

EMPLOYMENT LAND SUPPLY

Position Statement

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Gloucester City Council

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Introduction

The Second Review of the Gloucestershire Structure Plan, covering the period 1991-2011, was adopted in November 1999. The Second Review takes a less rigid approach to providing employment land than its predecessor. Paragraph 7.2.1 of the adopted Structure Plan explains its policy E.1 as follows:

“The aim of this policy is not to allocate an amount of land equivalent to that likely to be taken up in the Plan period, but to provide a supply through the Local Plan process which will not constrain investment. This needs to take into account the need to provide a range of sites in terms of quality and locations in both local plan allocations and development proposals. Consequently, the employment land estimates are not to be used with mathematical exactitude, nor as targets, as they represent an indicative distribution only. Providing indicative employment provision will require more emphasis on monitoring and review of local plan employment provision. To assist in this it is proposed that the County Council co-ordinate regular employment land availability studies.”

In line with this approach, the Council’s Revised Deposit Draft Local Plan (August 2002) adopts a relatively qualitative approach identifying a range of different sites in order to ensure a sufficient supply of employment land comes forward within the plan period.

More recently Gloucestershire First and the South West Regional Development Agency commissioned DTZ Pineda Consulting to undertake the ‘Gloucestershire Workspace Strategy’. The strategy makes an assessment of the changing nature of economic activity and current and future property requirements throughout Gloucestershire in order to develop a workspace strategy to meet the needs of occupiers and to maintain and enhance business competitiveness to 2016 and beyond. The conclusions of the study do not specify the amount of floor space to be provided but point towards the potential of new sectors of employment based on the existing institutions within the City. It is therefore a qualitative assessment. In parallel with this, the latest version of the Structure Plan, the Third Alteration, assumes an entirely qualitative approach with no specified amount of employment land to be identified in each district.

Given the increasing importance of employment ‘type’ rather than ‘amount’, the City Council will need to look increasingly at whether the locational needs of businesses are being met and the right type of premises provided as well as the total amount of employment land coming forward.

For now however this update provides the latest ‘snapshot’ of employment land availability in Gloucester. The research was undertaken in July 2006 and the results show that at the end of July 2006 Gloucester had an overall shortfall of 34.51ha of employment land compared to the indicative level of provision set out in the Structure Plan Second Review. The main reason for this is due to the loss of large employment sites such as Monk Meadow and RAF Quedgeley both of which are planned for regeneration and redevelopment through mixed use schemes. Notably, the amount of employment land proposed in these schemes is less than the amount lost.

The potential for allocating new employment land or new business parks in Gloucester is relatively limited due to the fixed city boundary and the surrounding green belt. Moreover, the demand for housing in the urban area is high, coupled with the drive to reuse sustainable brownfield sites for housing, pressure on the existing supply of employment land is high, especially for central sites adjacent to existing residential areas.

Given the identified shortfall in employment land the City Council will only permit in exceptional circumstances the loss of land currently in use or identified for employment purposes.

It should also be noted that this employment land review only considers the development of new sites. The land supply figures do not take into account extensions to existing employment premises that will result in additional employment floor space being provided, however from this year this source of additional floorspace has started to be monitored to gauge how much additional employment floorspace is being provided within the City on unallocated sites.

Summary Of Major Sites

Local Plan Allocations

Second Stage Deposit Draft (August 2002) (not adopted)

EC.1 Waterwells Business Park

Over the past 12 months this site has been the focus for the construction of employment accommodation within the City. The Business Park comprises predominantly B1 uses with B8 storage and distribution also being present. A green field site with excellent access to the always junction 12 of the M5, the site has proved popular with both speculative developers and businesses relocating from within the City and elsewhere. 21.7 ha have now been developed at the site with only 2.26 ha benefiting from planning permission that is yet to be implemented. The

local plan allocation E2.2 to the north of the site also benefits from outline planning permission and it is anticipated that reserved matters applications for this site will be forthcoming in the near future.

EC.2 Rear of 2-28 Hempsted Road

This site remains predominantly vacant, however the recent completion of the northern section of the South West bypass has significantly improved access to this site. Once the whole bypass is completed this site will enjoy good access to both the north and south of the City.

EC.4 Telecom House, Great Western Road

This central site is still vacant and is allocated in the Preferred Options Central Area Action Plan for the relocation of the magistrates court.

EC.5 Metz Way

This site is now under construction to provide a builders yard and merchants

Second Stage Deposit Draft (August 2002) (not adopted)

Old Employment Sites

All four sites, British Gas on Bristol Road, The Railway Triangle, Sidings at Great Western Road and Sidings at Horton Road are yet to come forward for employment purposes. All four sites are allocated for employment in the Preferred Options Central Area Action Plan of the Local Development Framework.

Second Stage Deposit Draft (August 2002) (not adopted)

Mixed Use Sites

MU2. Western Waterfront

St. Oswalds

This area is currently undergoing regeneration with new retail warehouses, restaurants and residential uses being permitted and under construction. Within the study period, April '05 to July '06 no reserved matters applications for the employment element of this scheme have been permitted.

Gloucester Quays

In June 2006 outline planning permission for this site was granted by the Secretary of State. The scheme will include a factory outlet centre, a new convenience food store, a hotel, plus residential, leisure and employment development. The employment development should comprise approximately 9,000sqm gross.

MU.3 Bus Station and Market Parade

An application to regenerate this part of Gloucester is still awaited however the site is now allocated in the Preferred Option Central Area Action Plan (August 2006) for regeneration to include new retail, employment, residential and leisure uses.

MU.5 RAF Quedgeley

The mixed use redevelopment of this area will yield 20 Ha for employment. To date the council has not received any planning applications for the redevelopment of the employment area on the site.

MU.8 Land on Bristol Road

A planning application to comprehensively bring forward this site for redevelopment is still awaited. It is anticipated that the site will yield approx 1ha of B1.

Employment Land Supply for the Structure Plan Period mid 1991- mid 2011

updated 31/07/06

a) Structure Plan Indicative requirement for amount of Employment Land in Gloucester:	95 hectares
b) Amount of Employment Land Taken Up (i.e. built) up to March 31 2006 (Table 1):	42.57 hectares
c) Remaining Requirement for Structure Plan Period up to mid 2011 (a-b):	52.43 hectares
Employment Land Lost to Other Uses (Table 3):	(27.77 hectares)
Employment Land Lost if current permissions implemented (Table 4)	(38.52 hectares)
Employment land lost if Allocations implemented (Table 4)	(8.13 Ha)
d) Total Employment Land Lost between 1991 – 2006 (Table 3):	(27.77 ha)
di)Grand Total employment land lost if Permissions/Allocations implemented	(74.42 ha)
Employment Land Allocated in Deposit Local Plan 2002 and Other Firm Commitments (Table 5):	(52.14 hectares)
Employment Land Remaining, with Planning Permission (Table 1:Remaining Land)	(40.17 hectares)
e)Total Employment Land Available:	92.31 hectares
f) Total Employment Land Supply if Permissions/Allocations Implemented (e-di)	17.89 hectares
<u>g) Relationship of Future Total Employment Land Supply to Structure Plan Requirement (f-c):</u>	<u>-34.54 hectares</u>

NB: It is anticipated that there will be opportunities for development within mixed use sites, such as the Western Waterfront. However, these schemes are not included as part of the Employment Land Supply as they are not specifically identified and are expected to create as many jobs as are lost on these sites. It is considered therefore that these sites will have a neutral effect on the supply of Employment Land.

Table 1
Take Up of Employment Land with Permission 1991 - 2006

Site Name	Planning Permission (ha)	Taken Up (ha)	Remaining Land (ha)	Application Number	Decision Date	Status July '06	Comments
2-28 Hempsted Lane (EC.2)	8.7	Pressweld 1.4	7.30	2163403/APP	5/7/1993		
Podsmead (EC.3)	2.16	2.16	0	11157/10	7/8/1990		
Lower Tuffley Lane/Hathaway Close	1.0	1.0	0	97/00619/OUT 00/00474/REM 02/00242/FUL	20/11/1997 5/9/2000 8/52002		
Former Telecom House, Great Western Road (EC.4)	0.6	0	0.6	95/00652/FUL	16/1/1996		
Metz Way (EC.5)	1.3	1.3	0	00/00531/OUT 03/00721/FUL 04/01241/FUL	31/10/2000 12/08/03 21/04/05	U/C July '06	Builders Merchants 1860 sqm + 2625 sqm external storage
Green Farm	5.29	4.51	0.78	See Appendix 2			
Olympus Park	8.10	6.67	1.43	See Appendix 3			
Eastville Close (LPA 16)	0.68	0.68	0	18090	19/2/1988		
Eastville Close (LPA 17)	0.26	0.26	0	18090	19/2/1988		
Barnwood Fields (Plot 11)	0.9	0.9	0.	95/00175/FUL	27/4/95		
Barnwood Fields (Plot 2)	1.97	1.97	0	13170/01/OUT	13/8/1985		
Waterwells Farm	23.98	21.72	2.26	See Appendix 1			
RAF Quedgeley**	20.00	0	20.00	00/00749/OUT	26/6/03	N/S July '06	
RMC Site (E2.2)	7.8	0	7.8	01/00776/OUT	17/2/04	N/S July '06	B1
Totals	82.74	42.57	40.17	-	-		

Table 2
Provision of Employment Floorspace on Non Allocated Sites from 2004

Site Name	Site Area (ha)	Taken Up (ha)	Remaining Land (ha)	Application Number	Decision Date	Status July '06	Comments
Adamson House, 9 School Lane, Quedgeley	0.01	0.01	0	04/00235/FUL	07/04/04	Complete July '06	B1 110 sqm
Service Aluminuim, Eastbrook Road	0.03	0.03	0	04/00881/FUL	03/08/04	Complete July '06	B2 344 sqm
Land to north of Corinium Avenue	1.87	0	1.87	03/00522/FUL	03/0522/FUL	N/S July '06	B1 4649 sqm
Land off Saw Mills Lane	0.06	0	0.06	03/00243/FUL	28/04/03	N/S July '06	B1 429 sqm
177A Barton Street	0.02	0	0.02	03/00501/COU	11/06/03	Complete 03/04	
Land adj. Unit 6, Capitol Park	0.09	0	0.09	03/01142/FUL	26/12/03	N/S July '06	B1/B2
Gloucester City Football Club	0.85	0	0.85	04/00529/FUL	03/08/04	N/S July '06	B1 887sqm
Morley House, Llanthony Road	0.03	0	0.03	04/00960/FUL	29/11/04	N/S July '06	B1 1425sqm
12B Mercia Road	0.15	0.15	0	05/00291/FUL	24/06/05	Complete July '06	B8 9143 sqm
285 Barton Street	0.087	0.087	0	05/01005/FUL	28/10/05	U/C July '06	B1 325 sqm
Former Ambulance Station, Eastern Avenue	0.39	0.39	0	05/01409/FUL	13/02/06	U/C July '06	B8 2116sqm
Elmbridge Pump Company, 6 Shepherd Road	0.3	0.3	0	05/00842/FUL 05/01423/FUL	03/10/05 06/02/06	Both complete July '06	B2 651sqm B2 69sqm
The Weavers Shop, Eastern Avenue	-	-	-	05/00686/COU	09/08/05	Complete July '06	B1 90sqm
117 Bristol Road	-	-	-	04/01213/COU	17/12/04	Complete July '06	B8 198 sqm
13-15 Ladybellgate Street	0.02	0.02	0	05/01312/COU	20/12/05	Complete July '06	B1 114 sqm

Total non allocated employment floorspace completed in 2006 = 10,719 sqm. (B1 = 314sqm, B2 = 1064sqm, B8 = 9341sqm).

Table 3
Employment Land Lost to Other Uses (since 1991)

Site Name	Current Use	Area (ha)	Application Number
Dairycrest (McDonald's)	Retail	0.47	95/00309/FUL
India Road	Housing	3.2	00/00084/FUL
Ex- RAF Site 3	Housing	7.97	52675
Bang and Olufsen	Retail/Food	0.66	01/00291/FUL
108 Eastern Avenue	Retail	0.79	97/00698/OUT
373 Painswick Road	Housing	0.22	98/00706/FUL
5a/6a Mercia Rd	Retail	0.22	01/00061/COU
Former Infast Premises, Hempsted Lane	Education and Training Purposes	0.51	02/00283/COU
Units 1&2 Cole Avenue	Car dealership	0.09	02/00422/COU
Unit 10 Chase Lane	Retail	0.007	02/00219/COU
Unit 7 Eastbrook Road	Training and Education Use	0.07	02/00676/COU
Unit 14 Capitol Park, Pearce Way	Vehicle Training Centre	0.02	02/01086/COU
46-50 Denmark Road (Builders Yard & Sand & Gravel Depot)	Student Accommodation	0.12	02/00829/FUL
3 Brunswick Square	Day Nursery	0.3	03/00523/COU
21 St. John's Lane	Osteopath	0.01	04/00110/COU
57 Westgate St/5 Berkeley St	Postgraduate Accommodation	0.07	04/00438/COU
27 Park Road	Student Rooms	0.01	04/00410/COU
Eastgate House, 2 nd Floor	Dentists	0.01	04/00174/COU
Ladybellgate House	Residential	0.01	04/01232/COU
161 Barton Street	Residential	0.01	04/01155/COU
2 Southgate Moorings	Dentists	0.02	04/00945/COU
1 Russell Street	Residential	0.01	04/01357/COU
43 Brunswick Road	Residential	0.01	03/00287/COU
Gloucester Foods	Food Retail	0.54	04/01293/FUL
14 -1 8 Clarence St	A2	0.015	05/00828/COU
Wheatstone Court, Waterwells	Police Authority Training	0.093	05/01181/COU

53 Eastgate Street	Primark - Retail	0.1	05/00510/FUL
RAF Quedgeley –Framework Area 1	Residential	11.26	00/00749/OUT
161 Barton Street	HMO	0.01	04/01155/COU
121-131 Eastgate Street	NHS Dentist	0.02	05/01381/COU
Driving Test Centre, Green Farm	Motorbike Test Centre	0.72	05/01198/FUL
Leapfrog Day Nursery, Green Farm	Children’s Day Care Nursery	0.21	98/00112/FUL
Total		27.77Ha	

Table 4
Potential Loss (not started 31st July 2006)

Site Name	Proposed Use	Area (ha)	Application Number	Decision Date
Former Priestly Studios Ltd. Stratton Road	Community Centre	0.18	01/00473/COU	20/08/2001
Renault Truck Centre	Vehicle Sales/Rental Centre	0.58	02/00710/FUL	15/8/2002
Monk Meadow	Housing/B1 Workshops	1.3	01/00348/FUL	03/10/05
RAF Quedgeley Framework Areas 2, 3 & 4	Housing B2/B8 Units	36.24	00/00749/OUT	26/06/03
Unit 11B Barnett Way	Children’s Soft Play	0.11	03/00515/COU	12/08/03
33 Brunswick Road	Housing	0.02	02/01130/FUL	22/04/03
78 Bristol Road	Betting office	0.01	05/00069/COU	29/03/05
2 Russell Street	Residential	0.03	03/00988/COU	29/10/03
117-119 Southgate Street	Residential	0.02	03/00233/COU	23/05/03
Land at St. Catherine’s Street	Residential	0.01	04/01353/FUL	22/02/05
78 Bristol Road	Betting Shop	0.02	05/00069/COU	22/03/05
Total		38.52		

Losses if Allocation implemented			
Land on Bristol Road*	Housing/B2/B8 Units	8.13	Allocation H.1/MU.9
Total		8.13	

* existing amount of employment land that will be lost

Table 5
Land Available (without Planning Permission) at 31st July 2006
(Includes Employment Allocations in the Second Stage Deposit Local Plan August 2002)

Policy Number	Site Name	Hectares Allocated
MU.9	Land on Bristol Road	1.0
MU.6	Junction of Barnwood Road and Corinium Avenue	1.3
E.2.1	Long Stay Car Park, Railway Station	0.48
E.2.2	RMC Site north of Waterwells Business Park	7.2
E.2.5	Land east of Waterwells Business Park	15.1
E.2.4	South West Bypass Site	0.5
E.2.7	Land south of the Junction between Eastern Avenue and Barnwood Road	0.7
E.3.1	British Gas, Bristol Road	7.0
E.3.2	Railway Triangle	10.9
E.3.3	Railway Sidings, Great Western Road	4.3
E.3.4	Railway Sidings, Horton Road	3.46
Other Firm Commitments		
	Monk Meadow (01/00348/FUL Subject to S 106 agreement)**	0.2
	Total	52.14

In addition to this land, there are other Employment Land opportunities within Allocated Mixed Use Sites in Gloucester (such as The Western Waterfront Scheme, Bus Station and Market Parade) see the Local Plan for details. ** Proposed amount of land that will come forward with the redevelopment of the site.

APPENDICES 1-3

APPENDIX 1

Waterwells Business Park - Outline Application: 95/00126/OUT
(All site areas are net calculations)

Occupier	Site Area (ha)	Take-Up (ha)	Land Available (ha)	Application Number	Decision Date	Floorspace and Use Class	Status 05/06
BSAVA	0.32	0.32	0	97/00807/REM	29/7/98	B1	
Francis and Lewis	0.71	0.71	0	98/00477/FUL	8/9/98	B1	
ABA Photo Studios	0.24	0.24	0	98/00699/FUL	11/5/99	B1	
Holiday Inn and Public House	(1.21)*	0	0	98/00584/FUL	2/3/99		
Rochling Materials	0.72	0.72	0	00/00085/FUL	28/3/00	B1	
Alpha Colour Printers	0.3	0.3	0	00/0345/FUL 05/00049/FUL	11/7/00 03/03/05	B2 B2 852 sqm	U/C July '06
Industrial Fastners	1.49	1.49	0	00/00509/FUL	3/10/00	B2	
Paper House (includes extension of 0.21 ha)	0.76	0.76	0	00/00501/FUL 02/00695/FUL	3/10/00 02/10/02	B1	
Tri Services Workshop	0.73	0.73	0	02/00634/FUL	03/09/02	B1	
Former Bungalow (now Elite Extrusions now Fire Vehicle Service)	0.24	0.24	0	01/00735/FUL 02/01061/FUL 03/00989/COU	11/12/01 17/1/03 21/10/03	B1	
On Line Packaging	0.47	0.47	0	00/00780/FUL	9/1/01	B1	
Serck Baker	0.44	0.44	0	00/00804/FUL	16/7/01	B1	
Fire and Ambulance (Phase 1 of Tri Service)	1.20	1.20	0	01/00032/REM	28/06/01	B1	
Police HQ (Phase 2 of Tri Service)	2.36	2.36	0	01/00115/REM 03/00874/REM	28/06/01 07/10/03	B1 B1 8545 sqm	Completed 05/06
Plot A Waterwells	1.13	1.13	0	04/00564/REM	03/08/04	B1 4494 sqm	Completed 05/06
Stewart Concepts Ltd.	0.62	0.62	0	01/00376/FUL	18/9/01	-	
Stephensons Court	(2.13 gross) (0.88 remaining)		0.88	01/00675/FUL	9/4/2002	B1/B2/B8	
Plot B (4 units) – Phase 1	0.23	0.23	0	04/00058/FUL	15/03/04	B1 500sqm	Cmpl 04/05
Plot B (6 units) – Phase 2	0.23	0.23	0	04/00789/FUL	06/07/04	B1 1187 sqm	Cmpl 05/06
Plot C (8 units)	0.26	0.26	0	03/00253/FUL	20/05/03	B1	
Plot D (7 units)	0.53	0.53	0	03/01412/REM	03/04/04	B1 2525sqm	Cmpl 04/05
Secure Computer Systems	0.67	0.67	0	02/00659/FUL	04/09/02	B1	
Land South of Waterwells Drive	2.38	2.38	0	03/00555/REM	23/12/03	B1	

Land adjacent to Infast, Waterwells Drive	1.63	1.63	0	04/00781/REM	03/08/04	B1 5750 sqm	Completed 05/06
Land at Waterwells Drive	1.5	1.5	0	04/00796/FUL	07/09/04	B8 3425 sqm	Completed 05/06
Land south of Waterwells Drive	1.15	1.15	0	04/00908/FUL	07/09/04	B1 & B8 6025 sqm	Completed 05/06
Land south of Waterwells Drive	1.38	0	1.38	04/01619/FUL	08/03/05	B1 & B8 6196 sqm	N/S July '06
Land at Baird Road (a)	0.64	0.64	0	05/00175/FUL	10/05/05	B1 3097 sqm	U/C July '06
Severn Distribution	0.25	0.25	0	05/00843/FUL	30/08/05	B8 941 sqm	U/C July '06
Land off Baird Road (b)	0.52	0.52	0	05/00544/FUL	02/08/05	B1/B8 2137 sqm	U/C July '06
Total	23.98	21.72	2.26				

*Not included in total figures as it is not employment land but is part of the Waterwells Site. In addition The Perry Centre (Parcel Force, Mawdsleys, Planar Magnetics, 1 vacant unit) is located in Stroud District Council area and therefore is not included within the Waterwells employment land figures.

Extension to Waterwells Site

Occupier	Site Area (ha)	Take –up (ha)	Land Available (ha)	Application Number	Decision Date	Comments/Use Class	Status July '06
<i>RMC Site, South of Naas Lane (Previous Local Plan allocation E2.2)</i>	7.8	0	7.8	01/00776/OUT	17/02/04	<i>Outline</i>	
Medtia Assoicates	1.13	0	1.13	05/00836/REM	04/10/05	B1(a) 10,852 sqm	N/S July '06
Total	7.8	0	7.8				

APPENDIX 2

Green Farm

(All site areas are net calculations)

Occupier	Site Area (ha)	Take-Up (ha) post 1991	Land Available (ha)	Application Number	Decision Date
PTS Plumbing Trading Supplies	0.46	0.46	0	96/0298/FUL	13/08/96
Westbury Homes Offices	0.29	0.29	0	97/00505/FUL	21/10/97
Oakey Ltd	0.44	0.44	0	02/00230/FUL	8/10/02
Leapfrog day nursery	(0.21)*	(0.21)	0	98/00112/FUL	11/11/98
Vodafone	0.72	0.72	0	99/00560/FUL	3/11/99
Cooke Sheet Metals, Window Fitters Mate, REM Systems, Abbeydale Glass	0.26	0.26	0	99/00487/FUL	23/1/99
Bruton Knowles, Tandy Building Supplies	0.45	0.45	0	00/00101/FUL	18/4/00
Sally Hair& Beauty, Neptune Building Services, NIG (web), Dideco	0.27	0.27	0	00/00363/FUL	8/8/00
Office Depot & Advantica Limbrick Architects	0.24	0.24	0	01/00030/FUL	3/4/01
Brabon Properties, Jeeves, Petticoat Project Management	0.46	0.46	0	02/00261/FUL	30/4/02
Land East of Vodafone	0.78	0	0.78	-	-
Driver Training Centre	(0.71)*	(0.71)	0	05/01198/FUL	10/01/06
Total	5.29	4.51	0.78		

*Are not B Class employment uses so are included in loss of employment land at Table **

APPENDIX 3

Olympus Park

(All site areas are net calculations)

Occupier	Site Area (ha)	Take-Up (ha) post 1991	Land Available (ha)	Application Number	Decision Date
Sorin Biomedical (now vacant)	1.13	1.13	0	94/05048/FUL	17/11/1994
Hitachi Zosen Europe Ltd.	0.22	0.22	0	97/00050/FUL	25/2/1997
Nissan	(0.26)*	0	0	-	-
Proactive Business Supplies	0.27	0.27	0	98/00357/FUL	8/9/1998
Wendland	2.4	2.4	0	99/00122/FUL	16/6/1999
Arrk Formation; Park and Rack	1.41	1.41	0	97/00443/FUL	18/11/1997
Shell Garage and Spar Shop	(0.21)*	0	0	-	-
Furniture Importers Warehouse	0.18	0.18	0	00/00637/FUL	22/11/2000
Animal Hospital	(0.4)*	0	0	-	-
Renault Truck Centre**	0.58	0	0.58	02/00710/FUL	15/8/2002
Royal Mail	0.6	0.6	0	99/00711/FUL 99/00708/FUL	XX 29/2/2000
Medical Centre	(0.27)*	0	0	-	-
Proposed B1 building (or dental surgery)	0.17	0	0.17	00/00151/OUT	24/5/2000
133 Bristol Road	0.68	0	0.68	01/324/OUT	3/11/2001
Fabrication & Design (Pegasus)	0.46	0.46	0	01/00152/FUL	20/8/2001
Total	8.10	6.67	1.43		

*Not included in total figures as it is not employment land but is part of the Olympus Park Site.

** See list of potential losses on page 6