

Thanet District Council
Commercial Information Audit
Statistical report 2013/2014
Published December 2014



Commercial Information Audit 2013/14
Kent County Council

Commercial Land Use Monitoring Summary Report 2013/14

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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 The Kent and Medway Structure Plan was superseded in July 2009 by the South East Plan when monitoring results were sent annually to the Region.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/ukxi/2013/1101/pdfs/ukxi_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) 2013/14
Amount of floorspace still available for development (m²)

Development Plan Allocations

Thanet District Local Development Framework Core Strategy				Consultation (2009/10)											Thanet					
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					
TH_00001	TH.EC1 05	Thanet Reach	BROADSTAIRS	0	0	0	0	0	0	0	0	4,200	1,400	1,400	0	0	0	22,725	0	
TH_00002	TH.EC1 01	Manston Business Park, Manston	RAMSGATE	0	0	0	0	0	347	0	0	0	225	0	163,450	0	0	0	0	
TH_00004	TH.EC1 02	Eurokent Business Park, NewHaine Rd	RAMSGATE	0	0	0	0	0	5,248	0	2,058	33,552	23,721	32,384	0	0	0	0	0	
TH_00005	TH.EC1 03	Hedgend Industrial Estate	BIRCHINGTON	0	0	0	0	0	0	0	0	3,400	0	0	0	0	0	0	0	
TH_00006	TH.EC1 04	Land at Manston Road	RAMSGATE	0	0	0	0	0	0	0	0	2,500	0	2,500	0	0	0	0	0	
TH_00007	TH.EC6	East of Kent International Airport, Manston	RAMSGATE	0	0	0	0	0	0	0	0	3,470	7,640	2,780	0	0	0	0	0	
Net Residual				0	0	0	0	0	5,595	0	2,058	47,122	32,986	39,064	163,450	0	0	22,725	0	

**Table 1B:
Summary of Floorspace (m²) Allocated (gross) 2013/14**

Development Plan Allocations

Thanet District Local Development Framework Core Strategy		Consultation (2009/10)											Thanet				
									Mixed		Mixed						
		A1	A2	A3	A4	A5	B1a	B1b	B1c	B1	B2	B8	B1-B8	C1	C2	D1	D2
Summary Totals	Total fsp (gain)	0	118	0	0	0	12,416	0	14,591	47,122	33,441	45,064	163,450	0	0	22,725	0
	on permissions	0	118	0	0	0	6,821	0	12,533	0	455	6,000	0	0	0	0	0
	residual	0	0	0	0	0	5,595	0	2,058	47,122	32,986	39,064	163,450	0	0	22,725	0
	Total fsp (loss)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
on permissions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
residual	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net residual	0	0	0	0	0	5,595	0	2,058	47,122	32,986	39,064	163,450	0	0	22,725	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
- Details of individual sites are available on request

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

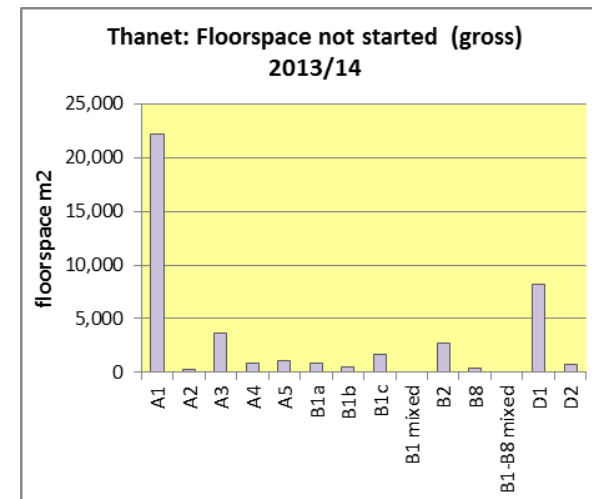
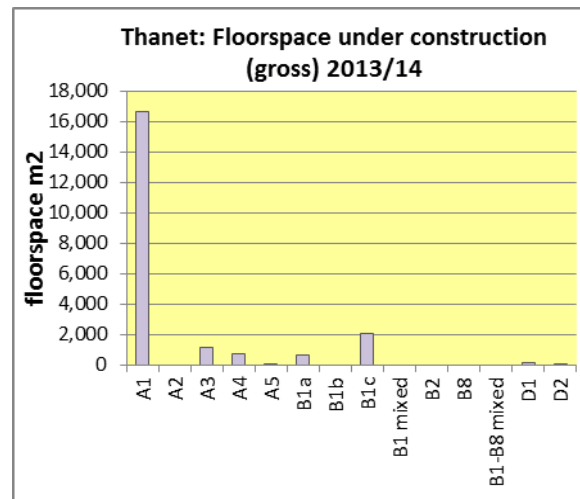
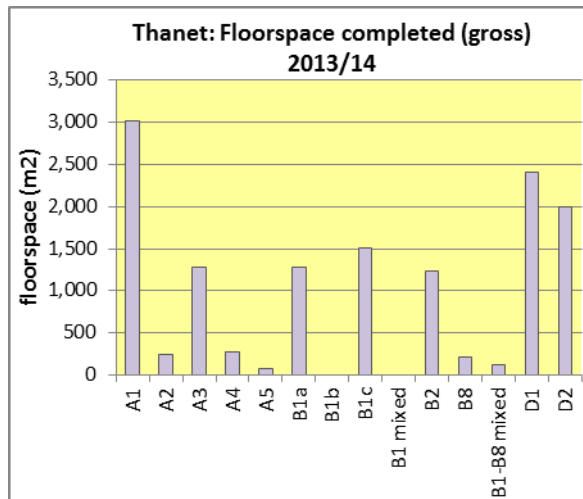
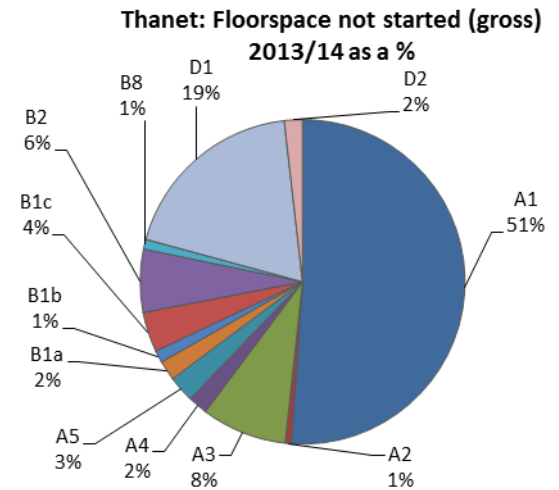
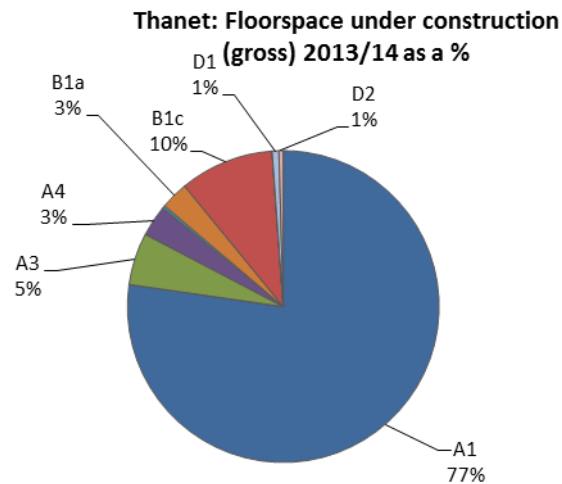
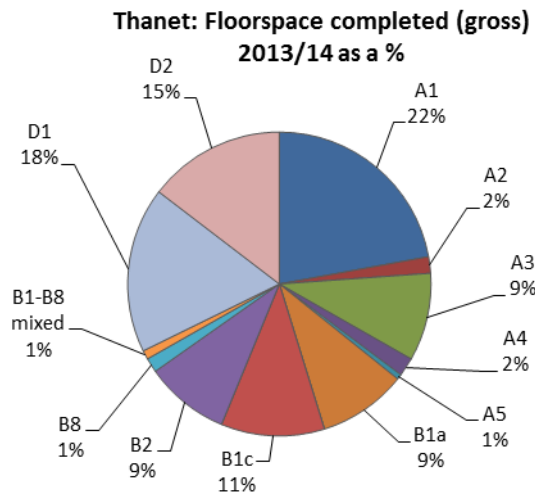
CIA 2013/14 Summary
 Thanet

	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	3,015	240	1,274	270	76	1,287	0	1,505	0	1,230	210	130	30	4	2,404	1,993	463	13,634
U/C	16,621	0	1,162	701	60	618	0	2,102	0	0	0	0	110	2	150	97	110	21,511
N/S	22,155	261	3,693	849	1,129	856	528	1,727	0	2,722	423	0	265	45	8,225	782	110	43,350
Gains (gross)	41,791	501	6,129	1,820	1,265	2,761	528	5,334	0	3,952	633	130	405	51	10,779	2,872	683	78,495
Loss C/P	3,655	615	122	503	188	14,610	0	422	0	60	1,175	0	58	24	993	1,500	30	23,843
Loss N/S	10,466	807	0	945	40	5,057	0	2,660	0	350	520	0	5	0	489	2,976	527	24,310
Losses (gross)	14,121	1,422	122	1,448	228	19,667	0	3,082	0	410	1,695	0	63	24	1,482	4,476	557	48,153
Net change	27,670	-921	6,007	372	1,037	-16,906	528	2,252	0	3,542	-1,062	130	342	27	9,297	-1,604	126	30,342
Exp (net)	0	0	0	0	0	-680	0	-336	0	-653	-1,045	0	0	10	0	0	0	-2,714
S/S (net)	9,595	0	929	-290	100	0	0	0	0	0	0	0	0	0	-58	0	0	10,276

- 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)

Thanet	Gains (gross)		Thanet	Losses (gross)	
Commercial Floorspace (A1-B8 & D1-D2)	sq.m.	%	Commercial Floorspace (A1-B8 & D1-D2)	sq.m.	%
Complete 2013/14	13,634	17.37	Complete 2013/14	23,843	49.52
Under construction 2013/14	21,511	27.40			
Not started 2013/14	43,350	55.23	Not started 2013/14	24,310	50.48
Total	78,495	100.00	Total	48,153	100.00
Floorspace (B1-B8)	sq.m.	%	Floorspace (B1-B8)	sq.m.	%
Complete 2013/14	4,362	32.70	Complete 2013/14	16,267	65.45
Under construction 2013/14	2,720	20.39			
Not started 2013/14	6,256	46.90	Not started 2013/14	8,587	34.55
Total	13,338	100.00	Total	24,854	100.00
Floorspace (A1-A5)	sq.m.	%	Floorspace (A1-A5)	sq.m.	%
Complete 2013/14	4,875	9.46	Complete 2013/14	5,083	29.31
Under construction 2013/14	18,544	36.00			
Not started 2013/14	28,087	54.53	Not started 2013/14	12,258	70.69
Total	51,506	100.00	Total	17,341	100.00
Floorspace (D1-D2)	sq.m.	%	Floorspace (D1-D2)	sq.m.	%
Complete 2013/14	4,397	32.21	Complete 2013/14	2,493	41.84
Under construction 2013/14	247	1.81			
Not started 2013/14	9,007	65.98	Not started 2013/14	3,465	58.16
Total	13,651	100.00	Total	5,958	100.00



**Table 3:
Land Supply Summary (m²)**

THANET DISTRICT

CIA Monitoring Statistics 2013/14

Land Supply		Area (ha)	CIA Monitoring Statistics 2013/14									Total A2/B1-8 m ²	Source
			A2 m ²	B1a m ²	B1b m ²	B1c m ²	B1 Unable to Split	B2 m ²	B8 m ²	B1-B8 unable to Split			
Local Plan Allocations	Proposed Gains	82.94	0	5,595	0	2,058	47,122	32,986	39,064	163,450	290,275	KCC Allocations Table	
	Proposed Losses	0.00	0	0	0	0	0	0	0	0	0		
	Net Allocated	82.94	0	5,595	0	2,058	47,122	32,986	39,064	163,450	290,275		
Planning Permissions	Completed	Completed 2001-2013 (net)	45.18	-3,819	2,589	370	2,672	14,397	690	-16,403	-50	446	C/F from 2012/13 Summary
		Completed 2013-2014 (Gains)	1.31	240	1,287	0	1,505	0	1,230	210	130	4,602	KCC Bottom Line Figures
		Completed 2013-2014 (Losses)	-4.82	-615	-14,610	0	-422	0	-60	-1,175	0	-16,882	KCC Bottom Line Figures
		Completed 2013-2014 (Net)	-3.51	-375	-13,323	0	1,083	0	1,170	-965	130	-12,280	
		Net Completed 2001-2014	41.67	-4,194	-10,734	370	3,755	14,397	1,860	-17,368	80	-11,834	
	Committed	Not Started	1.86	261	856	528	1,727	0	2,722	423	0	6,517	KCC Bottom Line Figures
		Under Construction	0.78	0	618	0	2,101	0	0	0	0	2,719	KCC Bottom Line Figures
		Pending losses	-2.68	-807	-5,057	0	-2,660	0	-350	-520	0	-9,394	KCC Bottom Line Figures
		Net committed	-0.05	-546	-3,583	528	1,168	0	2,372	-97	0	-158	
Total Land Supply	Net Allocated + Net Committed	82.89	-546	2,012	528	3,226	47,122	35,358	38,967	163,450	290,117		

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

The 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)**

Thanet 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							1,839	929	880	9,340	10,658	3,015		
A2							150	416	27	141	221	240		
A3							521	431	1,056	373	931	1,274		
A4							0	0	0	137	263	270		
A5							409	245	98	90	180	76		
A3-5 Total							930	676	1,154	600	1,374	1,620	0	0
A1-5 Total							2,919	2,021	2,061	10,081	12,253	4,875	0	0
B1a							8,507	715	60	861	550	1,287		
B1b							370	0	0	0	0	0		
B1c							7,704	25	255	488	15	1,505		
B1 mixed							0	0	0	0	0	0		
B1 Total							16,581	740	315	1,349	565	2,792	0	0
A2/B1 Total	12,472	1,432	1,278	3,523	3,860	4,269	16,731	1,156	342	1,490	786	3,032	0	0
B2	1,378	795	2,108	9,797	1,889	150	523	343	300	1,730	1,210	1,230		
B8	1,525	2,773	4,025	4,585	13,031	3,875	4,765	144	2,144	549	1,998	210		
B1-8 mixed							0	0	0	0	0	130		
A2/B1-8 Total	15,375	5,000	7,411	17,905	18,780	8,294	22,019	1,643	2,786	3,769	3,994	4,602	0	0
B1-8 Total							21,869	1,227	2,759	3,628	3,773	4,362	0	0
C1 (bedrooms)							5	0	71	21	0	30		
C2 (bedrooms)							0	0	0	0	0	4		
C1/C2 Total (bedrooms)							5	0	71	21	0	34	0	0
C3 Total (dwellings)	374	454	470	468	738	722	767	546	1,000	417	211	328		
D1							454	1,345	6,545	129	1,513	2,404		
D2							0	300	891	0	1,317	1,993		
Sui Generis										43	414	463		
D1/D2 Total							454	1,645	7,436	129	2,830	4,860	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)**

Thanet 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							1,803	805	233	3,562	4,286	3,655		
A2							136	195	54	103	198	615		
A3							481	298	166	103	533	122		
A4							0	0	50	1,199	60	503		
A5							0	0	25	100	96	188		
A3-5 Total							481	298	241	1,402	689	813	0	0
A1-5 Total							2,420	1,298	528	5,067	5,173	5,083	0	0
B1a							2,458	621	1,417	23	3,585	14,610		
B1b							0	0	0	0	0	0		
B1c							1,116	200	2,997	642	860	422		
B1 mixed							266	0	0	0	0	0		
B1 Total							3,840	821	4,414	665	4,445	15,032	0	0
A2/B1 Total	410	2,599	748	9,031	6,691	2,288	3,976	1,016	4,468	768	4,643	15,647	0	0
B2	2,675	8,299	2,705	2,028	1,325	500	2,194	0	0	0	353	60		
B8	668	6,596	848	200	1,687	406	2,948	3,531	608	0	537	1,175		
B1-8 mixed							0	0	0	247	50	0		
A2/B1-8 Total	3,753	17,494	4,301	11,259	9,703	3,194	9,118	4,547	5,076	1,015	5,583	16,882	0	0
B1-8 Total							8,982	4,352	5,022	912	5,385	16,267	0	0
C1 (bedrooms)							200	63	20	0	13	58		
C2 (bedrooms)							45	264	63	31	89	24		
C1/C2 Total (bedrooms)							245	327	83	31	102	82	0	0
C3 Total (dwellings)	40	38	29	103	87	116	41	26	111	97	17	17		
D1							881	150	382	324	528	993		
D2							632	224	367	468	841	1,500		
Sui Generis										0	1,294	30		
D1/D2 Total							1,513	374	749	792	1,369	2,523	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)**

Thanet 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							36	124	647	5,778	6,372	-640	0	0
A2							14	221	-27	38	23	-375	0	0
A3							40	133	890	270	398	1,152	0	0
A4							0	0	-50	-1,062	203	-233	0	0
A5							409	245	73	-10	84	-112	0	0
A3-5 Total							449	378	913	-802	685	807	0	0
A1-5 Total							499	723	1,533	5,014	7,080	-208	0	0
B1a							6,049	94	-1,357	838	-3,035	-13,323	0	0
B1b							370	0	0	0	0	0	0	0
B1c							6,588	-175	-2,742	-154	-845	1,083	0	0
B1 mixed							-266	0	0	0	0	0	0	0
B1 Total							12,741	-81	-4,099	684	-3,880	-12,240	0	0
A2/B1 Total	12,062	-1,167	530	-5,508	-2,831	1,981	12,755	140	-4,126	722	-3,857	-12,615	0	0
B2	-1,297	-7,504	-597	7,769	564	-350	-1,671	343	300	1,730	857	1,170	0	0
B8	857	-3,823	3,177	4,385	11,344	3,469	1,817	-3,387	1,536	549	1,461	-965	0	0
B1-8 mixed							0	0	0	-247	-50	130	0	0
A2/B1-8 Total	11,622	-12,494	3,110	6,646	9,077	5,100	12,901	-2,904	-2,290	2,754	-1,589	-12,280	0	0
B1-8 Total							12,887	-3,125	-2,263	2,716	-1,612	-11,905	0	0
C1 (bedrooms)							-195	-63	51	21	-13	-28	0	0
C2 (bedrooms)							-45	-264	-63	-31	-89	-20	0	0
C1/C2 Total (bedrooms)							-240	-327	-12	-10	-102	-48	0	0
C3 Total (dwellings)	334	416	441	365	651	606	726	520	889	320	194	311	0	0
D1							-427	1,195	6,163	-195	985	1,411	0	0
D2							-632	76	524	-468	476	493	0	0
Sui Generis										43	-880	433		
D1/D2 Total							-1,059	1,271	6,687	-663	1,461	2,337	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

