

**Dartford 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**

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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 31<sup>st</sup> 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 1<sup>st</sup> 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 The Kent and Medway Structure Plan was superseded in July 2009 by the South East Plan when monitoring results were sent annually to the Region.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](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 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 1:**  
**Land identified as being Deliverable and Developable in the period 2006-2026**  
**Amount of floorspace available for development (m<sup>2</sup>)**

**Dartford Strategic Employment Land Availability Assessment (SELAA): Deliverable and Developable Sites that do not benefit from planning consent**

The Borough of Dartford Local Development Framework Core Strategy Adopted September 2011															Dartford	
Site Name	A1	A2	A3	A4	A5	B1a	B1b	B1c	B1	B2	Mixed		C1	C2	D1	D2
											B8	B1-B8				
Deliverable and Developable Sites that do not benefit from planning consent	0	0	0	0	0	24,600	0	0	62,900	85,500	11,400	0	0	0	0	0
Floorspace "on permission"	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Residual floorspace</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24,600</b>	<b>0</b>	<b>0</b>	<b>62,900</b>	<b>85,500</b>	<b>11,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**The estimated figures above are based on the following sites:**

- Crossways (Stone)
- Manor Way Business Park (Swanscombe)
- Northern Gateway (Dartford)
- Northfleet Industrial Estate (Swanscombe)
- Northfleet West Sub Station (Swanscombe)
- St Clements Way (Stone)
- Station Mound (Dartford)
- Swanscombe Peninsula (Swanscombe)
- Thames Europort (Stone)

**The above table is based on sites that do not benefit from planning permission, and which are identified as either ‘deliverable’ or ‘developable’ in the Dartford Strategic Employment Land Availability Assessment (SELAA), July 2010.**

**These sites are considered to be deliverable or developable during the period 2006-2026.**

**Table 2A:**  
**Summary of Floorspace (m<sup>2</sup>) Permitted 2013/2014**  
 (Complete, Under Construction, Not Started)

CIA 2013/14 Summary  
 Dartford

	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	2,925	0	383	0	31	2,914	0	0	0	0	15,919	0	0	0	243	17	284	22,432
U/C	150	110	80	0	50	2,459	0	19,846	500	0	0	0	0	0	415	505	0	24,115
N/S	48,446	431	4,913	1,041	1,059	35,842	0	0	431,709	2,500	63,359	67,927	398	97	78,846	30,946	1,142	767,019
<b>Gains (gross)</b>	<b>51,521</b>	<b>541</b>	<b>5,376</b>	<b>1,041</b>	<b>1,140</b>	<b>41,215</b>	<b>0</b>	<b>19,846</b>	<b>432,209</b>	<b>2,500</b>	<b>79,278</b>	<b>67,927</b>	<b>398</b>	<b>97</b>	<b>79,504</b>	<b>31,468</b>	<b>1,426</b>	<b>813,566</b>
Loss C/P	773	619	0	403	0	703	0	0	0	0	32	23,505	0	0	425	0	240	26,460
Loss N/S	7,605	221	0	427	33	5,633	100	3,141	0	32,000	3,009	0	43	2	313	0	0	52,482
<b>Losses (gross)</b>	<b>8,378</b>	<b>840</b>	<b>0</b>	<b>830</b>	<b>33</b>	<b>6,336</b>	<b>100</b>	<b>3,141</b>	<b>0</b>	<b>32,000</b>	<b>3,041</b>	<b>23,505</b>	<b>43</b>	<b>2</b>	<b>738</b>	<b>0</b>	<b>240</b>	<b>78,942</b>
<b>Net change</b>	<b>43,143</b>	<b>-299</b>	<b>5,376</b>	<b>211</b>	<b>1,107</b>	<b>34,879</b>	<b>-100</b>	<b>16,705</b>	<b>432,209</b>	<b>-29,500</b>	<b>76,237</b>	<b>44,422</b>	<b>355</b>	<b>95</b>	<b>78,766</b>	<b>31,468</b>	<b>1,186</b>	<b>734,624</b>
Exp (net)	-96	0	0	0	0	10	314	432	0	6,190	0	6,382	0	10	994	0	0	14,226
S/S (net)	99	0	0	0	0	1,426	0	0	0	0	0	0	0	18	0	0	0	1,525

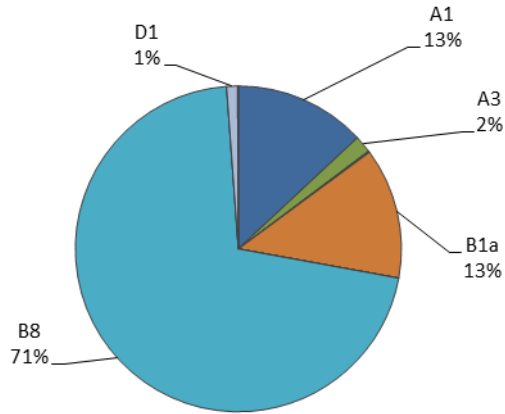
- Statistics are derived from the Commercial Information Audit, which is conducted annually by KCC and the Kent Districts
- Values stated indicate floorspace (measured in sq.m.) **except for C1 and C2, which are measured in number of bedrooms**
- Details of individual sites are available on request
- Floorspace figures were adjusted in 2012 to match revisions made by Dartford Borough Council to incorporate the Strategic Employment Land Availability Assessment (SELAA) sites. Figures should not therefore be compared with years prior to 2012.



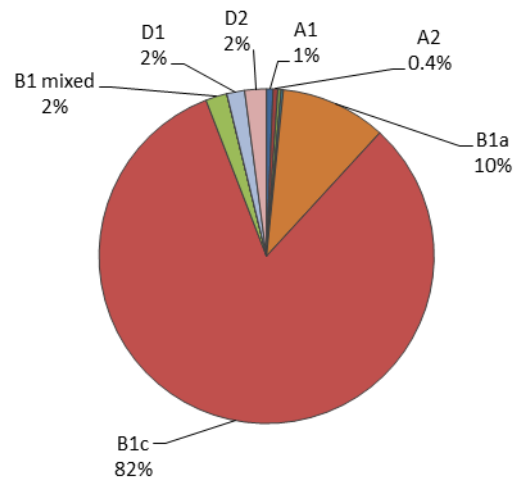
**Table 2B:**  
**Summary of Floorspace (m<sup>2</sup>) Permitted 2013/2014**  
 (Complete, Under Construction, Not Started)

<b>Dartford</b>	<b>Gains (gross)</b>		<b>Dartford</b>	<b>Losses (gross)</b>	
<b>Commercial Floorspace (A1-B8 &amp; D1-D2)</b>	<b>sq.m.</b>	<b>%</b>	<b>Commercial Floorspace (A1-B8 &amp; D1-D2)</b>	<b>sq.m.</b>	<b>%</b>
Complete 2013/14	22,432	2.76	Complete 2013/14	26,460	33.52
Under construction 2013/14	24,115	2.96			
Not started 2013/14	767,019	94.28	Not started 2013/14	52,482	66.48
<b>Total</b>	<b>813,566</b>	<b>100.00</b>	<b>Total</b>	<b>78,942</b>	<b>100.00</b>
<b>Floorspace (B1-B8)</b>	<b>sq.m.</b>	<b>%</b>	<b>Floorspace (B1-B8)</b>	<b>sq.m.</b>	<b>%</b>
Complete 2013/14	18,833	2.93	Complete 2013/14	24,240	35.58
Under construction 2013/14	22,805	3.55			
Not started 2013/14	601,337	93.52	Not started 2013/14	43,883	64.42
<b>Total</b>	<b>642,975</b>	<b>100.00</b>	<b>Total</b>	<b>68,123</b>	<b>100.00</b>
<b>Floorspace (A1-A5)</b>	<b>sq.m.</b>	<b>%</b>	<b>Floorspace (A1-A5)</b>	<b>sq.m.</b>	<b>%</b>
Complete 2013/14	3,339	5.60	Complete 2013/14	1,795	17.81
Under construction 2013/14	390	0.65			
Not started 2013/14	55,890	93.75	Not started 2013/14	8,286	82.19
<b>Total</b>	<b>59,619</b>	<b>100.00</b>	<b>Total</b>	<b>10,081</b>	<b>100.00</b>
<b>Floorspace (D1-D2)</b>	<b>sq.m.</b>	<b>%</b>	<b>Floorspace (D1-D2)</b>	<b>sq.m.</b>	<b>%</b>
Complete 2013/14	260	0.23	Complete 2013/14	425	57.59
Under construction 2013/14	920	0.83			
Not started 2013/14	109,792	98.94	Not started 2013/14	313	42.41
<b>Total</b>	<b>110,972</b>	<b>100.00</b>	<b>Total</b>	<b>738</b>	<b>100.00</b>

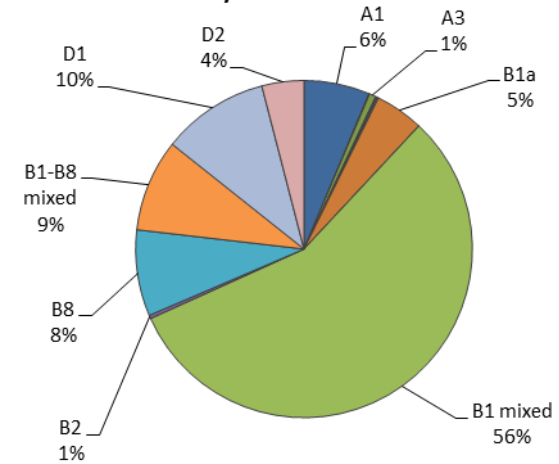
**Dartford: Floorspace completed (gross) 2013/14 as a %**



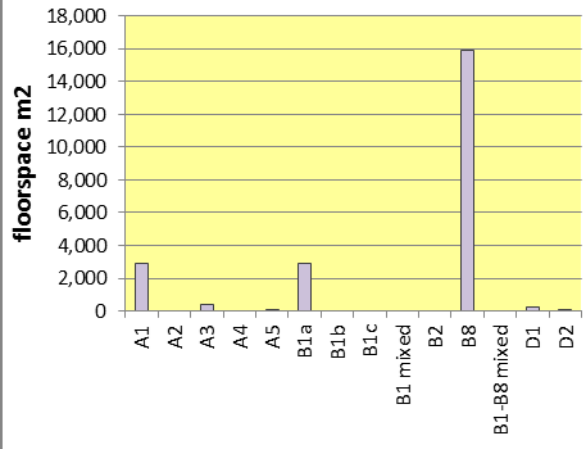
**Dartford: Floorspace under construction (gross) 2013/14 as a %**



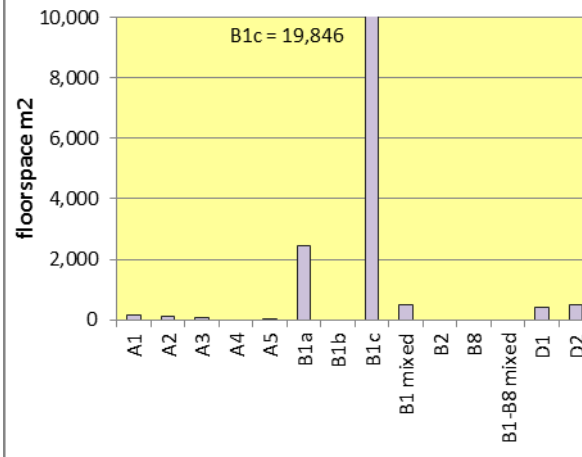
**Dartford: Floorspace not started (gross) 2013/14 as a %**



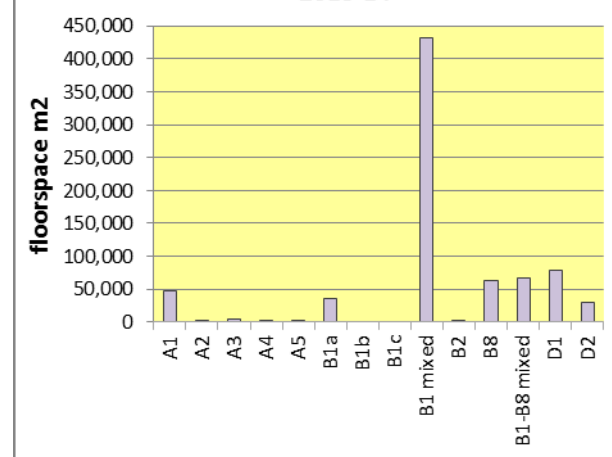
**Dartford: Floorspace completed (gross) 2013-14**



**Dartford: Floorspace under construction (gross) 2013-14**



**Dartford: Floorspace not started (gross) 2013-14**



**Table 3:  
Land Supply Summary (m<sup>2</sup>) 2013/2014**

DARTFORD DISTRICT

CIA Monitoring Statistics 2013/14

Land Supply		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	
Local Plan Allocations	Proposed Gains	52.69	0	24,600	0	0	62,900	85,500	11,400	0	184,400	KCC Allocations Table	
	Proposed Losses	0.00	0	0	0	0	0	0	0	0	0		
<b>Net Allocated</b>		<b>52.69</b>	<b>0</b>	<b>24,600</b>	<b>0</b>	<b>0</b>	<b>62,900</b>	<b>85,500</b>	<b>11,400</b>	<b>0</b>	<b>184,400</b>		
Planning Permissions	Completed	Completed 2001-2013 (net)	47.78	-228	18,205	0	6,763	26,340	13,611	91,043	-530	155,204	C/F from 2012/13 Summary
		Completed 2013-2014 (Gains)	5.38	0	2,914	0	0	0	0	15,919	0	18,833	KCC Bottom Line Figures
		Completed 2013-2014 (Losses)	-0.39	-619	-703	0	0	0	0	-32	0	-1,354	KCC Bottom Line Figures
		Completed 2013-2014 (Net)	4.99	-619	2,211	0	0	0	0	15,887	0	17,479	
		Net Completed 2001-2014	52.77	-847	20,416	0	6,763	26,340	13,611	106,930	-530	172,683	
	Committed	Not Started	172.96	431	39,696	0	5,183	431,709	8,107	65,232	55,000	605,358	KCC Bottom Line Figures
		Under Construction	6.55	110	2,459	0	19,846	500	0	0	0	22,915	KCC Bottom Line Figures
		Pending losses	-26.03	-221	-5,633	-100	-3,141	0	-32,000	-3,009	-47,010	-91,114	KCC Bottom Line Figures
		<b>Net committed</b>	<b>153.47</b>	<b>320</b>	<b>36,522</b>	<b>-100</b>	<b>21,888</b>	<b>432,209</b>	<b>-23,893</b>	<b>62,223</b>	<b>7,990</b>	<b>537,159</b>	
<b>Total Land Supply</b>	<b>Net Allocated + Net Committed</b>	<b>206.16</b>	<b>320</b>	<b>61,122</b>	<b>-100</b>	<b>21,888</b>	<b>495,109</b>	<b>61,607</b>	<b>73,623</b>	<b>7,990</b>	<b>721,559</b>		

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 3,500m<sup>2</sup>/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.

Note 4: Floorspace figures have been adjusted to match revisions made by Dartford Borough Council to incorporate the

Strategic Employment Land Availability Assessment (SELAA) sites. Figures should not therefore be compared with years prior to 2012.

**Table 4A:  
Timeseries of Floorspace (m<sup>2</sup>) Completed (gross gains)**

**Dartford** All figures are measures of floorspace (m<sup>2</sup>) 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							376	2,489	904	2,915	755	2,925		
A2							100	25	231	135	393	0		
A3							275	192	872	1,194	1,592	383		
A4							0	0	54	0	0	0		
A5							0	0	54	209	507	31		
A3-5 Total							275	192	980	1,403	2,099	414	0	0
A1-5 Total							751	2,706	2,115	4,453	3,247	3,339	0	0
B1a							8,121	10,539	2,136	637	715	2,914		
B1b							0	0	0	0	0	0		
B1c							9,168	320	1,259	225	0	0		
B1 mixed							0	0	0	0	0	0		
B1 Total							17,289	10,859	3,395	862	715	2,914	0	0
A2/B1 Total	5,351	9,401	8,093	1,229	15,413	1,062	17,389	10,884	3,626	997	1,108	2,914	0	0
B2	10,586	1,068	5,206	2,571	245	278	784	0	25	121	0	0		
B8	37,151	14,366	0	1,420	79,221	128	3,209	0	1,688	839	2,384	15,919		
B1-8 mixed							0	0	0	0	0	0		
A2/B1-8 Total	53,088	24,835	13,299	5,220	94,879	1,468	21,382	10,884	5,339	1,957	3,492	18,833	0	0
B1-8 Total							21,282	10,859	5,108	1,822	3,099	18,833	0	0
C1 (bedrooms)							0	0	28	0	60	0		
C2 (bedrooms)							0	0	0	0	10	0		
C1/C2 Total (bedrooms)							0	0	28	0	70	0	0	0
C3 Total (dwellings)	653	633	629	410	666	614	612	153	367	324	432			
D1							940	1,481	436	8,590	373	243		
D2							0	749	578	1,497	140	17		
Sui Generis										218	198	284		
D1/D2 Total							940	2,230	1,014	10,087	711	544	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 (m<sup>2</sup>) Completed (gross losses)**

**Dartford** 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							650	218	1,583	1,720	9,916	773		
A2							23	0	480	160	449	619		
A3							0	139	0	56	181	0		
A4							0	132	252	0	726	403		
A5							0	15	0	0	57	0		
A3-5 Total							0	286	252	56	964	403	0	0
A1-5 Total							673	504	2,315	1,936	11,329	1,795	0	0
B1a							477	189	642	1,520	1,115	703		
B1b							0	0	0	0	0	0		
B1c							35	1,073	375	1,176	1,550	0		
B1 mixed							0	0	0	0	0	0		
B1 Total							512	1,262	1,017	2,696	2,665	703	0	0
A2/B1 Total	290	6,853	823	3,275	5,001	342	535	1,262	1,497	2,856	3,114	1,322	0	0
B2	1,000	121	0	10,400	4,198	450	1,286	0	0	0	2,353	0		
B8	18,894	1,453	135	3,553	300	4,952	1,754	479	0	145	717	32		
B1-8 mixed							0	530	0	0	0	0		
A2/B1-8 Total	20,184	8,427	958	17,228	9,499	5,744	3,575	2,271	1,497	3,001	6,184	1,354	0	0
B1-8 Total							3,552	2,271	1,017	2,841	5,735	735	0	0
C1 (bedrooms)							0	0	0	0	0	0		
C2 (bedrooms)							0	0	0	0	0	0		
C1/C2 Total (bedrooms)							0	0	0	0	0	0	0	0
C3 Total (dwellings)	7	11	4	226	7	11	2	1	5	1	10			
D1							328	134	414	584	560	425		
D2							450	0	140	215	0	0		
Sui Generis										0	550	240		
D1/D2 Total							778	134	554	799	1,110	665	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 (m<sup>2</sup>) Completed (net)**

**Dartford** 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							-274	2,271	-679	1,195	-9,161	2,152	0	0
A2							77	25	-249	-25	-56	-619	0	0
A3							275	53	872	1,138	1,411	383	0	0
A4							0	-132	-198	0	-726	-403	0	0
A5							0	-15	54	209	450	31	0	0
A3-5 Total							275	-94	728	1,347	1,135	11	0	0
A1-5 Total							78	2,202	-200	2,517	-8,082	1,544	0	0
B1a							7,644	10,350	1,494	-883	-400	2,211	0	0
B1b							0	0	0	0	0	0	0	0
B1c							9,133	-753	884	-951	-1,550	0	0	0
B1 mixed							0	0	0	0	0	0	0	0
B1 Total							16,777	9,597	2,378	-1,834	-1,950	2,211	0	0
A2/B1 Total	5,061	2,548	7,270	-2,046	10,412	720	16,854	9,622	2,129	-1,859	-2,006	1,592	0	0
B2	9,586	947	5,206	-7,829	-3,953	-172	-502	0	25	121	-2,353	0	0	0
B8	18,257	12,913	-135	-2,133	78,921	-4,824	1,455	-479	1,688	694	1,667	15,887	0	0
B1-8 mixed							0	-530	0	0	0	0	0	0
A2/B1-8 Total	32,904	16,408	12,341	-12,008	85,380	-4,276	17,807	8,613	3,842	-1,044	-2,692	17,479	0	0
B1-8 Total							17,730	8,588	4,091	-1,019	-2,636	18,098	0	0
C1 (bedrooms)							0	0	28	0	60	0	0	0
C2 (bedrooms)							0	0	0	0	10	0	0	0
C1/C2 Total (bedrooms)							0	0	28	0	70	0	0	0
C3 Total (dwellings)	646	622	625	184	659	603	610	152	362	323	422	0	0	0
D1							612	1,347	22	8,006	-187	-182	0	0
D2							-450	749	438	1,282	140	17	0	0
Sui Generis										218	-352	44		
D1/D2 Total							162	2,096	460	9,288	-399	-121	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

