



**HARDISTY JONES
ASSOCIATES**

EXETER CITY COUNCIL

Business Space in Strategic Allocation Areas

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hardistyjones.com

1 Introduction

- 1.1 This report sets out the quantum of business space in Exeter City Council's five strategic allocations of East Gate, North Gate, Red Cow, South Gate, and Water Lane within Exeter.
- 1.2 Information on business space has been obtained from the VOA (Valuation Office Agency) 2023 epoch. This dataset provides a list of all properties liable for business rates as of April 2023.
- 1.3 Data from the VOA has been analysed using a GIS (Geographical Information System) programme, to establish which properties that fall within the strategic allocations.
- 1.4 VOA data is not provided by Use Class. The VOA allocates each property a SCat (Special Category) code and description which groups property types together. These codes and descriptions have been allocated to Use Classes based on a matrix developed by HJA. The SCat codes found in the strategic areas and the Use Classes to which they have been allocated can be found in Appendix 1.
- 1.5 The measurement of total area varies by SCat code. All areas have been converted to Gross External Area (GEA). Net Internal Area (NIA) is assumed to be 20% less than GEA, and Gross Internal Area (GIA) is assumed to be 5% less than GEA. Areas which are measured using 'other' measurements are assumed to be GEA.

Business Space in Strategic Allocations

- 1.6 Overall, there is 122,200 sqm (GEA) of business space across the five strategic allocations¹. The figure below provides a breakdown of all space by Use Class.

Figure 1.1: Business Space Across All Strategic Allocations (GEA)

	Space (sqm)
E(g)(i)	20,300
E(g)(iii)	210
B2	8,900
B8	13,400
B8 open storage**	13,200
Traditional Employment Uses	56,000
E(a)	51,200
E(b)	4,200
E(c)(i)	1,000
E(c)(ii)	380
E(c)(iii)	940
E(d)	4,300
E(e)	70
F1	190
F2	1,500
Sui Generis	2,400
Total	122,200

*Numbers may not sum due to rounding

**This is the site rather than building size

- 1.7 Removal of car parking and advertising installations from the Sui Generis Use Class reduces the overall quantum of space to 121,300 sqm.
- 1.8 There is currently 56,000 sqm in traditional employment uses, with an additional 62,200 sqm distributed across other Class E uses.
- 1.9 The following chapter sets out the quantum of business space across each strategic allocation.

¹ This includes open storage land.

2 Business Space by Strategic Allocation

East Gate

- 2.1 The figure below shows the amount of space liable for business rates in the East Gate strategic allocation.

Figure 2.1: East Gate Strategic Allocation Business Space (GEA)

	Space (sqm)
E(g)(i)	17,400
B2	690
B8	300
Traditional Employment Uses	18,400
E(a)	14,200
E(b)	1,200
E(c)(i)	610
E(c)(iii)	100
E(d)	790
E(e)	70
Sui Generis	810
Total	36,200

*Numbers may not sum due to rounding

- 2.2 There is currently 18,400 sqm of space in traditional employment uses. Use Class E(g)(i) - Offices is the largest contributor to this total. The Civic Centre, Clarendon House, and 3 Manor Court account for over 70% of the total office space in this strategic allocation.
- 2.3 There is an additional 17,000 sqm of space in other Class E uses. Due to the changes in the Use Class Order in England in 2021 this space can be converted to employment uses (in Class E) without planning permission.
- 2.4 Over half of the Sui Generis uses in this area are either car parking or advertising rights. The remainder is accounted for by two betting shops and an ATM (Automated Teller Machine) in the area. These betting shops are less than 500 sqm each and could therefore be converted to any Class E use under Permitted Development Rights (PDR).

North Gate

- 2.5 The figure below shows the amount of space liable for business rates in the North Gate strategic allocation.

Figure 2.2: North Gate Strategic Allocation Business Space (GEA)

	Space (sqm)
E(g)(i)	2,100
B8	20
Traditional Employment Uses	2,100
E(a)	33,000
E(b)	3,000
E(c)(i)	430
E(c)(iii)	750
E(d)	2,000
Sui Generis	1,300
Total	42,600

*Numbers may not sum due to rounding

- 2.6 There is currently 2,100 sqm of space in traditional employment uses. The space in B8 use is a storage area within the Guildhall Shopping Centre. Office space in this area is distributed across 11 small offices ranging from 69 to 135 sqm in size. These offices are distributed across the area, including four in the Guildhall Shopping Centre and three on Fore Street.
- 2.7 There is an additional 39,200 sqm of space across various other Class E uses.
- 2.8 Of those areas in the Sui Generis Use Class, 250 sqm is a betting shop and 480 sqm is an amusement arcade. Other Sui Generis uses are car parks and advertising rights.

Red Cow

- 2.9 The figure below shows the amount of space liable for business rates in the Red Cow strategic allocation.

Figure 2.3: Red Cow Strategic Allocation Business Space (GEA)

Space (sqm)	
B8	400
Traditional Employment Uses	400
E(a)	330
E(c)(ii)	380
E(c)(iii)	90
SG	10
Total	1,200

*Numbers may not sum due to rounding

- 2.10 There is currently 400 sqm of space in employment uses in this strategic allocation. This comprises a single warehouse.
- 2.11 There is an additional 800 sqm of space across other Class E uses.
- 2.12 All Sui Generis space is car parking.

South Gate

- 2.13 There is no traditional employment space in this strategic allocation.
- 2.14 The only business space is 100 sqm (GEA) of car parking.

Water Lane

- 2.15 The figure below shows the amount of space liable for business rates in the Water Lane strategic allocation.

Figure 2.4: Water Lane Strategic Allocation Business Space (GEA)

	Space (sqm)
E(g)(i)	730
E(g)(iii)	210
B2	8,200
B8	12,700
B8 open storage**	13,200
Traditional Employment Uses	35,100
E(a)	3,700
E(d)	1,600
F1	190
F2	1,500
SG	160
Total	42,100

*Numbers may not sum due to rounding

**This is the site rather than building size

- 2.16 There is currently 35,100 sqm of space in traditional employment uses. This is primarily distributed across B2 and B8 uses. These uses are primarily found in the City Industrial Estate, Vulcan Estate, and Haven Works.
- 2.17 This strategic allocation also contains 13,200 sqm of open storage land. Over 10,000 sqm of this is accounted for by a single car storage site.
- 2.18 There is an additional 5,300 sqm in Class E uses.
- 2.19 All Sui Generis uses are car parking space.

Appendix 1. SCat Code Conversion

2.20 The following table sets out the SCat codes found across the strategic areas and the Use Classes to which they have been allocated.

Figure A1.1: SCat to Use Class Conversion

SCAT Code	SCat Description	Primary Description	Use Class
3	Advertising Right	Advertising Right & Premises	SG
3	Advertising Right	Advertising Station & Premises	SG
18	ATMs	Commercial (Unclassified)	SG
21	Banks/Insurance/Building Society Offices & Other A2 Uses	Bank & Premises	E(c)(i)
21	Banks/Insurance/Building Society Offices & Other A2 Uses	Offices & Premises	E(c)(i)
21	Banks/Insurance/Building Society Offices & Other A2 Uses	Shop & Premises	E(c)(i)
24	Betting Offices	Betting Shop & Premises	SG
39	Car Parks (Multi-Storey)	Car Park & Premises	SG
40	Car Parks (Surfaced Open)	Car Park & Premises	SG
43	Car Spaces	Car Parking Space & Premises	SG
61	Clubs & Institutions	Club (Social) & Premises	F2
96	Factories, Workshops & Warehouses (Incl Bakeries & Dairies)	Factory & Premises	B2/E(g)(iii)
96	Factories, Workshops & Warehouses (Incl Bakeries & Dairies)	Workshop & Premises	B2/E(g)(iii)
96	Factories, Workshops & Warehouses (Incl Bakeries & Dairies)	Warehouse & Premises	B8
139	Hypermarkets/Superstores (over 2500m ²)	Hypermarket & Premises	E(a)
148	Land Used for Storage	Land Used for Storage & Premises	B8 (open storage)
154	Large Shops (750 - 1850m ²)	Shop & Premises	E(a)
155	Large Shops (Over 1850m ²)	Shop & Premises	E(a)
203	Offices (Inc Computer Centres)	Offices & Premises	E(g)(i)
234	Restaurants	Restaurant & Premises	E(b)

235	Retail Warehouses & Foodstores	Hypermarket & Premises	E(a)
235	Retail Warehouses & Foodstores	Retail Warehouse & Premises	E(a)
235	Retail Warehouses & Foodstores	Superstore & Premises	E(a)
249	Shops	Laundrette & Premises	E(a)
249	Shops	Shop & Premises	E(a)
251	Showrooms	Showroom (Excl. Car) & Premises	E(a)
259	Sports & Leisure Centres (Private)(Dry Only)	Leisure Centre & Premises	E(d)
259	Sports & Leisure Centres (Private)(Dry Only)	Sports Centre & Premises	F2
261	Sports Grounds	Sports Ground & Premises	F2
268	Stores	Store & Premises	B8
285	Training Centre (Non Residential)	Education (Unclassified)	F1
289	Vehicle Repair Workshops & Garages	Vehicle Repair Workshop & Premises	B2
292	Veterinary Clinics / Animal Clinics	Commercial (Unclassified)	E(c)(ii)
293	Village Halls, Scout Huts, Cadet Huts Etc	Hall & Premises	F2
409	Cafes	Cafe (Unlicensed) & Premises	E(b)
416	Gymnasia/Fitness Suites	Leisure (Unclassified)	E(d)
417	Hairdressing/Beauty Salons	Hairdressing Salon & Premises	E(c)(iii)
427	Pitches for Stalls, Sales or Promotions	Commercial (Unclassified)	E(a)
437	Surgeries, Clinics, Health Centres (Rental Valuation)	Health Centre & Premises	E(e)
437	Surgeries, Clinics, Health Centres (Rental Valuation)	Surgery & Premises	E(e)
994	Industrial Miscellaneous	Industrial (Unclassified)	B2



**HARDISTY JONES
ASSOCIATES**



Contact

BRISTOL OFFICE

3rd Floor, The Sion, Crown Glass
Place, Nailsea, Bristol, BS48 1RB

0117 2355 075

contact@hardistyjones.com

CARDIFF OFFICE

10th Floor, Brunel House
2 Fitzalan Rd, Cardiff, CF24 0EB

02921 508 950

hardistyjones.com