

Distance Scoring by Band:

Distance from the A38 – represents access to transport routes

0 – 2 miles	2 – 5 miles	5 – 10 miles	10+ miles
4	3	2	1

Distance from Nearest Major Population area (main town including Plymouth and Torbay)
– represents access to employees

0 – 2 miles	2 – 5 miles	5 – 10 miles	10+ miles
4	3	2	1

Age Scoring by Band: represents quality of premises

NB: Where a mix of ages exists a median age will be estimated and score derived (e.g. 2+4 = 3) or the lower age group will be selected e.g. Dartside Quay has 0 – 10 yrs and 20 – 50 yrs and will score 3 (i.e. 10 – 20 yrs)

0 – 10 Years	10 – 20 Years	20 – 50 Years	50 Years+
4	3	2	1

Broadband Scoring (according to BT): represents ICT connectivity and competitiveness

Yes = 2 No = 0 Maybe = 1

Score out of 14 converted to score out of 10 by:

Maximum possible score = 14

Score out of 14 = Final Score because $\frac{14}{1.4} = 10$

e.g. Distance A38 + Distance Town + Age of Premises + Broadband = Score out of 14 divide by 1.4 = Score out of 10

4 + 2 + 1 + 0 = 7 7 / 1.4 = **5**

Appendix 1

South Hams Employment Estate	Distance From A38 (by band)	Distance From Main Town (by band)	Age Of * Property (by band)	Broadband available (Yes / No)	Score ** <u>X:14</u> 1.4
TOTNES					
Baltic Wharf	2	4	1	2	6
Steamer Quay	2	4	4	2	9
Babbage Road Industrial Estate	2	4	2	2	7
DARTINGTON					
Webbers Yard	2	4	2	2	7
STAVERTON					
Kingston Estate	2	3	1	2	6
SOUTH BRENT					
Brent Mills Industrial Estate	4	2	4	2	9
Station Yard	4	2	1	2	6
DARTMOUTH					
Collingwood Road Industrial Estate	1	4	2	2	6
Nelson Road Industrial Estate	1	4	2	2	6
Townstall Industrial Estate	1	4	2	2	6
Admiral Court	1	4	4	2	8
GALMPTON					
Dartside Quay	1	4	3	2	7
HALWELL					
Crocadon Business Estate	1	2	4	1	6
KINGSBRIDGE					
Old Station Industrial Estate	1	4	2	2	6
Torr Quarry Industrial Estate	1	3	3	2	6
Union Road Industrial Estate	1	4	1	2	6
Garden Mill Industrial Estate	1	4	3	1	6
CHURSTOW					
First Farm	1	4	4	2	8
LODDISWELL					
The Butts Industrial Estate	1	3	3	2	6
ERMINGTON					
Ermington Workshops	3	3	1	2	6
MODBURY					
New Mills	2	2	4	2	7
IVYBRIDGE					
Westover Industrial Estate	4	4	3	2	9
Langage Industrial Estate & Science Park	4	4	4	2	10
Bridge Park	4	4	3	2	9
Filham Industrial Estate	4	4	2	2	9
Lee Mill Industrial Estate	4	4	2	2	9

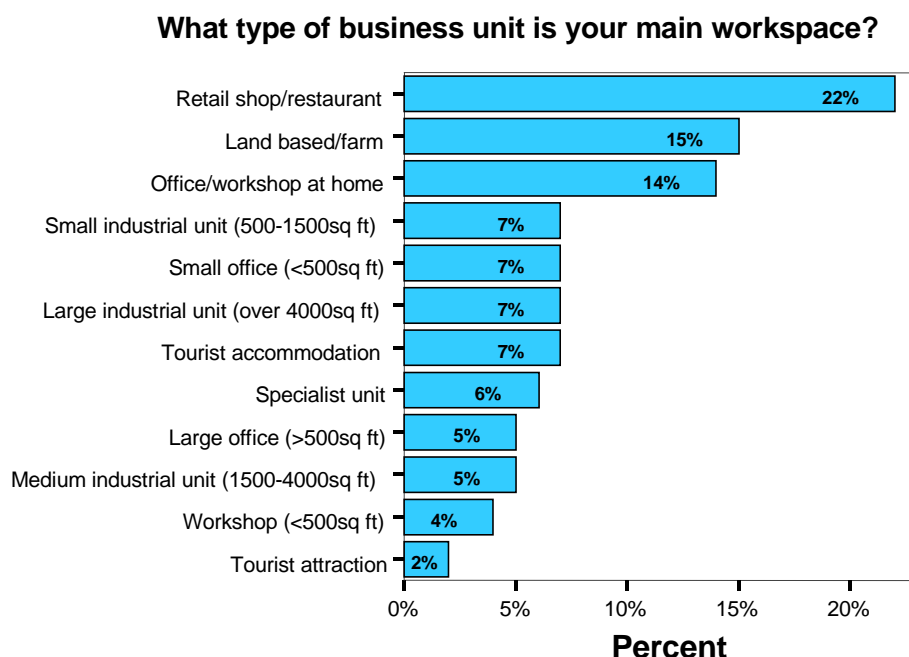
SUPPORTING DATA FROM BS2004

Existing Division of Workspace by Sector

Industrial units account for a fifth (19%) of workspaces - large (7%), medium (5%) and small industrial units (7%). Large (5%) and small offices (7%) combined similarly account for 12% of workspace.

The importance of SMEs and sole traders to the district economy is indicated by the size of the 'office / workshop at home' category (14%). The single biggest workspace type is 'retail shop / restaurant' category (22%), predominantly high-street based

Table 1:



Business Reasons for Existing Business Location in the District

Nearly 75% of respondents said that the main reason for locating in the South Hams was that they were 'already here'; the second most common reason being 'quality of life' (15%). Only 10% of respondents indicated it was because of access to customers.

'Manufacturing', 'food processing' and 'land based industries' are much less likely than other industries to say they are located in the South Hams because of 'access to customers'.

Table 2:

C:\WINDOWS\Standard Desktop\ELR_Appendices.doc

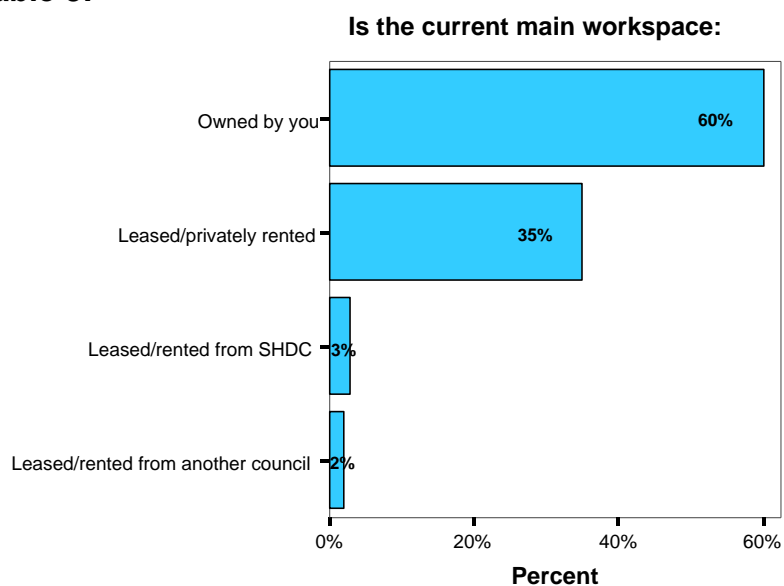
Please indicate the key reason for choosing to locate your current business in the South Hams	
	Percent
Access to customers	10%
Access to suppliers	0%
Access to employees	1%
Access to transport	1%
Already here	73%
Quality of life	15%

Ownership of Existing Workspace

Three-fifths (60%) of respondent companies own their main workspace, with just over a third more (35%) leasing or renting privately. Only 3% of respondents said they rent their workspace from SHDC. This implies that SHDC 'in-house' intelligence reflects only a small part of the market.

'Food & drink processing', 'marine trades' and 'retail & wholesale' businesses are most likely to 'lease or rent privately' than other businesses.

Table 3:



Age and Physical condition of the main workspace

A third (33%) of workspace premises are over 101 years old, with just under a third (30%) being between '5 and 25 years old'. Relatively few (5%) are very new. Despite the relative age of the stock, two-thirds of respondents (66%) said the workspace was 'very good' or 'generally good', with a further quarter (24%) saying it was 'satisfactory'.

Businesses Considering Moving Premises

Just under a fifth (19%) said they were considering moving premises. Over half of these stated the reason for moving as: 'require 'more space / expansion'. 82% of those considering a move would prefer to stay in the South Hams.

Table 4:

What is the main reason for considering a move?		Percent
More space required/expansion		53%
Personal		12%
Cost issues		11%
Better location for customers		9%
Better quality accommodation		7%
Better location for clients		3%
Too much space		2%
Better access to transport routes		1%
Better location for employees		1%
Access to shared services (e.g. reception, secretarial, meeting rooms)		1%

Table 5:

Enough suitable workspace?	Main sector												Total
	Retail & whole sale	Tourism and Leisure	Services	Land based industry and fishing	Manufacturing	Construction	Education & charities	ICT	Health & social service	Transport, distribution & storage	Marine Trades	Food & drink processing	
Yes	62%	76%	63%	71%	48%	63%	42%	52%	60%	64%	45%	68%	62%
No	38%	24%	37%	29%	52%	37%	58%	48%	40%	36%	55%	32%	38%

Provision of Workspace in the South Hams

39% of respondents do not think there is enough suitable workspace in the South Hams. 'Manufacturing' businesses are much more likely to say this than 'tourism & leisure' businesses or 'land based industries'.

Main factor in the improvement of workspace provision

The three most significant factors for businesses (accounting for 84% of all responses) are (*Appendix 2: Table 6*):

- ‘access to transport routes’ (34%)
- ‘cost’ / ‘value for money’ (29%)
- ‘more specialist premises’ (21%).

Table 6:

What main factor would improve workspace provision?	Percent
Access to transport routes	21%
Cost	18%
More specialist premises	13%
Closeness to business communities	4%
Better maintenance	2%
Access to business support	2%
Shared facilities	2%
Did not answer	39%

Roles in provision of suitable workspace in the South Hams

88% of respondents thought that SHDC should do more to improve provision of workspace. However, 67% also said that the private sector should improve provision of workspace in the South Hams.

South Hams Total: 73 applications out of 73 = 100%

7 change of use from office or workshop to residential / retail

8 change of use from shop / residential to offices

6 mixed used (office / industrial)

4 extension to include / replacement offices

2 change of use from agricultural to offices

18 New build, change of use or extension to commercial premises

15 New or change of use from agricultural to commercial / storage

1 change of use from retail to studio

1 change of use from storage to studio

9 Other commercial change of use

2 Other commercial applications

Eastern DCA 2005: 34 applications out of 73 = 46%

5 change of use from office or workshop to residential

8 change of use from shop / residential to offices

1 mixed used (office / industrial)

2 extension to include / replacement offices

7 New build, change of use or extension to commercial premises

5 New or change of use from agricultural to commercial / storage

1 change of use from retail to studio

3 Other commercial change of use

2 Other commercial applications

Southern DCA 2005: 15 applications out of 73 = 21%

0 change of use from office or workshop to residential

1 change of use from agricultural to offices

1 mixed used (office / industrial)

6 New build, change of use or extension to commercial premises

6 New or change of use from agricultural to commercial / storage

1 change of use from storage to studio

Western DCA 2005: 24 applications out of 73 = 33%

2 change of use from office or workshop to residential / retail

0 change of use from shop / residential to offices

2 extension to include / replacement offices

1 New or change of use from agricultural to offices

4 mixed used (office / industrial)

5 New build, change of use or extension to commercial premises

4 New or change of use from agricultural to commercial / storage

6 Other commercial change of use