
Total commitments 31st March 2022	101945

The total completed and committed employment floorspace (B space and Class E office, research and development, light industrial) is **173,129 sq m**

Notes:

- 1) These figures do not include Local Plan Junction J27 for 28 ha (net site area) / 52,550 sq m floorspace. This is since this provision is for leisure, tourism and retail uses as described in Local Plan Policy J27 – Land at Junction 27 of the M5 Motorway.
- 2) In the period 1st April 2019 – 31st March 2022 planning permission has been granted for the change of use or development of **1,015 sq m** of existing employment land and buildings to other (non-employment) uses.