

Ashford Borough Council
Commercial Information Audit
Statistical report 2013/2014
Published December 2014



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 The Kent and Medway Structure Plan was superseded in July 2009 by the South East Plan when monitoring results were sent annually to the Region.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 (NPPF).

The results are used by local authorities in Annual Monitoring Reports, Local Development Plans, 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) 2013/2014
Amount of floorspace still available for development (m²)

Development Plan Allocations

Ashford Local Development Framework, Core Strategy				Adopted (2008)													Ashford				
Site Reference	Policy Reference	Site Name	Settlement	A1	A2	A3	A4	A5	B1a	B1b	B1c	Mixed B1		B2	B8	Mixed B1-B8		C1	C2	D1	D2
AS_00001	AS.TC3	Elwick Place	ASHFORD	22,000	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0	0	0
AS_00002	AS.TC11	Victoria Way East	ASHFORD	2,000	0	0	0	0	0	0	0	0	0	0	0	0	4,692	0	0	20,000	0
AS_00003	AS.S13	Cheeseman's Grn/Conscience Fm	ASHFORD	0	0	0	0	0	0	0	0	70,000	0	0	0	0	0	0	0	0	0
AS_00004	AS.U16	Orbital Park, Sevington	ASHFORD	159	0	0	0	0	352	0	0	24,889	0	0	0	0	0	0	0	0	0
AS_00005	AS.TC6	Cnr of Elwick Road/Station Rd	ASHFORD	2,000	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0	0	0	0
AS_00006	AS.S22	Fmr Rowcroft & Templar Barracks	ASHFORD	2,697	0	0	632	0	5,873	0	0	21,873	9,000	10,000	0	0	0	0	0	0	0
AS_00007	AS.S26	Eureka Leisure Park	ASHFORD	0	0	1,375	0	0	0	0	0	12,000	0	0	0	0	74	0	0	0	0
AS_00008	AS.U17	Eureka Science & Business Park	ASHFORD	18	18	18	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0
AS_00009	AS.TC9	The Commercial Quarter	ASHFORD	2,191	0	0	0	0	0	0	0	0	0	0	0	55,000	0	0	0	0	0
AS_00010	AS.S36	Klondyke Works	ASHFORD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AS_00107	AS.TC16	Former B&Q Site, Beaver Road	ASHFORD	4,000	0	0	0	0	0	0	0	0	0	0	0	6,000	0	0	0	0	0
AS_00297	AS.TC4	Park Mall	ASHFORD	9,000	0	0	0	0	0	0	0	0	0	0	0	3,000	0	0	0	0	0
AS_00298	AS.TC5	Vicarage Lane Car Park	ASHFORD	5,000	0	0	0	0	0	0	0	0	0	0	0	2,000	0	0	0	0	0
AS_00300	AS.TC14	Gasworks Lane	ASHFORD	0	0	0	0	0	0	0	0	0	0	0	0	2,000	0	0	0	0	0
AS_00301	AS.TC19	New Street South	ASHFORD	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AS_00302	AS.TC20	New Street North	ASHFORD	2,000	0	0	0	0	0	0	0	0	0	0	0	1,000	0	0	0	0	0
AS_00475	AS.CG1	Chilmington Green	ASHFORD	4,189	1,089	1,089	1,089	1,089	0	0	0	8,610	0	0	0	0	0	0	0	0	0
AS_00476	AS.U15	Henwood	ASHFORD	0	0	0	0	0	0	0	0	0	0	0	0	7,596	0	0	0	0	0
AS_00477	AS.U19	Sevington	ASHFORD	0	0	0	0	0	0	0	0	0	0	0	0	11,920	0	0	0	0	0
Net Residual				56,254	1,107	2,482	1,721	1,105	6,225	0	0	137,372	9,000	10,000	102,208	74	0	20,000	0	0	0

**Table 1B:
Summary of Floorspace (m²) Allocated (gross) 2013/2014**

Development Plan Allocations

Ashford Local Development Framework, Core Strategy		Adopted (2008)											Ashford					
									Mixed			Mixed						
Summary Totals		A1	A2	A3	A4	A5	B1a	B1b	B1c	B1	B2	B8	B1-B8	C1	C2	D1	D2	
Total fsp (gain)		65,389	1,210	4,666	1,721	1,105	23,012	0	647	245,808	13,687	25,856	106,884	74	0	30,268	0	
on permissions		9,135	103	2,184	0	0	16,787	0	647	108,436	4,687	15,856	4,676	0	0	10,268	0	
residual		56,254	1,107	2,482	1,721	1,105	6,225	0	0	137,372	9,000	10,000	102,208	74	0	20,000	0	
Total fsp (loss)		665	0	0	597	0	106	0	0	0	181	0	24,011	0	0	236	0	
on permissions		665	0	0	597	0	106	0	0	0	181	0	24,011	0	0	236	0	
residual		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net		56,254	1,107	2,482	1,721	1,105	6,225	0	0	137,372	9,000	10,000	102,208	74	0	20,000	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 2013/2014
(Complete, Under Construction, Not Started)

CIA 2013/14 Summary of Floorspace Surveyed
Ashford

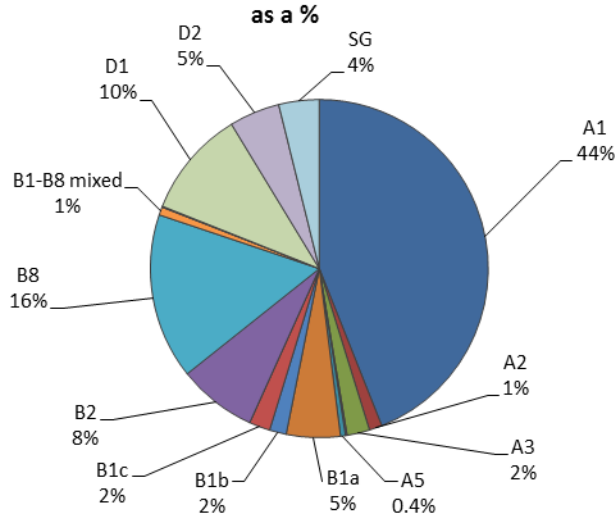
	A1	A2	A3	A4	A5	B1a	B1b	B1c	Mixed B1	B2	B8	Mixed B1-B8	C1	C2	D1	D2	SG	Total all use classes (excluding C1, C2 & SG)
C/P	7,945	222	392	28	85	932	291	362	0	1,362	2,863	141	5	10	1,858	872	700	17,353
U/C	538	1,000	100	0	0	7,371	300	817	0	820	2,673	9,380	5	78	669	10,196	421	33,864
N/S	9,101	688	2,791	1,288	966	25,299	103	3,923	110,422	9,257	22,215	3,714	8	59	3,914	6,546	1,397	200,227
Gains (gross)	17,584	1,910	3,283	1,316	1,051	33,602	694	5,102	110,422	11,439	27,751	13,235	18	147	6,441	17,614	2,518	251,444
Loss C/P	595	36	135	0	0	16,842	0	627	0	991	1,421	211	0	0	544	203	746	21,605
Loss N/S	1,065	587	0	432	0	2,287	0	1,337	0	25,363	1,962	1,249	0	65	224	143	552	34,649
Losses (gross)	1,660	623	135	432	0	19,129	0	1,964	0	26,354	3,383	1,460	0	65	768	346	1,298	56,254
Net Change	15,924	1,287	3,148	884	1,051	14,473	694	3,138	110,422	-14,915	24,368	11,775	18	82	5,673	17,268	1,220	195,190
Exp (net)	-206	521	0	0	0	-83	0	41	716	0	-602	157	5	5	327	251	1,500	1,122
S/S (net)	0	0	0	0	0	0	0	0	0	223	198	-300	0	0	0	0	0	121

- 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

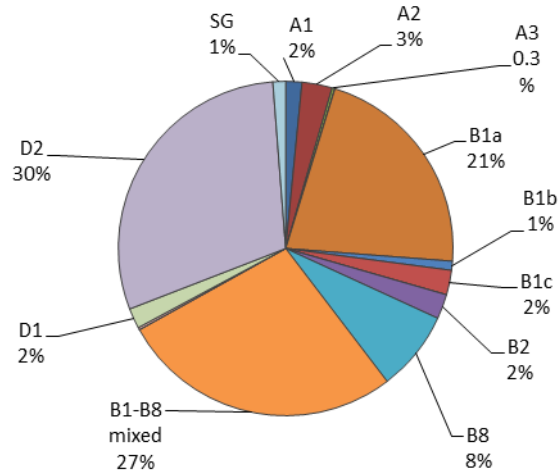
Table 2B:
Summary of Floorspace (m²) Permitted 2013/2014
(Complete, Under Construction, Not Started)

Ashford	Gains (gross)		Ashford	Losses (gross)	
Total Commercial Floorspace (A1-B8 & D1-D2)	sq.m.	%	Total Commercial Floorspace (A1-B8 & D1-D2)	sq.m.	%
Complete 2013/14	17,353	6.90	Complete 2013/14	21,605	38.41
Under construction 2013/14	33,864	13.47			
Not started 2013/14	200,227	79.63	Not started 2013/14	34,649	61.59
Total	251,444	100.00	Total	56,254	100.00
Total Floorspace (B1-B8)	sq.m.	%	Total Floorspace (B1-B8)	sq.m.	%
Complete 2013/14	5,951	2.94	Complete 2013/14	20,092	38.42
Under construction 2013/14	21,361	10.56			
Not started 2013/14	174,933	86.50	Not started 2013/14	32,198	61.58
Total	202,245	100.00	Total	52,290	100.00
Total Floorspace (A1-A5)	sq.m.	%	Total Floorspace (A1-A5)	sq.m.	%
Complete 2013/14	8,672	34.49	Complete 2013/14	766	26.88
Under construction 2013/14	1,638	6.51			
Not started 2013/14	14,834	59.00	Not started 2013/14	2,084	73.12
Total	25,144	100.00	Total	2,850	100.00
Total Floorspace (D1-D2)	sq.m.	%	Total Floorspace (D1-D2)	sq.m.	%
Complete 2013/14	2,730	11.35	Complete 2013/14	747	67.06
Under construction 2013/14	10,865	45.17			
Not started 2013/14	10,460	43.48	Not started 2013/14	367	32.94
Total	24,055	100.00	Total	1,114	100.00

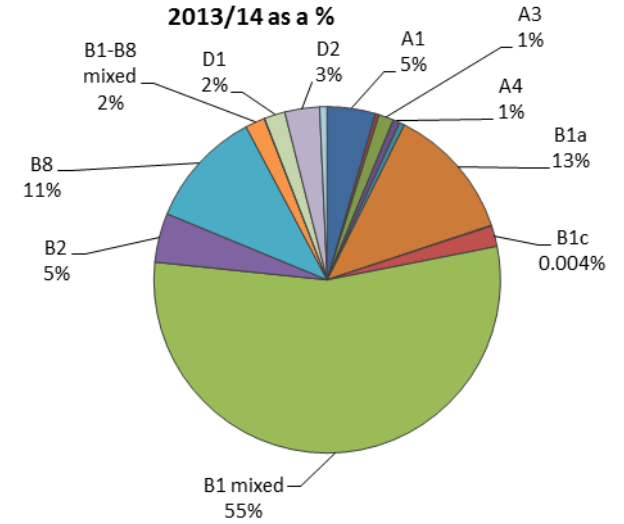
Ashford: Floorspace completed (gross) 2013/14



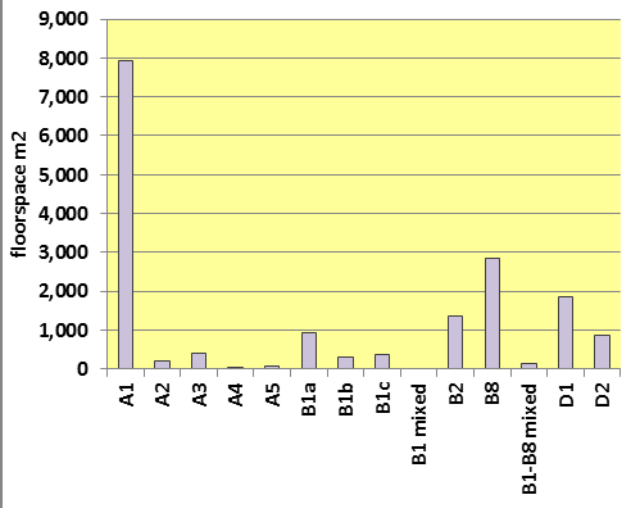
Ashford: Floorspace under construction (gross) 2013/14 as a %



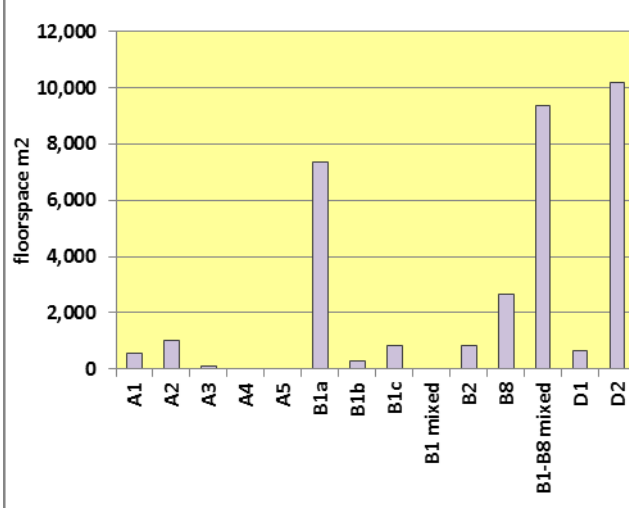
Ashford: Floorspace not started (gross) 2013/14 as a %



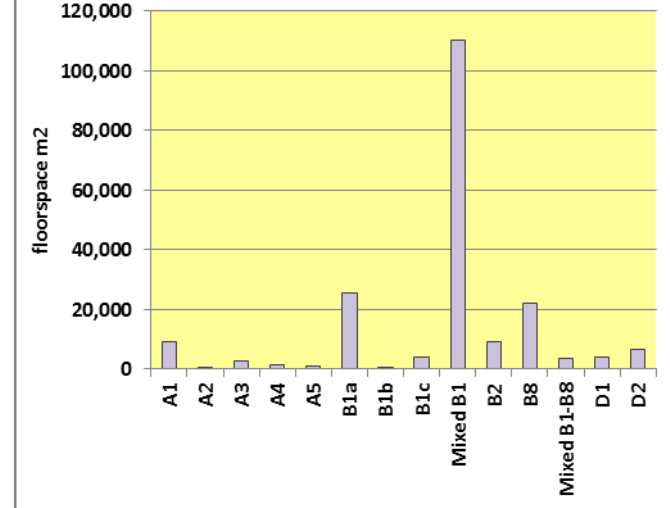
Floorspace completed (gross) 2013/14



Floorspace under construction (gross) 2013/14



Floorspace not started (gross) 2013/14



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

ASHFORD DISTRICT

CIA Monitoring Statistics 2013/14

Land Supply		Estimated Area (ha)	Estimated Area (m ²)									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	75.97	1,107	6,225	0	0	137,372	9,000	10,000	102,208	265,912	KCC Allocations Table	
	Proposed Losses	0.00	0	0	0	0	0	0	0	0	0		
	Net Allocated	75.97	1,107	6,225	0	0	137,372	9,000	10,000	102,208	265,912		
Planning Permissions	Completed	108.46	-3,450	14,396	2,632	7,296	33,377	10,672	24,881	10,408	100,212	C/F from 2012/13 Summary	
	Completed 2001-2013 (net)	1.76	222	932	291	362	0	1,362	2,863	141	6,173	KCC Bottom Line Figures	
	Completed 2013-2014 (Gains)	-5.75	-36	-16,842	0	-627	0	-991	-1,421	-211	-20,128	KCC Bottom Line Figures	
	Completed 2013-2014 (Losses)	-3.99	186	-15,910	291	-265	0	371	1,442	-70	-13,955		
	Completed 2013-2014 (Net)	104.47	-3,264	-1,514	2,923	7,031	33,377	11,043	26,323	10,338	86,257		
Committed	Not Started	50.18	688	25,299	103	3,923	110,422	9,257	22,215	3,714	175,621	KCC Bottom Line Figures	
	Under Construction	6.39	1,000	7,371	300	817	0	820	2,673	9,380	22,361	KCC Bottom Line Figures	
	Pending losses	-9.37	-587	-2,287	0	-1,337	0	-25,363	-1,962	-1,249	-32,785	KCC Bottom Line Figures	
	Net committed	47.20	1,101	30,383	403	3,403	110,422	-15,286	22,926	11,845	165,197		
Total Land Supply	Net Allocated + Net Committed	123.17	2,208	36,608	403	3,403	247,794	-6,286	32,926	114,053	431,109		

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)**

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

Completions (gains)	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							2,560	3,113	6,826	10,526	804	7,945		
A2							135	712	262	445	244	222		
A3							1,398	50	28	2,626	589	392		
A4							0	0	0	150	0	28		
A5							0	0	340	139	15	85		
A3-5 Total							1,398	50	368	2,915	604	505	0	0
A1-5 Total							4,093	3,875	7,456	13,886	1,652	8,672	0	0
B1a							7,512	1,202	4,513	4,530	2,741	932		
B1b							0	870	0	1,862	0	291		
B1c							3,662	1,652	2,147	2,221	1,500	362		
B1 mixed							0	0	0	0	0	0		
B1 Total							11,174	3,724	6,660	8,613	4,241	1,585	0	0
A2/B1 Total	1,740	7,365	6,488	4,957	14,139	14,801	11,309	4,436	6,922	9,058	4,485	1,807	0	0
B2	1,273	1,130	652	12,604	10,565	8,084	2,954	510	490	928	3,299	1,362		
B8	7,470	3,740	4,736	8,320	7,058	10,920	10,382	1,235	6,716	211	617	2,863		
B1-8 mixed							0	0	3,192	8,009	467	141		
A2/B1-8 Total	10,483	12,235	11,876	25,881	31,762	33,805	24,645	6,181	17,320	18,206	8,868	6,173	0	0
B1-8 Total							24,510	5,469	17,058	17,761	8,624	5,951	0	0
C1 (bedrooms)							74	0	0	4	11	5		
C2 (bedrooms)							84	0	64	64	101	10		
C1/C2 Total (bedrooms)							158	0	64	68	112	15	0	0
C3 Total (dwellings)	733	927	971	592	374	683	537	503	556	633	296	137		
D1							463	1,721	8,775	6,645	2,025	1,858		
D2							500	112	498	494	765	872		
Sui Generis										1,371	40	700		
D1/D2 Total							963	1,833	9,273	7,139	2,790	2,730	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)**

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

Completions (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							828	321	794	4,858	749	595		
A2							173	0	217	635	0	36		
A3							100	0	50	45	0	135		
A4							165	645	2,203	1,084	0	0		
A5							0	0	0	0	0	0		
A3-5 Total							265	645	2,253	1,129	0	135	0	0
A1-5 Total							1,266	966	3,264	6,622	749	766	0	0
B1a							1,663	622	1,587	1,316	914	16,842		
B1b							100	0	0	0	0	0		
B1c							131	1,125	1,077	465	1,088	627		
B1 mixed							0	0	0	53	0	0		
B1 Total							1,894	1,747	2,664	1,834	2,002	17,469	0	0
A2/B1 Total	4,270	3,997	605	2,508	3,751	1,150	2,067	1,747	2,881	2,469	2,002	17,505	0	0
B2	6,564	9,550	3,275	6,830	1,510	4,151	4,189	710	1,649	35	83	991		
B8	1,166	1,102	17,096	2,563	3,525	1,012	2,488	768	5,998	2,038	792	1,421		
B1-8 mixed							0	575	1,030	230	0	211		
A2/B1-8 Total	12,000	14,649	20,976	11,901	8,786	6,313	8,744	3,800	11,558	4,772	2,877	20,128	0	0
B1-8 Total							8,571	3,800	11,341	4,137	2,877	20,092	0	0
C1 (bedrooms)							0	0	3	0	0	0		
C2 (bedrooms)							0	0	0	17	0	0		
C1/C2 Total (bedrooms)							0	0	3	17	0	0	0	0
C3 Total (dwellings)	7	17	9	2	15	117	1	2	1	0	12	0		
D1							150	1,164	1,699	94	78	544		
D2							0	0	100	1,743	378	203		
Sui Generis											728	746		
D1/D2 Total							150	1,164	1,799	1,837	1,184	747	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)**

Ashford 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							1,732	2,792	6,032	5,668	55	7,350	0	0
A2							-38	712	45	-190	244	186	0	0
A3							1,298	50	-22	2,581	589	257	0	0
A4							-165	-645	-2,203	-934	0	28	0	0
A5							0	0	340	139	15	85	0	0
A3-5 Total							1,133	-595	-1,885	1,786	604	370	0	0
A1-5 Total							2,827	2,909	4,192	7,264	903	7,906	0	0
B1a							5,849	580	2,926	3,214	1,827	-15,910	0	0
B1b							-100	870	0	1,862	0	291	0	0
B1c							3,531	527	1,070	1,756	412	-265	0	0
B1 mixed							0	0	0	-53	0	0	0	0
B1 Total							9,280	1,977	3,996	6,779	2,239	-15,884	0	0
A2/B1 Total	-2,530	3,368	5,883	2,449	10,388	13,651	9,242	2,689	4,041	6,589	2,483	-15,698	0	0
B2	-5,291	-8,420	-2,623	5,774	9,055	3,933	-1,235	-200	-1,159	893	3,216	371	0	0
B8	6,304	2,638	-12,360	5,757	3,533	9,908	7,894	467	718	-1,827	-175	1,442	0	0
B1-8 mixed							0	-575	2,162	7,779	467	-70	0	0
A2/B1-8 Total	-1,517	-2,414	-9,100	13,980	22,976	27,492	15,901	2,381	5,762	13,434	5,991	-13,955	0	0
B1-8 Total							15,939	1,669	5,717	13,624	5,747	-14,141	0	0
C1 (bedrooms)							74	0	-3	4	11	5	0	0
C2 (bedrooms)							84	0	64	47	101	10	0	0
C1/C2 Total (bedrooms)							158	0	61	51	112	15	0	0
C3 Total (dwellings)	726	910	962	590	359	566	536	501	555	633	284	137	0	0
D1							313	557	7,076	6,551	1,947	1,314	0	0
D2							500	112	398	-1,249	387	669	0	0
Sui Generis							0	0	0	1,036	-688	-46	0	0
D1/D2 Total							813	669	7,474	5,302	1,606	1,983	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

