

Canterbury City Council Commercial Information Audit Statistical Report 2012/2013

Published October 2013



Commercial Information Audit 2012/13
Kent County Council

Commercial Land Use Monitoring Summary Report 2012/13

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 2002-2013	15

Contacts:

Kent County Council	Chris Judd	01622 221619	chris.judd@kent.gov.uk
	Graham Herbert	01622 221623	graham.herbert@kent.gov.uk
Canterbury City Council	Sarah Parker	01227 862195	sarah.parker@canterbury.gov.uk

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 The Kent and Medway Structure Plan was superseded in July 2009 by the South East Plan when monitoring results were sent annually to the Region.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 Frameworks, establishing type of employment need, as well as forming the basis for formal employment land surveys.

From 2012 allocated sites will gradually be replaced by Strategic Employment Land Availability Assessments (SELAA)

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.

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) 2012/2013
Amount of floorspace still available for development (m²)

Development Plan Allocations

Canterbury District Local Plan				Adopted (2006)													Canterbury		
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
CA_00001	CA.ED1 02	Eddington Lane North	HERNE BAY	0	0	0	0	0	0	0	0	3,000	0	4,000	0	0	0	0	0
CA_00002	CA.ED1 03	Eddington Lane South	HERNE BAY	0	0	0	0	0	0	0	0	6,000	0	4,000	0	0	0	0	0
CA_00003	CA.ED1 04	Eddington Lane South	HERNE BAY	0	0	0	0	0	0	0	0	4,000	0	3,000	0	0	0	0	0
CA_00004	CA.ED1 05	Broad Oak Road	CANTERBURY	0	0	0	0	0	0	0	0	2,700	0	1,700	0	0	0	0	0
CA_00005	CA.ED1 06	Eddington Lane Coalyard	HERNE BAY	0	0	0	0	0	0	0	0	1,220	0	980	0	0	0	0	0
CA_00006	CA.ED2	Highland Court, Bridge	CANTERBURY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CA_00007	CA.ED3	St Augustine's Hospital	CANTERBURY	0	0	0	0	0	0	0	0	6,000	0	0	0	0	0	0	0
CA_00009	CA.ED5a(1)	S.E. of Canterbury E Stn, Gordon Rd	CANTERBURY	0	0	0	0	0	0	0	0	1,500	0	0	0	0	0	0	0
CA_00010	CA.ED5	Kent Messenger Site	CANTERBURY	0	0	0	0	0	0	0	0	600	0	0	0	0	0	0	0
CA_00011	CA.ED8	Business Innovation Centre	CANTERBURY	0	0	0	0	0	16,130	0	0	0	0	0	0	0	0	0	0
CA_00012	CA.ED9	Station Road West	CANTERBURY	0	0	0	0	0	0	0	0	1,400	0	0	0	0	0	0	0
CA_00013	CA.ED9	Hawthorn Corner, Hillborough	HERNE BAY	0	0	0	0	0	0	0	0	7,500	0	0	0	0	0	0	0
CA_00014	CA.ED9	Wraik Hill	WHITSTABLE	0	0	0	0	0	12,022	0	0	0	0	0	0	0	0	0	0
CA_00015	CA.ED9	Little Barton Farm, New Dover Rd	CANTERBURY	0	0	0	0	0	0	0	0	70,000	0	0	0	0	0	0	0
Net Residual				0	0	0	0	0	28,152	0	0	103,920	0	13,680	0	0	0	0	0

**Table 1B:
Summary of Floorspace (m²) Allocated (gross) 2012/2013**

Development Plan Allocations

Canterbury District Local Plan	Adopted (2006)														Canterbury		
										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	0	0	0	0	39,344	0	0	104,700	0	14,400	22,689	0	0	2,976	0	
on permissions	0	0	0	0	0	11,192	0	0	780	0	720	22,689	0	0	2,976	0	
residual	0	0	0	0	0	28,152	0	0	103,920	0	13,680	0	0	0	0	0	
Total fsp (loss)	0	0	0	0	0	1,595	0	0	0	0	0	0	0	0	0	0	
on permissions	0	0	0	0	0	1,595	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	28,152	0	0	103,920	0	13,680	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 31/03/2013
- 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 2012/2013
 (Complete, Under Construction, Not Started)

CIA 2012/13 Summary
 Canterbury

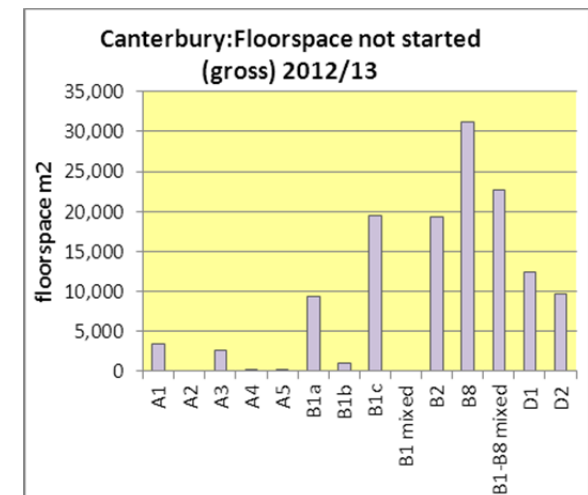
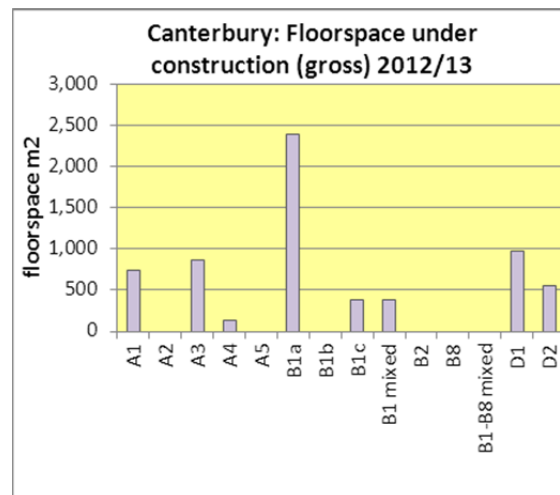
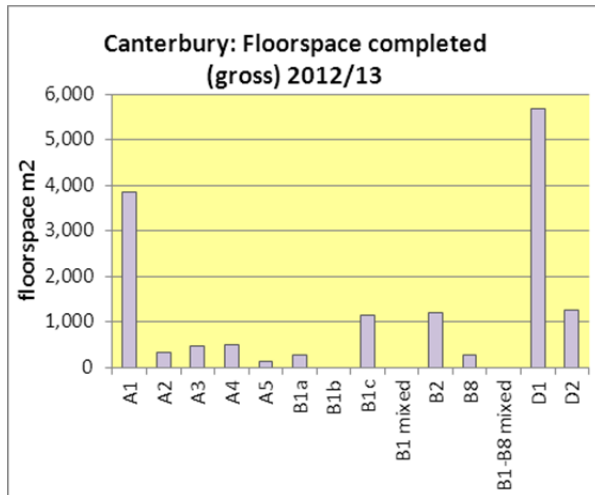
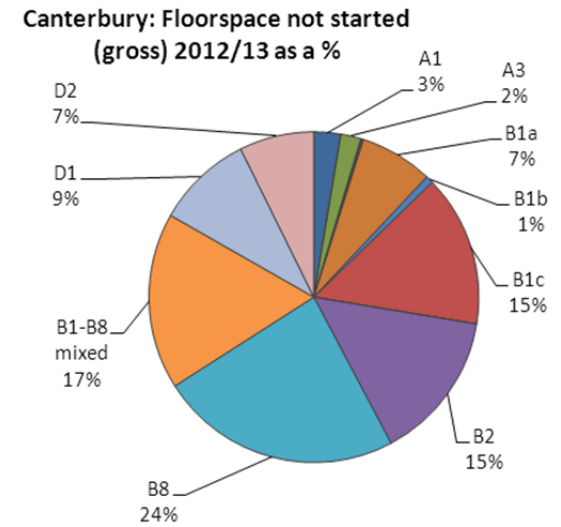
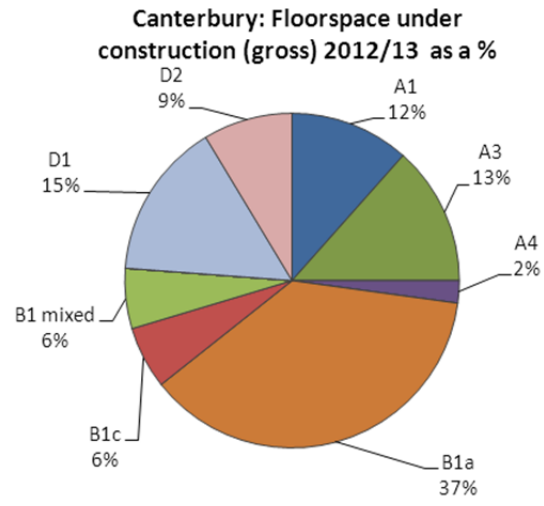
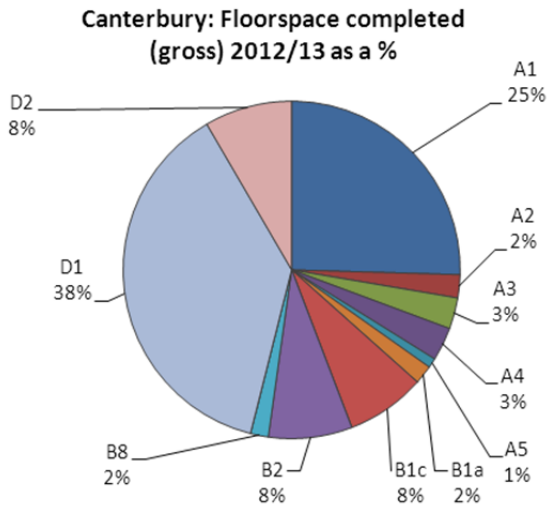
	A1	A2	A3	A4	A5	B1a	B1b	B1c	B1 mixed	B2	B8	B1-B8 mixed	C1	C2	D1	D2	Suis Generis	Total all use classes (excluding C1, C2 & SG)
Gain complete	3,840	334	452	483	139	272	0	1,147	0	1,212	259	0	0	8	5,683	1,268	1,660	15,089
Gain under construction	744	0	865	139	0	2,392	0	388	375	0	0	0	120	59	977	556	0	6,436
Gain not started	3,458	0	2,606	240	80	9,434	958	19,498	0	19,253	31,183	22,689	500	93	12,425	9,617	4,887	131,441
Gains (gross)	8,042	334	3,923	862	219	12,098	958	21,033	375	20,465	31,442	22,689	620	160	19,085	11,441	6,547	152,966
Loss complete	5,519	158	369	1,527	0	1,226	200	696	0	333	1,302	0	18	64	417	629	265	12,376
Loss not started	5,286	177	197	146	16	551	0	8,394	0	3,418	660	0	28	11	1,293	191	588	20,329
Losses (gross)	10,805	335	566	1,673	16	1,777	200	9,090	0	3,751	1,962	0	46	75	1,710	820	853	32,705
Net change	-2,763	-1	3,357	-811	203	10,321	758	11,943	375	16,714	29,480	22,689	574	85	17,375	10,621	5,694	120,261
Expired (net)	434	0	309	223	0	762	676	171	0	-3,915	3,759	0	25	0	496	0	0	2,915
Superseded (net)	0	0	0	0	0	120	0	-189	0	-60	0	0	0	-15	132	0	0	3

- 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 2012/2013
(Complete, Under Construction, Not Started)

Canterbury	Gains (gross)	
	sq.m.	%
Commercial Floorspace (A1-B8 & D1-D2)		
Complete 2012/13	15,089	9.86
Under construction 2012/13	6,436	4.21
Not started 2012/13	131,441	85.93
Total	152,966	100.00
Floorspace (B1-B8)	sq.m.	%
Complete 2012/13	2,890	2.65
Under construction 2012/13	3,155	2.89
Not started 2012/13	103,015	94.46
Total	109,060	100.00
Floorspace (A1-A5)	sq.m.	%
Complete 2012/13	5,248	39.22
Under construction 2012/13	1,748	13.06
Not started 2012/13	6,384	47.71
Total	13,380	100.00
Floorspace (D1-D2)	sq.m.	%
Complete 2012/13	6,951	22.77
Under construction 2012/13	1,533	5.02
Not started 2012/13	22,042	72.21
Total	30,526	100.00

Canterbury	Losses (gross)	
	sq.m.	%
Commercial Floorspace (A1-B8 & D1-D2)		
Complete 2012/13	12,376	37.84
Under construction 2012/13	1,000	3.12
Not started 2012/13	20,329	62.16
Total	32,705	100.00
Floorspace (B1-B8)	sq.m.	%
Complete 2012/13	3,757	22.39
Under construction 2012/13	1,000	6.19
Not started 2012/13	13,023	77.61
Total	16,780	100.00
Floorspace (A1-A5)	sq.m.	%
Complete 2012/13	7,573	56.54
Under construction 2012/13	1,000	7.56
Not started 2012/13	5,822	43.46
Total	13,395	100.00
Floorspace (D1-D2)	sq.m.	%
Complete 2012/13	1,046	41.34
Under construction 2012/13	1,000	38.46
Not started 2012/13	1,484	58.66
Total	2,530	100.00



**Table 3:
Land Supply Summary (m²)**

CANTERBURY DISTRICT

CIA Monitoring Statistics 2012/13

Land Supply		Area (ha)	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	Total A2/B1-8 m ²	Source	
Local Plan Allocations	Proposed Gains	41.64	0	28,152	0	0	103,920	0	13,680	0	145,752	KCC Allocations Table	
	Proposed Losses	0.00	0	0	0	0	0	0	0	0	0		
	Net Allocated	41.64	0	28,152	0	0	103,920	0	13,680	0	145,752		
Planning Permissions	Completed	Completed 2001-2012 (net)	15.38	-4,199	4,584	0	2,554	13,020	-25,644	20,083	-44	10,354	C/F from 2011/12 Summary
		Completed 2012-2013 (Gains)	0.92	334	272	0	1,147	0	1,212	259	0	3,224	KCC Bottom Line Figures
		Completed 2012-2013 (Losses)	-1.12	-158	-1,226	-200	-696	0	-333	-1,302	0	-3,915	KCC Bottom Line Figures
		Completed 2012-2013 (Net)	-0.20	176	-954	-200	451	0	879	-1,043	0	-691	
		Net Completed 2001-2013	15.18	-4,023	3,630	-200	3,005	13,020	-24,765	19,040	-44	9,663	
	Committed	Not Started	29.43	0	9,434	958	19,498	0	19,253	31,183	22,689	103,015	KCC Bottom Line Figures
		Under Construction	0.90	0	2,392	0	388	375	0	0	0	3,155	KCC Bottom Line Figures
		Pending losses	-3.77	-177	-551	0	-8,394	0	-3,418	-660	0	-13,200	KCC Bottom Line Figures
		Net committed	26.56	-177	11,275	958	11,492	375	15,835	30,523	22,689	92,970	
Total Land Supply	Net Allocated + Net Committed	68.21	-177	39,427	958	11,492	104,295	15,835	44,203	22,689	238,722		

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

All site areas have been calculated using a ratio of 3,500m²/ha

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

Canterbury 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							1,100	2,458	1,181	6,517	3,840			
A2							130	265	90	534	334			
A3							640	1,352	2,003	1,395	452			
A4							0	100	64	1,226	483			
A5							0	68	84	175	139			
A3-5 Total							640	1,520	2,151	2,796	1,074	0	0	0
A1-5 Total							1,870	4,243	3,422	9,847	5,248	0	0	0
B1a							9,336	4,575	2,278	418	272			
B1b							0	0	0	0	0			
B1c							2,285	2,512	1,007	2,459	1,147			
B1 mixed							0	25	0	0	0			
B1 Total							11,621	7,112	3,285	2,877	1,419	0	0	0
A2/B1 Total	3,307	6,329	8,752	16,124	11,280	3,235	11,751	7,377	3,375	3,411	1,753	0	0	0
B2	5,745	4,592	3,086	1,985	1,591	520	693	1,318	2,011	657	1,212			
B8	617	11,155	321	20,232	2,951	7,192	2,228	2,641	1,755	2,123	259			
B1-8 mixed							0	0	0	0	0			
A2/B1-8 Total	9,669	22,076	12,159	38,341	15,822	10,947	14,672	11,336	7,141	6,191	3,224	0	0	0
B1-8 Total							14,542	11,071	7,051	5,657	2,890	0	0	0
C1 (bedrooms)							0	24	50	40	0			
C2 (bedrooms)							0	27	144	37	8			
C1/C2 Total (bedrooms)							0	51	194	77	8	0	0	0
C3 Total (dwellings)	338	405	776	533	644	1,307	982	307	411	651	598			
D1							280	3,528	1,244	6,254	5,683			
D2							0	900	586	1,489	1,268			
Sui Generis										210	1,660			
D1/D2 Total							280	4,428	1,830	7,743	8,611	0	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)**

Canterbury

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							1,748	2,826	4,334	5,189	5,519			
A2							0	1,019	4,142	57	158			
A3							185	322	508	473	369			
A4							100	200	508	369	1,527			
A5							0	0	0	76	0			
A3-5 Total							285	522	1,016	918	1,896	0	0	0
A1-5 Total							2,033	4,367	9,492	6,164	7,573	0	0	0
B1a							288	2,492	4,157	5,086	1,226			
B1b							0	0	0	0	200			
B1c							720	1,324	2,596	1,069	696			
B1 mixed							0	77	0	0	0			
B1 Total							1,008	3,893	6,753	6,155	2,122	0	0	0
A2/B1 Total	2,285	7,300	2,550	18,791	1,463	2,469	1,008	4,912	10,895	6,212	2,280	0	0	0
B2	2,189	1,850	694	25,068	1,298	5,136	0	2,922	9,296	75	333			
B8	4,683	4,183	10,806	2,048	1,805	630	0	625	3,102	330	1,302			
B1-8 mixed							0	0	0	44	0			
A2/B1-8 Total	9,157	13,333	14,050	45,907	4,566	8,235	1,008	8,459	23,293	6,661	3,915	0	0	0
B1-8 Total							1,008	7,440	19,151	6,604	3,757	0	0	0
C1 (bedrooms)							0	0	0	0	18			
C2 (bedrooms)							0	3	9	75	64			
C1/C2 Total (bedrooms)							0	3	9	75	82	0	0	0
C3 Total (dwellings)	33	28	1	1	6	23	17	2	50	26	73			
D1							0	447	359	378	417			
D2							0	237	2,440	2,998	629			
Sui Generis										54	265			
D1/D2 Total							0	684	2,799	3,376	1,311	0	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)**

Canterbury 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							-648	-368	-3,153	1,328	-1,679	0	0	0
A2							130	-754	-4,052	477	176	0	0	0
A3							455	1,030	1,495	922	83	0	0	0
A4							-100	-100	-444	857	-1,044	0	0	0
A5							0	68	84	99	139	0	0	0
A3-5 Total							355	998	1,135	1,878	-822	0	0	0
A1-5 Total							-163	-124	-6,070	3,683	-2,325	0	0	0
B1a							9,048	2,083	-1,879	-4,668	-954	0	0	0
B1b							0	0	0	0	-200	0	0	0
B1c							1,565	1,188	-1,589	1,390	451	0	0	0
B1 mixed							0	-52	0	0	0	0	0	0
B1 Total							10,613	3,219	-3,468	-3,278	-703	0	0	0
A2/B1 Total	1,022	-971	6,202	-2,667	9,817	766	10,743	2,465	-7,520	-2,801	-527	0	0	0
B2	3,556	2,742	2,392	-23,083	293	-4,616	693	-1,604	-7,285	582	879	0	0	0
B8	-4,066	6,972	-10,485	18,184	1,146	6,562	2,228	2,016	-1,347	1,793	-1,043	0	0	0
B1-8 mixed							0	0	0	-44	0	0	0	0
A2/B1-8 Total	512	8,743	-1,891	-7,566	11,256	2,712	13,664	2,877	-16,152	-470	-691	0	0	0
B1-8 Total							13,534	3,631	-12,100	-947	-867	0	0	0
C1 (bedrooms)							0	24	50	40	-18	0	0	0
C2 (bedrooms)							0	24	135	-38	-56	0	0	0
C1/C2 Total (bedrooms)							0	48	185	2	-74	0	0	0
C3 Total (dwellings)	305	377	775	532	638	1,284	965	305	361	625	525	0	0	0
D1							280	3,081	885	5,876	5,266	0	0	0
D2							0	663	-1,854	-1,509	639	0	0	0
Sui Generis														
D1/D2 Total							280	3,744	-969	4,367	7,300	0	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 2002-2013

