

Maidstone Borough Council
Commercial Information Audit
Statistical report 2013/2014
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Commercial Information Audit 2013/14
Kent County Council

Commercial Land Use Monitoring Summary Report 2013/14

Contents

Contact list	1
Introduction	2
Commercial land use methodology	3
Definitions and glossary	4
Land Use Class Orders	5
Table 1A: Allocated Sites	6
Table 1B: Summary of Floorspace Allocated	7
Table 2A: Summary of Floorspace Permitted	8
Table 2B: Summary of Floorspace Permitted (complete, under construction, not started)	9-10
Table 3: Land Supply Summary	11
Table 4A: Timeseries of Floorspace Completed (gains)	12
Table 4B: Timeseries of Floorspace Completed (losses)	13
Table 4C: Timeseries of Floorspace Completed (net)	14
Timeseries Chart: A2/B1-B8 floorspace completed 2002-2014	15

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Introduction to Commercial Land Use Monitoring

This document gives a brief summary of the main data and components of the Commercial monitoring survey. Additional information is available. If you require supplementary in depth information please contact Kent County Council or the local District Council.

The annual survey is undertaken jointly by County and Local Authority officers. All commercial sites with a planning permission valid until 31st March are visited and an assessment is then made of the stage of development; complete, under-construction or unimplemented, and this is recorded into a database for commercial land monitoring.

Commercial Land Use monitoring in Kent (KCC area) is part of the Commercial Information Audit (CIA). Note Medway Unitary Authority was established on 1st April 1998 from Rochester upon Medway and Gillingham Local Authorities and now conducts its own monitoring survey and publishes an annual report. The Kent (KCC area) CIA grew out of what was the County's Employment Land System (ELS).

Originally land use monitoring was to monitor the effectiveness of Structure Plan policies and to assist town planners and researchers when considering planning applications. Monitoring also helped consultants and developers identify sites for investment and opportunity. The Kent and Medway Structure Plan was superseded in July 2009 by the South East Plan when monitoring results were sent annually to the Region. In May 2010 the government abolished the Regional Partnership Board, although parts of the South East Plan remain valid until local authorities develop their own strategy, based upon the National Planning Policy Framework.

The results are used by local authorities in Annual Monitoring Reports, Local Development Frameworks, establishing type of employment need, as well as forming the basis for formal employment land surveys.

In future years allocated sites will gradually be replaced by Strategic Employment Land Availability Assessments (SELAA)

In May 2013 amendments were made to the Town and Country Planning (General Permitted Development) Order.
See: Statutory instruments http://www.legislation.gov.uk/uksi/2013/1101/pdfs/uksi_20131101_en.pdf

To capture the relevant permitted change of use data, prior approval and prior notification applications are now being recorded for commercial monitoring purposes.

This document is not an **Employment Land Review (ELR)**. Annual Monitoring Reports (AMRs) produced by individual Local Authorities assess progress in implementing **Local Development Documents** and how successfully policies are being implemented. Users should contact individual Local Authorities to obtain the latest position regarding progress and content of individual ELR's.

It is important to note that some district councils may also maintain their own monitoring systems and prepare monitoring reports covering aspects of commercial land supply. Definitions applied and land supply sources included in the district reports may vary from those applied in this study.

Commercial Land Use Survey - Methodology

Originally monitoring covered employment sites permitted for B1-B8 land uses. These uses were surveyed in order to monitor whether levels of development were meeting development plan targets. In 2007/08 monitoring procedures were expanded to include commercial sites as well as employment sites. This means that instead of only monitoring land uses B1, B2 and B8 (Offices and light industry, general industry and storage/distribution), gains and losses of commercial units such as shops (A1), financial and professional services (A2), hotels (C1), Residential Institutions (C2), Non Residential Institutions (D1) and Assembly and leisure (D2) are now included in the annual survey. In 2011/12 floorspace recorded as Sui Generis was included for the first time. See page 5 for definitions of all the Land Use Classes.

Methodology and data capture in Kent has changed several times over the years. The methodology underlying the capture of data underwent a major change after 1990/91 and earlier records are limited in content and should be treated with caution, especially if building a time series. Another major change was when records were computerised and more recently when the Regional Assembly required land use monitoring for the South East Plan. A more sophisticated methodology was established in 2007/08 when the requirement for the additional land use classes was included. In 2009/10 following a review of resources and requirements, the monitoring procedures and outputs were revised and restructured using different software.

Documentation of the very early surveys is no longer available. The earliest paper copies that are still available give a limited amount of information from 1986/87

Planning Permission types definitions and glossary

Full permission – development can take place at anytime within 3 years from the date the permission was granted. If development does not begin within 3 years the permission will expire.

Outline permission – a general proposal for development with no or incomplete details. Development cannot take place until the full details are submitted and approved. Detailed applications must be submitted within 3 years from the date of the outline permission. If details are not approved within 3 years the permission will normally expire.

Reserved Matters – full details further to an outline permission, which can be submitted in stages and remain valid for 2 years after the expiry date of the outline, or grant of the last reserved matters, whichever is the longer. Details may be required for building materials, design, siting, landscaping or access.

Renewal – if a planning permission is about to expire it can be renewed to allow a further period of time for the development to take place. This involves submission of a further full or outline permission.

Variation of Condition – planning permission is often given with conditions and it is possible to apply for a variation of any of these. A variation of condition application can also be made to extend the time period for development to commence.

Allocation – Land identified by the Local Authority as being suitable for future development but does not currently have a planning permission.

Extant – A site that has a current planning permission which is either not started or under construction.

Pending Losses – A planning permission with an element of floorspace that will be lost. The floorspace can be lost by a change of use to another use class, redeveloped as housing/retail/leisure or a demolition of a building or part of a building. It is possible the loss may only form part of the planning permission.

Permitted Development Rights – A type of planning permission which allows certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.

For further information follow the web link on page 2 of this report.

Use Classes Order (Brief general definitions)

Source: Planning Portal (<http://www.planningportal.gov.uk>)

Land Use Classes for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
- **A2 Financial and professional services** - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

- **B1, B1a, B1b and B1c Business** - Offices, research and development, light industry appropriate in a residential area.
- **B2 General industrial**
- **B3-B7 Special Industrial Groups**
- **B8 Storage or distribution** - This class includes open air storage.

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided.
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).

- **Sui Generis** - Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres. Casinos. Theatres, scrap yards.

Table 1A:
Allocated Sites (net residual)
Amount of floorspace still available for development (m²)

Development Plan Allocations

Maidstone Borough Local Development Framework																	Maidstone			
Site Reference	Policy Reference	Site Name	Settlement	A1	A2	A3	A4	A5	B1a	B1b	B1c	Mixed		Mixed			C1	C2	D1	D2
												B1	B2	B8	B1-B8					
MA_00001	MA.ED1(iii)	Tovil Green	MAIDSTONE	0	0	0	0	0	0	0	0	0	0	-300	0	0	0	0	0	
MA_00002	MA.ED1(iv)	Langley Park Farm W, Sutton Rd	MAIDSTONE	0	0	0	0	0	0	0	0	13,000	8,000	0	0	0	0	0		
MA_00003	MA.ED4	Land adjoining Hilton Hotel	MAIDSTONE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
MA_00005	MA.ED8	Maidstone East Station, Station Rd	MAIDSTONE	0	0	0	0	0	0	0	0	9,000	0	0	0	0	0	0		
MA_00260	MA.ED1	St Michael's Close	AYLESFORD	0	0	0	0	0	0	0	0	3,000	2,000	0	0	0	0	0		
Net Residual				0	0	0	0	0	0	0	0	25,000	10,000	-300	0	0	0	0		

**Table 1B:
Summary of Floorspace (m²) Allocated (gross)**

Development Plan Allocations

Maidstone Borough Local Development Framework																Maidstone	
Summary Totals	A1	A2	A3	A4	A5	B1a	B1b	B1c	Mixed		B8	Mixed		C1	C2	D1	D2
									B1	B2		B1-B8					
Total fsp (gain)	0	0	0	0	0	19,374	0	0	25,000	10,000	0	0	0	0	0	0	0
on permissions	0	0	0	0	0	19,374	0	0	0	0	0	0	0	0	0	0	0
residual	0	0	0	0	0	0	0	0	25,000	10,000	0	0	0	0	0	0	0
Total fsp (loss)	0	0	0	0	0	0	0	0	0	0	540	0	0	0	0	0	0
on permissions	0	0	0	0	0	0	0	0	0	0	240	0	0	0	0	0	0
residual	0	0	0	0	0	0	0	0	0	0	300	0	0	0	0	0	0
Net residual	0	0	0	0	0	0	0	0	25,000	10,000	-300	0	0	0	0	0	0

- Statistics are derived from the Commercial Information Audit, which is conducted annually by KCC and the Kent Districts
- Values stated indicate floorspace (measured in sq.m.) **except for C1 and C2, which are measured in number of bedrooms**
- Estimated floorspace based on ratio of 3,500m²/ha
- Values indicate the status of allocated sites on 31/03/2014
- A1 mixed includes allocations for leisure - sites are subject to more detailed masterplanning
- Details of individual sites are available on request

Table 2A:
Summary of Floorspace (m²) Permitted 2013/14
 (Complete, Under Construction, Not Started)

CIA 2013/14 Summary
 Maidstone

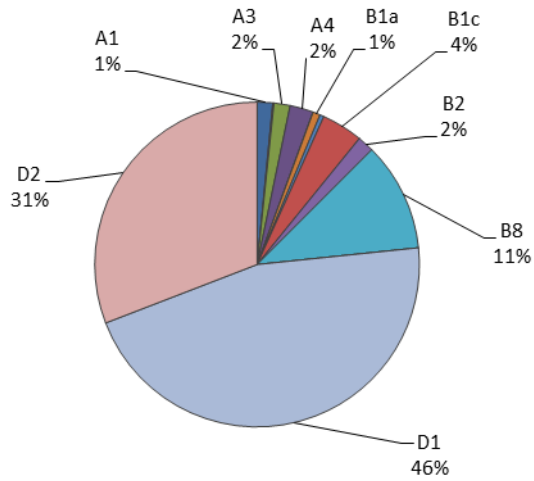
	A1	A2	A3	A4	A5	B1a	B1b	B1c	B1 mixed	B2	B8	B1-B8 mixed	C1	C2	D1	D2	Sui Generis	Total all use classes (excluding C1, C2 & SG)
C/P	532	42	552	804	8	248	139	1,419	0	566	3,739	0	0	16	15,780	10,636	370	34,465
U/C	7,588	0	193	110	0	16,941	0	3,301	0	0	0	0	19	0	197	0	0	28,330
N/S	6,608	833	3,075	290	312	17,472	720	7,953	0	5,976	18,179	0	36	165	2,933	2,810	1,108	67,161
Gains (gross)	14,728	875	3,820	1,204	320	34,661	859	12,673	0	6,542	21,918	0	55	181	18,910	13,446	1,478	129,956
Loss C/P	1,698	1,232	112	770	0	2,816	0	260	0	10	4,852	0	0	0	389	5,240	1,300	17,379
Loss N/S	7,035	572	32	834	0	7,453	0	1,111	0	5,538	12,553	0	24	51	1,088	2,096	2,851	38,312
Losses (gross)	8,733	1,804	144	1,604	0	10,269	0	1,371	0	5,548	17,405	0	24	51	1,477	7,336	4,151	55,691
Net change	5,995	-929	3,676	-400	320	24,392	859	11,302	0	994	4,513	0	31	130	17,433	6,110	-2,673	74,265
Exp (net)	1,702	444	0	0	0	137	0	4,292	0	2,291	-538	0	150	138	198	-194	0	8,332
S/S (net)	598	52	-247	0	0	-173	0	4,490	0	4,190	2,054	0	0	0	334	0	247	11,298

- Statistics are derived from the Commercial Information Audit, which is conducted annually by KCC and the Kent Districts
- Values stated indicate floorspace (measured in sq.m.) **except for C1 and C2, which are measured in number of bedrooms**
- Details of individual sites are available on request

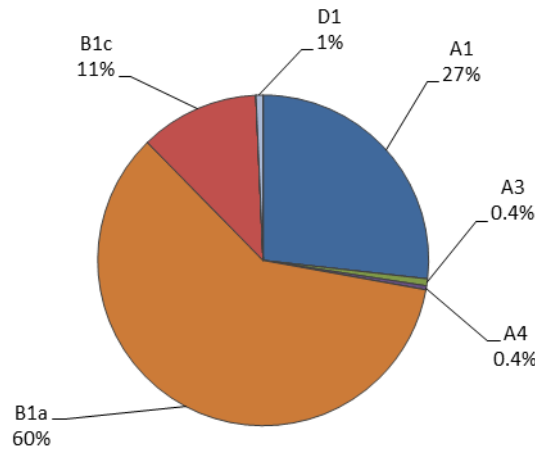
Table 2B:
Summary of Floorspace (m²) Permitted 2013/2014
(Complete, Under Construction, Not Started)

Maidstone	Gains (gross)		Maidstone	Losses (gross)	
Commercial Floorspace (A1-B8 & D1-D2)	sq.m.	%	Commercial Floorspace (A1-B8 & D1-D2)	sq.m.	%
Complete 2013/14	34,465	26.52	Complete 2013/14	17,379	31.21
Under construction 2013/14	28,330	21.80			
Not started 2013/14	67,161	51.68	Not started 2013/14	38,312	68.79
Total	129,956	100.00	Total	55,691	100.00
Floorspace (B1-B8)	sq.m.	%	Floorspace (B1-B8)	sq.m.	%
Complete 2013/14	6,111	7.97	Complete 2013/14	7,938	22.95
Under construction 2013/14	20,242	26.41			
Not started 2013/14	50,300	65.62	Not started 2013/14	26,655	77.05
Total	76,653	100.00	Total	34,593	100.00
Floorspace (A1-A5)	sq.m.	%	Floorspace (A1-A5)	sq.m.	%
Complete 2013/14	1,938	9.25	Complete 2013/14	3,812	31.03
Under construction 2013/14	7,891	37.67			
Not started 2013/14	11,118	53.08	Not started 2013/14	8,473	68.97
Total	20,947	100.00	Total	12,285	100.00
Floorspace (D1-D2)	sq.m.	%	Floorspace (D1-D2)	sq.m.	%
Complete 2013/14	26,416	81.64	Complete 2013/14	3,184	11.91
Under construction 2013/14	197	0.61			
Not started 2013/14	5,743	17.75	Not started 2013/14	23,543	88.09
Total	32,356	100.00	Total	26,727	100.00

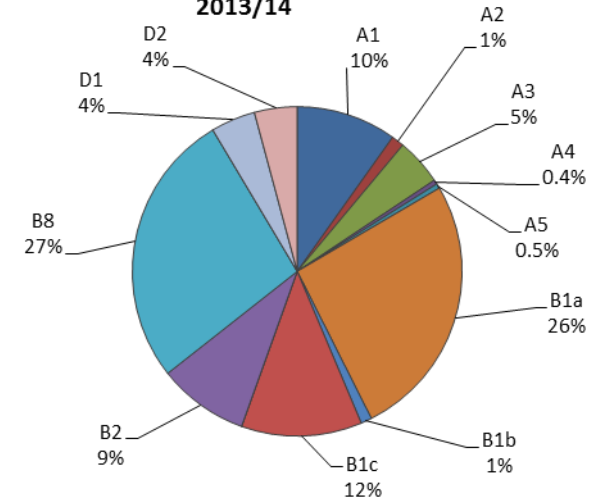
Maidstone: Floorspace completed (gross) 2013/14



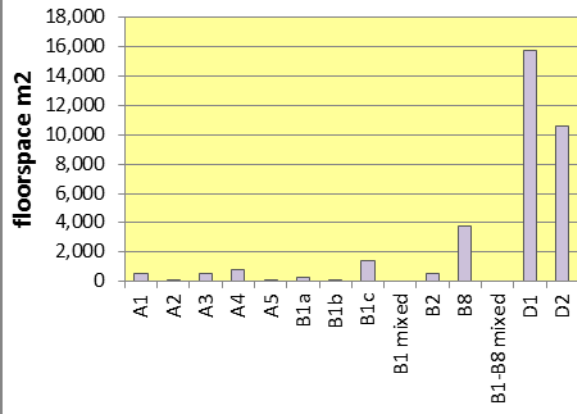
Maidstone: Floorspace under construction (gross) 2013/14



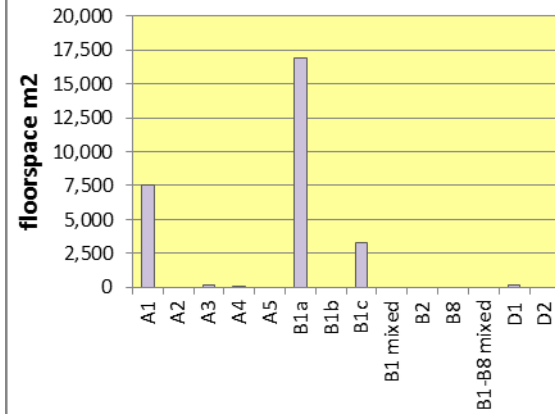
Maidstone: Floorspace not started (gross) 2013/14



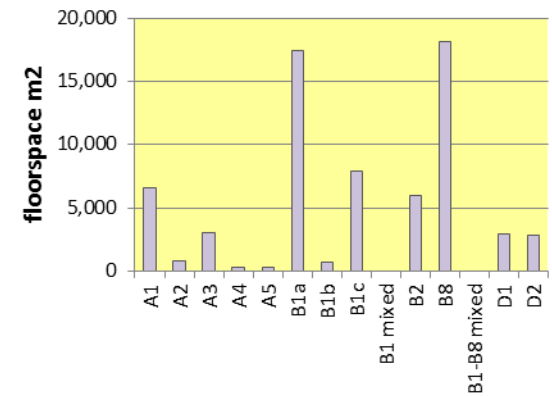
Maidstone: Floorspace completed (gross) 2013/14



Maidstone: Floorspace under construction (gross) 2013/14



Maidstone: Floorspace not started (gross) 2013/14



**Table 3:
Land Supply Summary (m²) 2013/14**

MAIDSTONE DISTRICT

CIA Monitoring Statistics 2013/14

		Area (ha)	A2 m2	B1a m2	B1b m2	B1c m2	B1 Unable to Split	B2 m2	B8 m2	B1-B8 unable to Split	Total A2/B1-8 m2	Source	
Land Supply													
Local Plan Allocations	Proposed Gains		10.00	0	0	0	25,000	10,000	0	0	35,000	KCC Allocations Table	
	Proposed Losses		-0.09	0	0	0	0	0	-300	0	-300		
	Net Allocated		9.91	0	0	0	25,000	10,000	-300	0	34,700		
Planning Permissions	Completed	Completed 2001-2013 (net)	31.48	-966	-8,451	934	4,544	-8,130	-28,175	-4,486	0	-44,730	C/F from 2012/13 Summary
		Completed 2013-2014 (Gains)	1.76	42	248	139	1,419	0	566	3,739	0	6,153	KCC Bottom Line Figures
		Completed 2013-2014 (Losses)	-2.62	-1,232	-2,816	0	-260	0	-10	-4,852	0	-9,170	KCC Bottom Line Figures
		Completed 2013-2014 (Net)	-0.86	-1,190	-2,568	139	1,159	0	556	-1,113	0	-3,017	
		Net Completed 2001-2014	30.62	-2,156	-11,019	1,073	5,703	-8,130	-27,619	-5,599	0	-47,747	
	Committed	Not Started	14.61	833	17,472	720	7,953	0	5,976	18,179	0	51,133	KCC Bottom Line Figures
		Under Construction	5.78	0	16,941	0	3,301	0	0	0	0	20,242	KCC Bottom Line Figures
		Pending losses	-7.85	-833	-7,453	0	-1,111	0	-5,538	-12,553	0	-27,488	KCC Bottom Line Figures
		Net committed	12.54	0	26,960	720	10,143	0	438	5,626	0	43,887	
Total Land Supply	Net Allocated + Net Committed	22.45	0	26,960	720	10,143	25,000	10,438	5,326	0	78,587		

Note 1: Net completions from 2001 -2008 were not split into A2/B1a/B1b/B1c so the amount previously under A2/B1 has been entered as B1 unable to split

Note 2: Completed losses include sites which are under construction ie. the site is lost.

Note 3: Site areas are estimated totals for the site and should be treated with caution. It is not possible to split it between use classes

Site areas have been calculated using a ratio of 3,500m²/ha. The net completed 2001-2013 figure was carried forward from the 2012-2013 table but the ratio had not been applied. The net figure for 2013-2014 has been added to it to give the 2001-2014 net site area so this should also be treated with caution.

**Table 4A:
Timeseries of Floorspace (m²) Completed (gross gains)**

Maidstone All figures are measures of floorspace (m²) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

Completions	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A1							3,146	2,405	848	2,840	1,114	532		
A2							770	350	257	540	234	42		
A3							638	238	384	1,422	783	552		
A4							64	72	26	103	1,830	804		
A5							98	91	296	524	139	8		
A3-5 Total							800	401	706	2,049	2,752	1,364	0	0
A1-5 Total							4,716	3,156	1,811	5,429	4,100	1,938	0	0
B1a							10,603	1,675	466	1,519	1,715	248		
B1b							1,048	0	88	0	0	139		
B1c							5,160	1,428	1,569	387	742	1,419		
B1 mixed							0	0	39	0	0	0		
B1 Total							16,811	3,103	2,162	1,906	2,457	1,806	0	0
A2/B1 Total	6,421	5,481	1,727	15,933	8,852	9,313	17,581	3,453	2,419	2,446	2,691	1,848	0	0
B2	8,303	3,878	1,701	8,859	3,966	4,661	1,640	9,324	1,415	1,269	1,999	566		
B8	16,200	2,139	1,754	3,997	8,470	5,505	19,749	4,853	1,016	13,334	9,734	3,739		
B1-8 mixed							0	0	0	0	0	0		
A2/B1-8 Total	30,924	11,498	5,182	28,789	21,288	19,479	38,970	17,630	4,850	17,049	14,424	6,153	0	0
B1-8 Total							38,200	17,280	4,593	16,509	14,190	6,111	0	0
C1 (bedrooms)							14	116	4	0	104	0		
C2 (bedrooms)							0	29	14	0	22	16		
C1/C2 Total (bedrooms)							14	145	18	0	126	16	0	0
C3 Total (dwellings)	512	406	832	780	735	1,044	528	639	702	892	643	n/a		
D1							1,886	2,435	1,402	8,752	1,089	15,780		
D2							957	372	387	1,231	8,981	10,636		
Sui Generis										0	2,623	370		
D1/D2 Total							2,843	2,807	1,789	9,983	10,070	26,786	0	0

Prior to 2008 only the B use classes were monitored and A2 was included with B1
Dwelling completions are monitored as part of the Housing Information Audit

**Table 4B:
Timeseries of Floorspace (m²) Completed (gross losses)**

Maidstone All figures are measures of floorspace (m²) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

Losses	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A1							1,915	1,364	3,189	3,492	3,579	1,698		
A2							1,551	218	1,712	115	114	1,232		
A3							91	0	52	316	366	112		
A4							50	407	342	439	801	770		
A5							555	0	0	37	0	0		
A3-5 Total							696	407	394	792	1,167	882	0	0
A1-5 Total							4,162	1,989	5,295	4,399	4,860	3,812	0	0
B1a							4,428	1,772	2,522	2,563	10,935	2,816		
B1b							0	0	0	43	0	0		
B1c							3,152	1,914	328	905	1,291	260		
B1 mixed							0	0	0	0	0	0		
B1 Total							7,580	3,686	2,850	3,511	12,226	3,076	0	0
A2/B1 Total	36,926	2,046	6,642	5,506	6,355	7,030	9,131	3,904	4,562	3,626	12,340	4,308	0	0
B2	30,089	1,557	1,765	16,277	12,236	459	3,541	1,090	5,601	7,353	255	10		
B8	8,257	3,106	5,327	11,870	3,398	6,799	9,830	15,215	7,796	6,366	153	4,852		
B1-8 mixed							0	0	0	0	0	0		
A2/B1-8 Total	75,272	6,709	13,734	33,653	21,989	14,288	22,502	20,209	17,959	17,345	12,748	9,170	0	0
B1-8 Total							20,951	19,991	16,247	17,230	12,634	7,938	0	0
C1 (bedrooms)							0	0	7	0	0	0		
C2 (bedrooms)							0	0	5	0	2	0		
C1/C2 Total (bedrooms)							0	0	12	0	2	0	0	0
C3 Total (dwellings)	68	25	16	22	21	52	87	58	53	19	13	n/a		
D1							50	0	64	2,171	464	389		
D2							320	0	0	100	358	5,240		
Sui Generis										291	13,800	1,300		
D1/D2 Total							370	0	64	2,271	822	6,929	0	0

Prior to 2008 only the B use classes were monitored and A2 was included with B1
Dwelling completions are monitored as part of the Housing Information Audit

**Table 4C:
Timeseries of Floorspace (m²) Completed (net)**

Maidstone All figures are measures of floorspace (m2) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

Net Completions	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A1							1,231	1,041	-2,341	-652	-2,465	-1,166	0	0
A2							-781	132	-1,455	425	120	-1,190	0	0
A3							547	238	332	1,106	417	440	0	0
A4							14	-335	-316	-336	1,029	34	0	0
A5							-457	91	296	487	139	8	0	0
A3-5 Total							104	-6	312	1,257	1,585	482	0	0
A1-5 Total							554	1,167	-3,484	1,030	-760	-1,874	0	0
B1a							6,175	-97	-2,056	-1,044	-9,220	-2,568	0	0
B1b							1,048	0	88	-43	0	139	0	0
B1c							2,008	-486	1,241	-518	-549	1,159	0	0
B1 mixed							0	0	39	0	0	0	0	0
B1 Total							9,231	-583	-688	-1,605	-9,769	-1,270	0	0
A2/B1 Total	-30,505	3,435	-4,915	10,427	2,497	2,283	8,450	-451	-2,143	-1,180	-9,649	-2,460	0	0
B2	-21,786	2,321	-64	-7,418	-8,270	4,202	-1,901	8,234	-4,186	-6,084	1,744	556	0	0
B8	7,943	-967	-3,573	-7,873	5,072	-1,294	9,919	-10,362	-6,780	6,968	9,581	-1,113	0	0
B1-8 mixed							0	0	0	0	0	0	0	0
A2/B1-8 Total	-44,348	4,789	-8,552	-4,864	-701	5,191	16,468	-2,579	-13,109	-296	1,676	-3,017	0	0
B1-8 Total							17,249	-2,711	-11,654	-721	1,556	-1,827	0	0
C1 (bedrooms)							14	116	-3	0	104	0	0	0
C2 (bedrooms)							0	29	9	0	20	16	0	0
C1/C2 Total (bedrooms)							14	145	6	0	124	16	0	0
C3 Total (dwellings)	444	381	816	758	714	992	441	581	649	873	630	#VALUE!	0	0
D1							1,836	2,435	1,338	6,581	625	15,391	0	0
D2							637	372	387	1,131	8,623	5,396	0	0
Sui Generis										-291	-11,177	-930		
D1/D2 Total							2,473	2,807	1,725	7,712	9,248	19,857	0	0

Prior to 2008 only the B use classes were monitored and A2 was included with B1
Dwelling completions are monitored as part of the Housing Information Audit

Timeseries Chart: A2/B1-B8 floorspace completed 2002 – 2014

Based on Tables 4a, 4b & 4c

