

EMPLOYMENT LAND SUPPLY

Position Statement

1st April 2006 – 31st March 2007

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 Peda 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 April 2007 and the results show that at the end of March 2007 Gloucester had an overall shortfall of 39.17ha 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. 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 March 2005 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 36 months this site has been the focus for the construction of employment accommodation within the City. The Business Park comprises predominantly B1 office and light industrial uses with B8 storage and distribution also being present. A green field site with excellent access to Junction 12 of the M5, the site has proved popular with both speculative developers and businesses relocating from within the City and elsewhere. 24.35 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 built out with the completion of a builders merchants on the site within the 06/07 monitoring period.

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. The British gas site is allocated for employment in the Preferred Options Central

Area Action Plan of the Local Development Framework and the railway corridor is allocated for mixed use redevelopment including employment.

Mixed Use Sites

MU2. Western Waterfront

St. Oswalds Park

This area, the former cattle market, has recently undergone major regeneration with new retail warehouses, restaurants and residential uses being permitted and under construction. No reserved matters applications for the employment element of this scheme have been submitted.

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 supermarket, 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 approximately 1ha of B1.

Employment Land Supply for the Structure Plan Period mid 1991- mid 2011
updated 31/03/07

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 2007 (Table 1):	44.38 hectares
c) Remaining Requirement for Structure Plan Period up to mid 2011 (a-b):	50.62 hectares
Employment Land Lost to Other Uses (Table 3):	27.80 hectares
Employment Land Lost if current permissions implemented (Table 4)	38.50 hectares
Employment land lost if Allocations implemented (Table 4)	8.13 hectares
d) Total Employment Land Lost between 1991 – 2007 (Table 3):	27.80 hectares
di) Grand Total employment land lost if Permissions/Allocations implemented	74.43 hectares
Employment Land Allocated in Deposit Local Plan 2002 and Other Firm Commitments (Table 5):	44.74 hectares
Employment Land Remaining, with Planning Permission (Table 1: Remaining Land)	41.14 hectares
e) Total Employment Land Available:	85.88 hectares
f) Total Employment Land Supply if Permissions/Allocations Implemented (e-di)	11.45 hectares
<u>g) Relationship of Future Total Employment Land Supply to Structure Plan Requirement (f-c):</u>	<u>-39.17 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 – 2007

Site Name	Planning Permission (ha)	Taken Up (ha)	Remaining Land (ha)	Application Number	Decision Date	Status March '07	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	Complete	Builders Merchants 1860 sqm + 2625 sqm external storage
Green Farm	5.29	4.51	0.78	See Appendix 2			
Olympus Park	10.31	8.11	2.2	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	24.35	22.09	2.26	See Appendix 1			
RAF Quedgeley**	20.00	0	20.00	00/00749/OUT	26/6/03	N/S	
RMC Site (E2.2)	7.8	0	7.8	01/00776/OUT	17/2/04	N/S	B1
Land south of Monk Meadow	0.2	0	0.2	01/00348/FUL		N/S	B1
Totals	85.52	44.38	41.14	-	-		

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 April '07	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 Aluminium, 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 April '07	B1 4649 sqm
Land off Saw Mills Lane	0.06	0	0.06	03/00243/FUL	28/04/03	N/S April '07	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 April '07	B1/B2
Gloucester City Football Club	0.85	0	0.85	04/00529/FUL	03/08/04	N/S April '07	B1 887sqm
Morley House, Llanthony Road	0.03	0	0.03	04/00960/FUL	29/11/04	N/S April '07	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	Completed April '07	B1 325 sqm
Former Ambulance Station, Eastern Avenue	0.39	0.39	0	05/01409/FUL	13/02/06	Completed April '07	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	0.009	0.009	0	05/00686/COU	09/08/05	Complete July '06	B1 90sqm
117 Bristol Road	0.019	0.019	0	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
30 St Catherine Street	0.0496	0.	0.0496	06/01382/FUL	09/01/07	N/S April '07	B1 323 sqm
Unit E1, Goodridge Industrial Estate	0.13	0.13	0	06/01372/FUL	20/12/06	U/C – April '07	B1 98.24 sqm
129/133 Westgate Street	0.12	0	0.12	06/00368/COU	25/05/06	N/S – April '07	1200 sqm
12 Llanthony Road	0.11	0	0.11	06/00417/COU	30/05/06	N/S – April '07	B1 1125 sqm
The Old Fire Station, Barbican Way	0.05	0.05	0	05/00761/COU	15/08/05	Complete – April '07	B1 90 sqm
Totals	4.39	1.19	3.19				

Total non allocated employment floorspace completed in 2006/07 = 2531 sqm. (B1 = 415sqm, B8 = 2116sqm).

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
25a London Road	Residential	0.008	06/00532/COU
78 Bristol Road	Betting office	0.009	05/00069/COU
31 Brunswick Road	Residential	0.008	06/00168/COU
119 Stroud Road	Residential	0.03	06/01130/COU
Total		27.84Ha	

Total employment land lost in 06/07 = 0.067Ha (480 sqm).

Table 4
Potential Loss (not started March 2007)

Site Name	Proposed Use	Area (ha)	Application Number	Decision Date
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
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
Adamson House, 9 School Lane	Retail	0.087	06/01351/COU	03/01/07
Bybrook House, Lower Tuffley Lane	Car parking	0.011	07/00096/FUL	19/03/07
146 Eastgate Street	Residential	0.013	06/00865/COU	01/09/06
2 Clarence Street	Residential	0.014	06/00961/COU	12/09/06
County Chambers, Station Road	Residential	0.016	06/00424/COU	05/06/06
11 Worcester Street	Residential	0.0072	06/01458/COU	02/02/07
Graphic House, Greyfriars	Martial arts school	0.0109	06/00777/COU	15/08/06
105 Southgate Street	Residential	0.0262	06/01233/COU	5/12/06
Total		38.50		

* Total loss of employment land at RAF Quedgeley = 47Ha however at end of March 2007 only 10.76 Ha of residential had been completed. The 20 Ha of employment land to be replaced on the site is recorded in Table 1.

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

* While a total of 8.13 Ha will be lost 1Ha is allocated on the site for new B1 uses this is recorded in Table 5 below.

Table 5

Land Available (without Planning Permission) at 31st March 2007

(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.2.5	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
Total		44.74

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.

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 06/07
BSAVA	0.32	0.32	0	97/00807/RE M	29/7/98	B1	
Francis and Lewis	0.71	0.71	0	98/00477/FU L	8/9/98	B1	
ABA Photo Studios	0.24	0.24	0	98/00699/FU L 04/01584/FU L	11/5/99 4/02/05	B1 B1 514 sqm	N/S March '07
Holiday Inn and Public House	(1.21)*	0	0	98/00584/FU L	2/3/99		
Rochling Materials	0.72	0.72	0	00/00085/FU L	28/3/00	B1	
Alpha Colour Printers	0.3	0.3	0	00/0345/FUL 05/00049/FU L 05/00622/FU L	11/7/00 03/03/05 27/06/05	B2 B2 852 sqm B8 885 sqm	U/C July '06 Completed – 06/07 -
Industrial Fastners	1.49	1.49	0	00/00509/FU L	3/10/00	B2	
Paper House (includes extension of 0.21 ha)	0.76	0.76	0	00/00501/FU L 02/00695/FU	3/10/00 02/10/02	B1	

				L			
Tri Services Workshop	0.73	0.73	0	02/00634/FU L	03/09/02	B1	
Former Bungalow (now Elite Extrusions now Fire Vehicle Service)	0.24	0.24	0	01/00735/FU L 02/01061/FU L 03/00989/CO U	11/12/01 17/1/03 21/10/03	B1	
On Line Packaging	0.47	0.47	0	00/00780/FU L	9/1/01	B1	
Serck Baker	0.44	0.44	0	00/00804/FU L	16/7/01	B1	
Fire and Ambulance (Phase 1 of Tri Service)	1.20	1.20	0	01/00032/RE M	28/06/01	B1	
Police HQ (Phase 2 of Tri Service)	2.36	2.36	0	01/00115/RE M 03/00874/RE M	28/06/01 07/10/03	B1 B1 8545 sqm	Completed 05/06
Plot A Waterwells	1.13	1.13	0	04/00564/RE M	03/08/04	B1 4494 sqm	Completed 05/06
Stewart Concepts Ltd.	0.62	0.62	0	01/00376/FU L	18/9/01	-	
Stephensons Court	(2.13 gross)			01/00675/FU L	9/4/2002	B1/B2/B8	
Plot B (4 units) – Phase 1	(0.88 remaining)	0.23	0.88		15/03/04	B1 500sqm	Cmpl 04/05
Plot B (6 units) – Phase 2	0.23	0.23	0	04/00058/FU L	06/07/04 20/05/03	B1 1187 sqm B1	Cmpl 05/06
Plot C (8 units)	0.23	0.26	0	04/00789/FU L	03/04/04	B1 2525sqm	Cmpl 04/05
Plot D (7 units)	0.26 0.53	0.53	0	03/00253/FU L 03/01412/RE M			
Secure Computer Systems	0.67	0.67	0	02/00659/FU	04/09/02	B1	

				L			
Land South of Waterwells Drive	2.38	2.38	0	03/00555/RE M	23/12/03	B1	
Land adjacent to Infast, Waterwells Drive	1.63	1.63	0	04/00781/RE M	03/08/04	B1 5750 sqm	Completed 05/06
Land at Waterwells Drive	1.5	1.5	0	04/00796/FU L	07/09/04	B8 3425 sqm	Completed 05/06
Land south of Waterwells Drive	1.15	1.15	0	04/00908/FU L	07/09/04	B1 & B8 6025 sqm	Completed 05/06
Land south of Waterwells Drive	1.38	0	1.38	04/01619/FU L	08/03/05	B1 & B8 6196 sqm	N/S 06/07
Land at Baird Road (a)	0.64	0.64	0	05/00175/FU L	10/05/05	B1 3097 sqm	Complete 06/07
Severn Distribution	0.25	0.25	0	05/00843/FU L	30/08/05	B8 941 sqm	Complete 06/07
Land off Baird Road (b)	0.52	0.52	0	05/00544/FU L	02/08/05	B1/B8 2137 sqm	Complete 06/07
Land at Baird Road	1.25	1.25	0	06/01159/FU L	8/12/06	B1/B2/B8 5000 sqm	U/C 06/07
Total	24.35	22.09	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 06/07
<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	Outline	
Medtia Assoiates	1.13	0	1.13	05/00836/REM	04/10/05	B1(a) 10,852 sqm	N/S 06/07
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/FU L	21/10/97
Oakey Ltd	0.44	0.44	0	02/00230/FU L	8/10/02
Leapfrog day nursery	(0.21)*	(0.21)	0	98/00112/FU L	11/11/98
Vodafone	0.72	0.72	0	99/00560/FU L	3/11/99
Cooke Sheet Metals, Window Fitters Mate, REM Systems, Abbeydale Glass	0.26	0.26	0	99/00487/FU L	23/1/99
Bruton Knowles, Tandy Building Supplies	0.45	0.45	0	00/00101/FU L	18/4/00
Sally Hair & Beauty, Neptune Building Services, NIG (web), Dideco	0.27	0.27	0	00/00363/FU L	8/8/00
Office Depot & Advantica Limbrick Architects	0.24	0.24	0	01/00030/FU L	3/4/01
Brabon Properties, Jeeves, Petticoat Project Management	0.46	0.46	0	02/00261/FU L	30/4/02
Land East of Vodafone	0.78	0	0.78	-	-

Driver Training Centre	(0.71)*	(0.71)	0	05/01198/FU L	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	0.26	-	-
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)*	(0.21)	0	-	-
Furniture Importers Warehouse	0.18	0.18	0	00/00637/FUL	22/11/2000
Animal Hospital	(0.4)*	(0.4)	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	0.27	-	-
Proposed B1 building (or dental surgery)	0.17	0	0.17	00/00151/OUT	24/5/2000
133 Bristol Road	(0.83)*	(0.83)	0	05/01216/FUL	3/11/2001
Fabrication & Design (Pegasus)	0.46	0.46	0	01/00152/FUL	20/8/2001

Land at 1-7 Apollo	0.46		0.46	07/00004/FUL	28/02/07
Pegasus Buildings	0.46	0	0.46	07/00014/FUL	21/2/07
Total	10.31	8.11	2.2		

* See list of potential losses