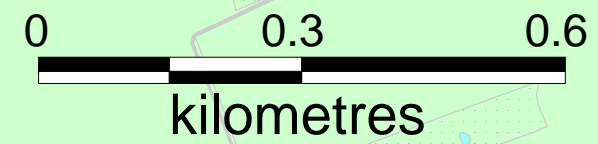


Ryedale Employment Land Review

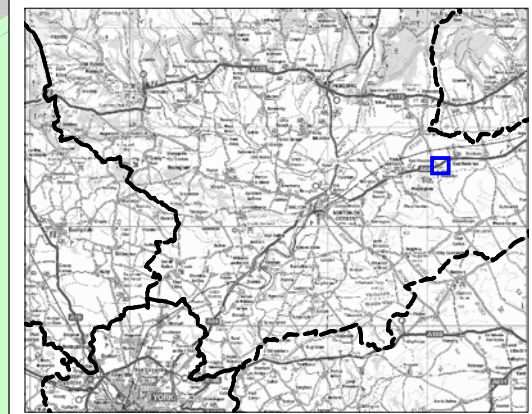
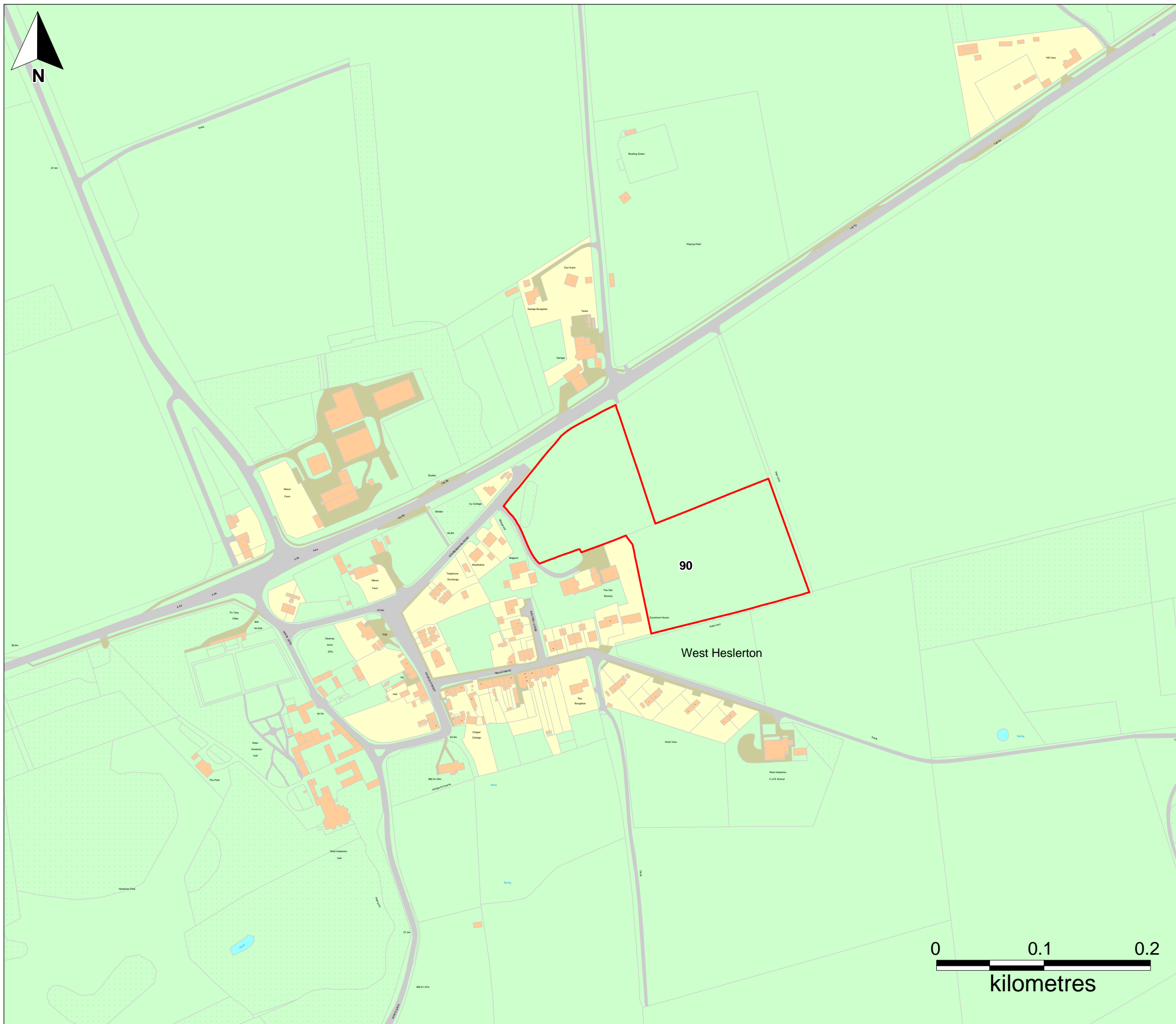
Sites at Sherburn

Location of sites included in the survey



May 2009
22900-L08.wor tugwc

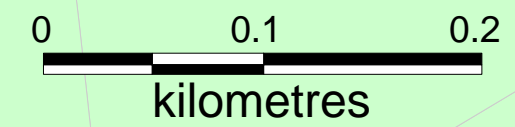
Entec



Ryedale Employment Land Review

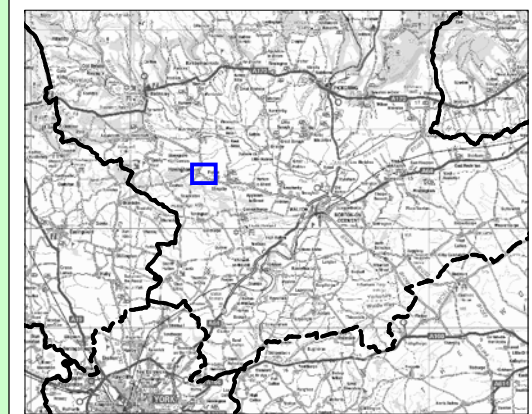
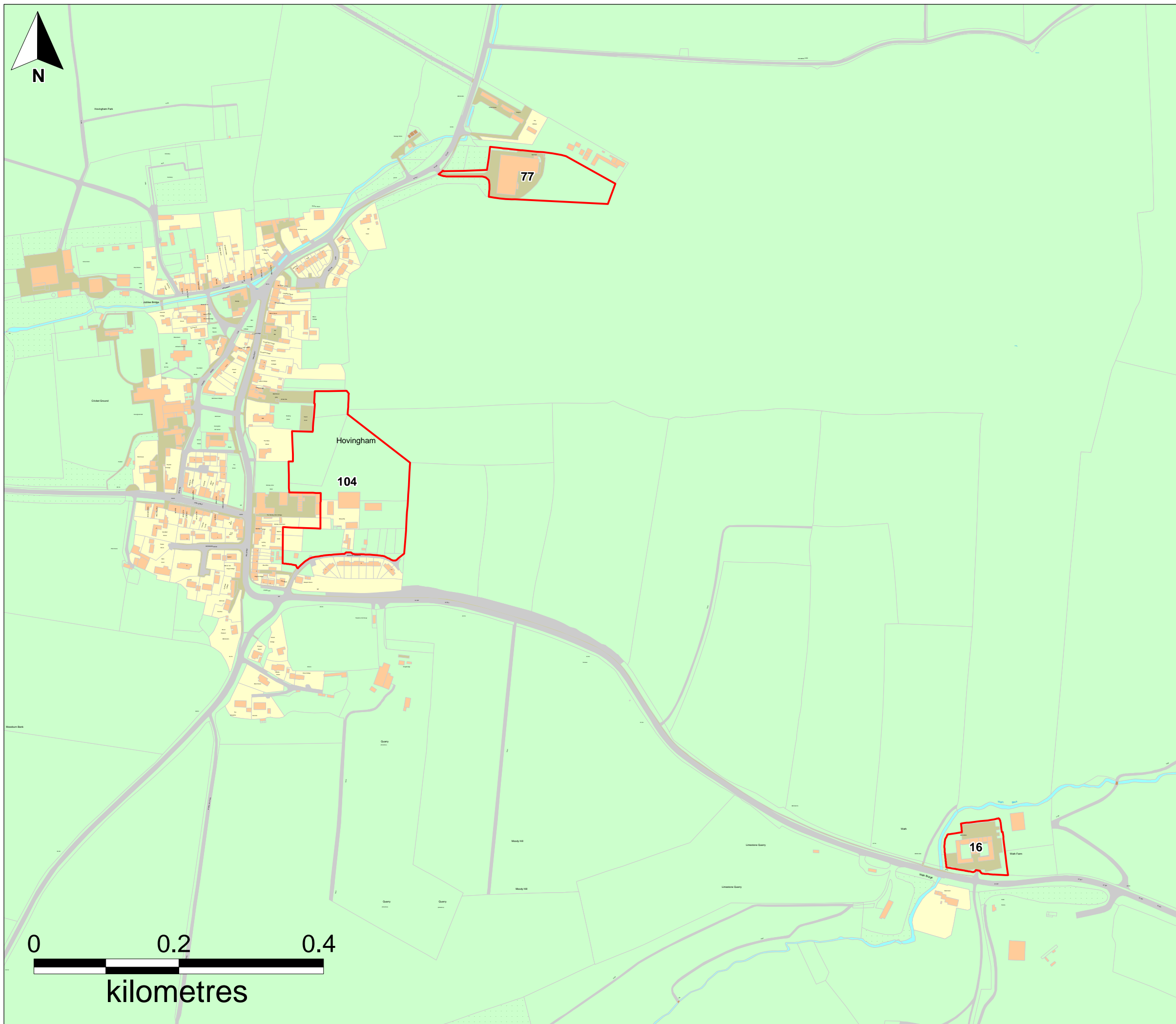
Site at West Heslerton

Location of sites included in the survey



May 2009
22900-L09.wor tugwc

Entec



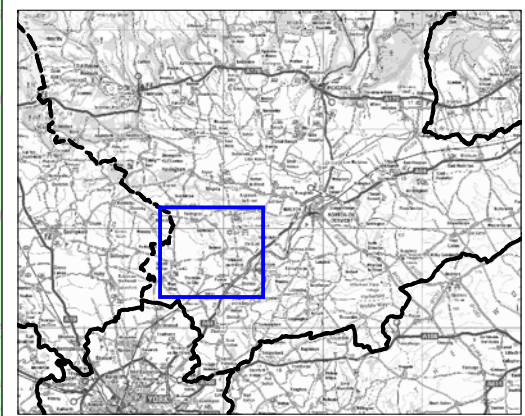
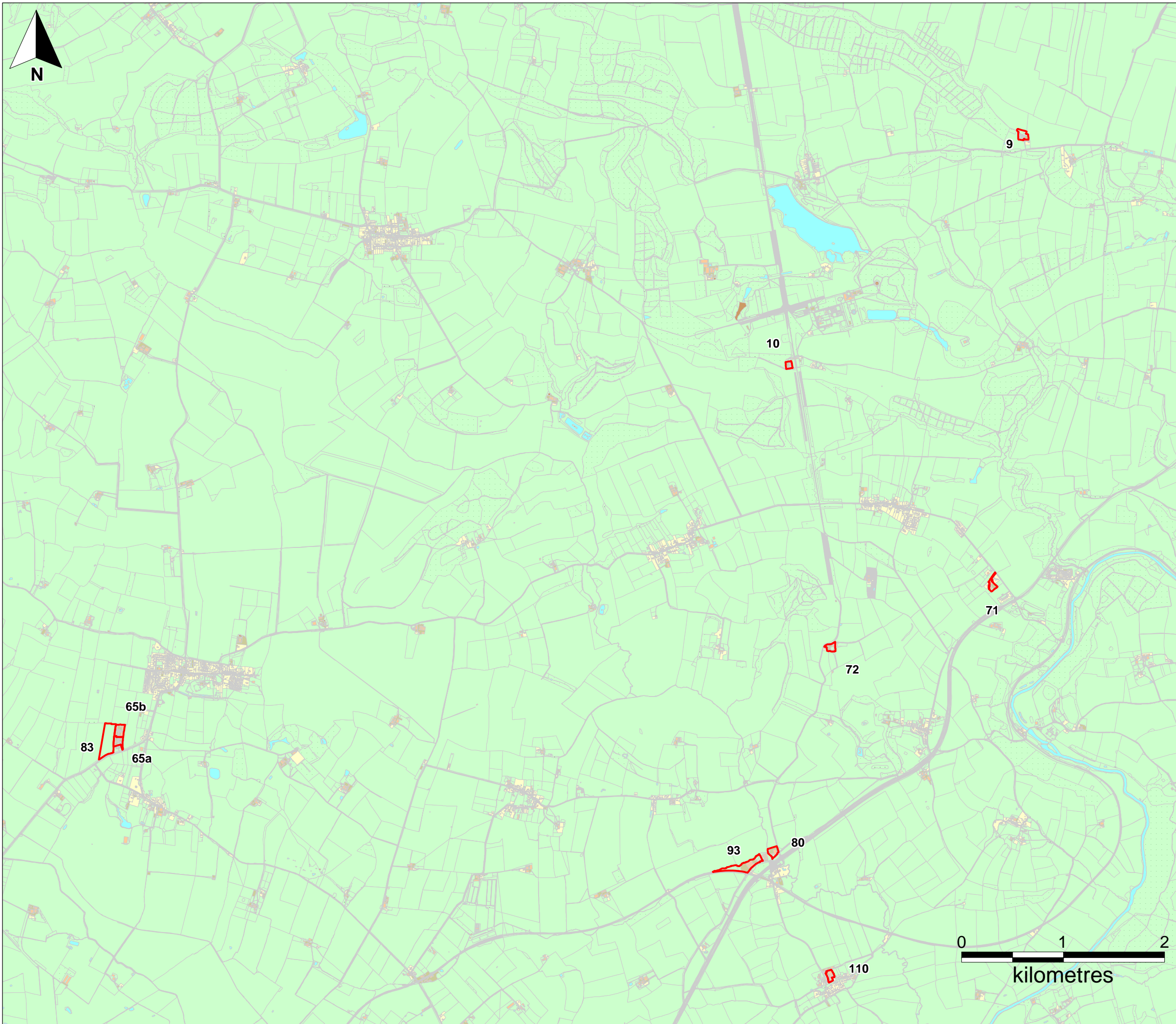
Ryedale Employment Land Review

Sites at Hovingham

Location of sites included in the survey

October 2009
22900-L10a.wor tugwc

Entec



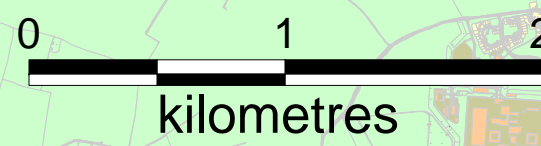
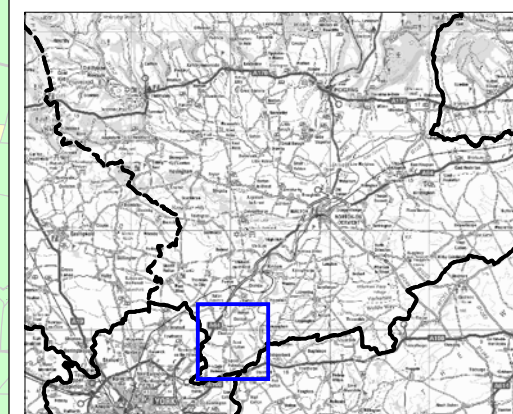
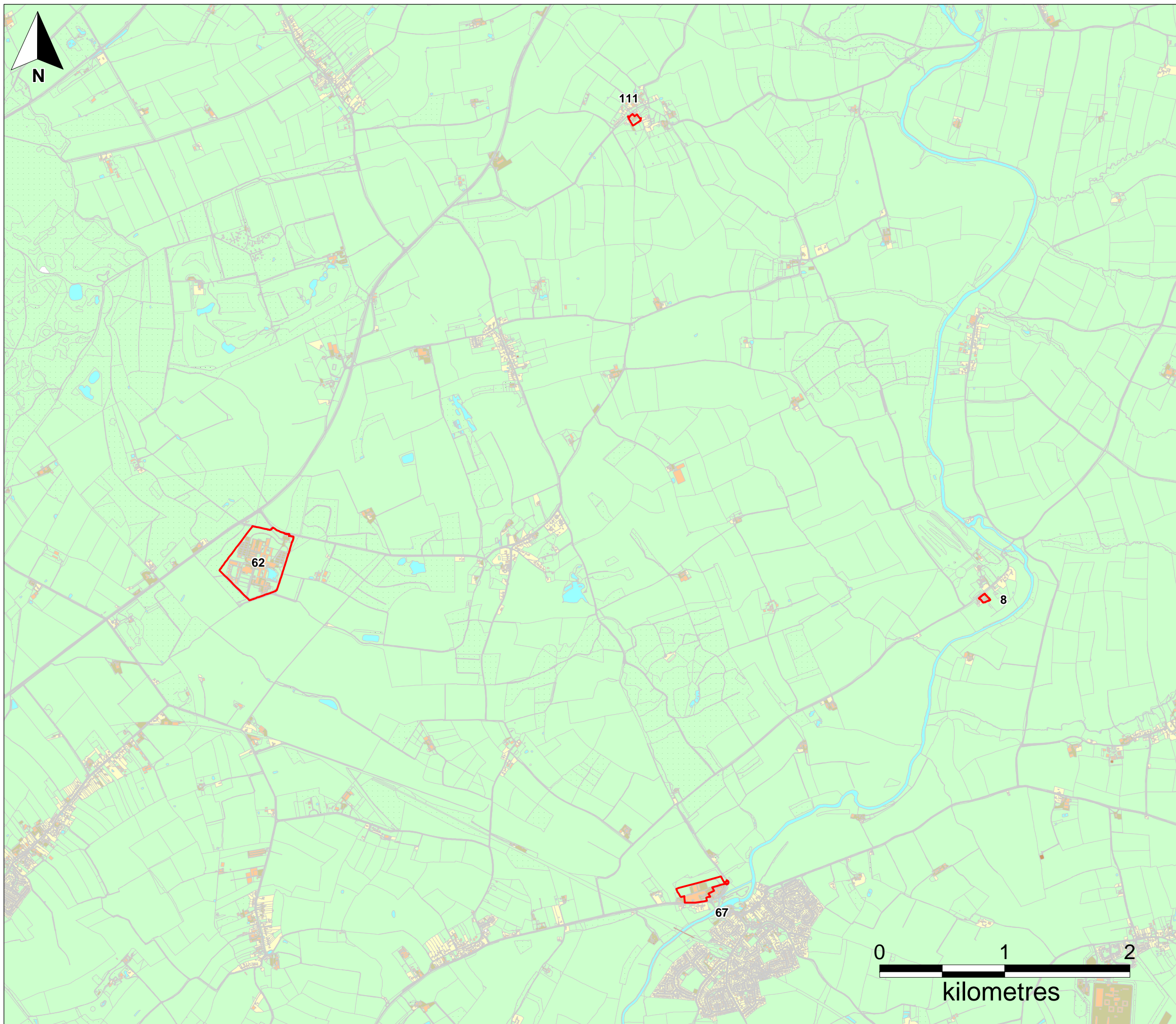
Ryedale Employment Land Review

Sites centred at Bulmer

Location of sites included in the survey

October 2009
22900-L12a.wor tugwc





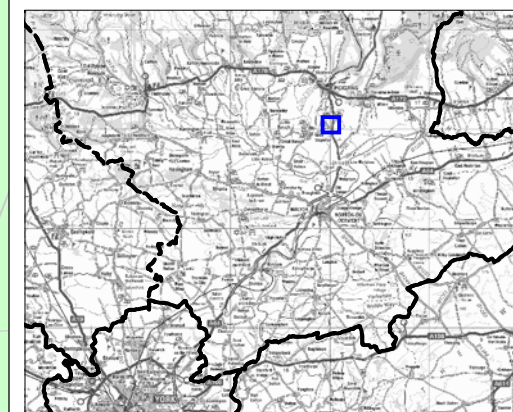
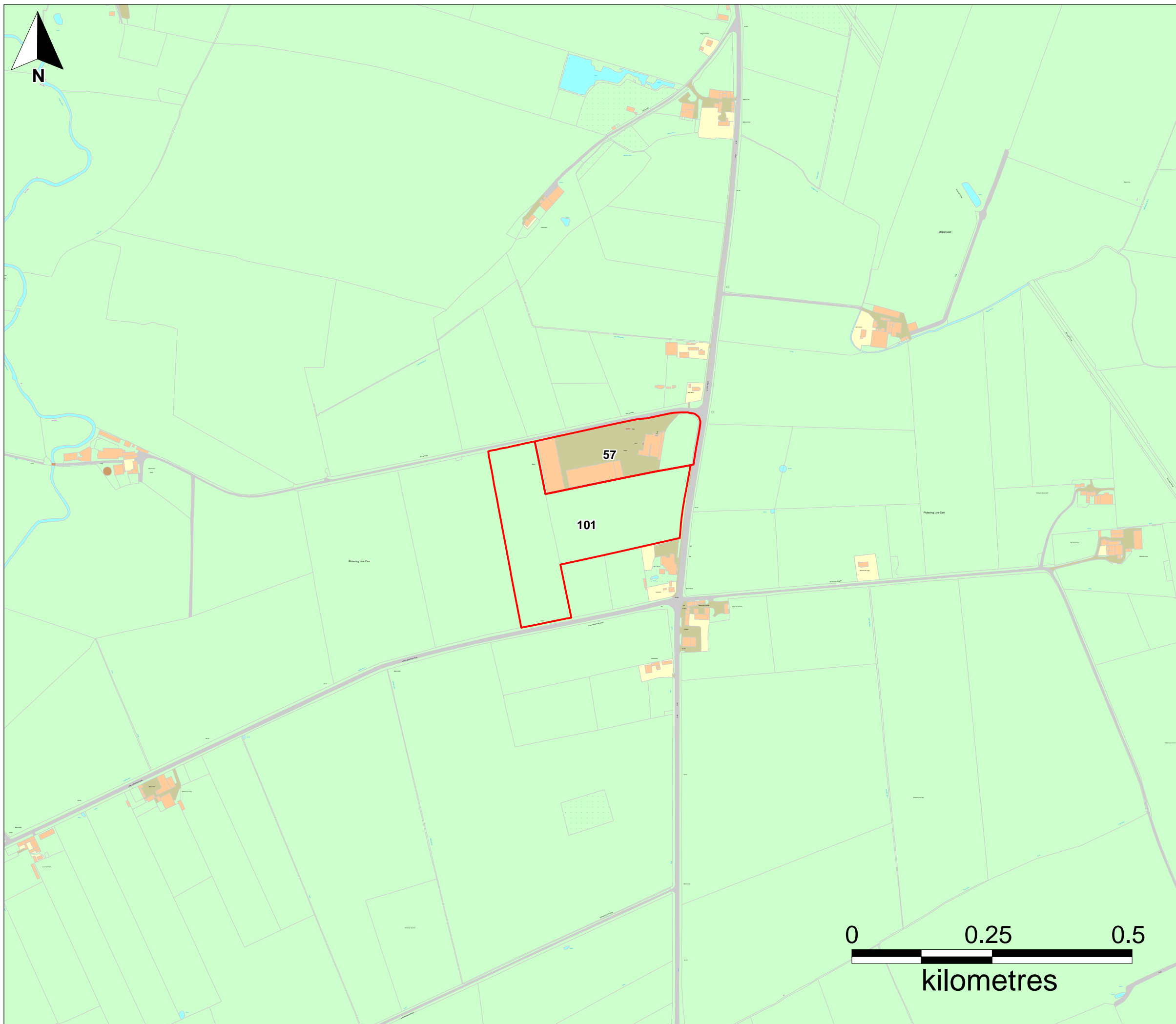
Ryedale Employment Land Review

Sites centred at Sand Hutton

Location of sites included in the survey

May 2009
22900-L13.wor tugwc

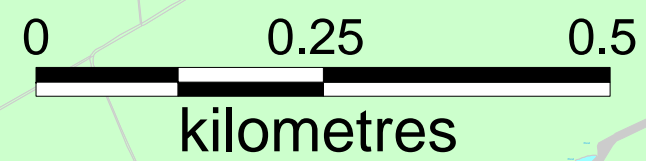




Ryedale Employment Land Review

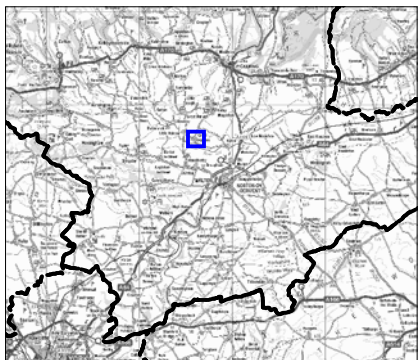
Sites at Kirkby Misperton

Location of sites included in the survey



May 2009
22900-L14.wor tugwc

Entec



Ryedale Employment Land Review

Site 11 at Great Habton

Location of sites included in the survey

May 2009
22900-L15.wor tugwc



Appendix B Additional information gathered in site survey

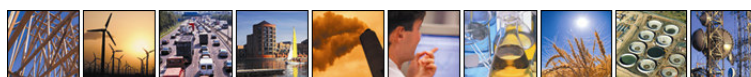
This appendix includes details gathered in the survey update undertaken in this study.

Uses, units and area

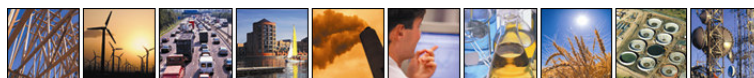
The following two tables provide information about the proportion of different landuse, business units and site area.

Table B1.1 Survey Estimate of Proportion of Different Land Uses

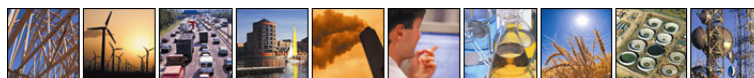
Site Ref.	Site Name	B1	B2	B8	Other employment including retail	Non-employment	Vacant / derelict land and premises	Total
1a	BATA north site	0%	75%	0%	0%	0%	25%	100%
1b	BATA south site	5%	95%	0%	0%	0%	0%	100%
2	Land East Of BATA	0%	0%	0%	0%	0%	100%	100%
3	Land south of BATA	0%	0%	0%	0%	0%	100%	100%
4	Westlers	3%	97%	0%	0%	0%	0%	100%
5	Land South of Westlers	0%	0%	0%	0%	0%	100%	100%
6	Bentleys Garage	0%	0%	0%	85%	5%	10%	100%
8	Fold Court	45%	0%	0%	0%	15%	40%	100%
9	Park Farm Courtyard	75%	0%	0%	0%	25%	0%	100%
10	Gatehouse Farm	0%	0%	0%	0%	0%	100%	100%
11	Manor Farm	0%	0%	0%	0%	100%	0%	100%
13	Sawmill Lane Industrial Estate	8%	30%	35%	24%	0%	3%	100%
14a	Land to the south of Storey Close	0%	0%	0%	0%	0%	100%	100%
14b	Land to the south of Storey Close	0%	0%	0%	0%	0%	100%	100%
15	Helperthorpe	0%	100%	0%	0%	0%	0%	100%
16	Wath Court	48%	0%	0%	0%	17%	35%	100%
17a	Kirkbymoorside Industrial Area, Ings Lane	0%	0%	0%	0%	0%	100%	100%
17b	Kirkbymoorside Industrial Area, Ings Lane	15%	70%	0%	0%	5%	10%	100%
18	Land west of Micrometalsmiths, Kirkbymoorside Industrial Estate	0%	0%	0%	0%	0%	100%	100%
19	Kirkby Mills Industrial Estate	15%	5%	40%	10%	0%	30%	100%
20	Expansion land Kirkby Mills Industrial Estate	0%	0%	0%	0%	0%	100%	100%
21	Expansion land to West of Kirkby Mills Industrial Estate	0%	0%	0%	0%	0%	100%	100%
22	Slingsby Aviation, Ings Lane	0%	85%	0%	0%	5%	10%	100%
23	Power Petrol Station site, New Road	0%	5%	0%	20%	0%	75%	100%
24	Pauls Malt	0%	100%	0%	0%	0%	0%	100%
25	Showfield Lane Industrial Estate	20%	40%	30%	5%	0%	5%	100%
26	Land north west of Showfield Lane Industrial Estate	0%	0%	0%	0%	0%	100%	100%
27	York Road Industrial Estate	10%	50%	25%	10%	0%	5%	100%



Site Ref.	Site Name	B1	B2	B8	Other employment including retail	Non-employment	Vacant / derelict land and premises	Total
28	Land West of York Road Industrial Estate - Phase 2(Fitzwilliam Estates)	0%	0%	0%	0%	0%	100%	100%
29	Land West of York Road Industrial Estate - Phase 2(Fitzwilliam Estates)	0%	0%	0%	0%	0%	100%	100%
30a	Travis Perkins site, Yorkersgate	0%	0%	0%	0%	0%	100%	100%
30b	Travis Perkins site, Yorkersgate	0%	0%	0%	100%	0%	0%	100%
31	Interchange Site, Norton Road Site area shows estimated employment land element only	0%	20%	0%	50%	0%	30%	100%
32	Highfield Road	0%	0%	0%	0%	0%	100%	100%
33	Manor Farm, Town Street	0%	0%	0%	0%	0%	100%	100%
34	Land adjacent to Eden Camp - Phase 1	0%	0%	0%	0%	0%	100%	100%
35	Land adjacent to Eden Camp - Phase 2	0%	0%	0%	0%	0%	100%	100%
36	The Maltings	40%	0%	0%	0%	0%	60%	100%
37	Corner of East Mount & Old Malton Gate Site area shows estimated employment land element only	0%	0%	0%	0%	100%	0%	100%
38	Wentworth Street Car park (upper tier)	0%	0%	0%	0%	0%	100%	100%
39	Norton Grove Industrial Estate	5%	80%	7%	5%	0%	3%	100%
40	South of Norton Grove industrial Estate	0%	0%	0%	0%	0%	100%	100%
41	Land east of Hugden Way	0%	0%	8%	0%	0%	92%	100%
42	Land east of Westfield Way	0%	0%	0%	0%	65%	35%	100%
43	South west Corner of Norton Grove Industrial Estate	0%	0%	0%	0%	0%	100%	100%
44	Dewhurst Site, Welham Road	0%	0%	0%	0%	0%	100%	100%
45	ATS Site off Commercial Street	0%	100%	0%	0%	0%	0%	100%
46	Woolgrowers Site, Park Road	0%	3%	0%	0%	5%	92%	100%
47	West of A64 Brambling Fields Junction / Norton Parks Farm	0%	0%	0%	0%	5%	95%	100%
48a	Bright Steels, Wood Street	0%	100%	0%	0%	0%	0%	100%
48b	Bright Steels, Wood Street	0%	100%	0%	0%	0%	0%	100%
49	Maltings Industrial estate	10%	10%	0%	15%	0%	65%	100%
50	Beckhouse Farm	0%	0%	0%	0%	70%	30%	100%
51	Thornton Road Industrial Estate	30%	40%	5%	10%	3%	12%	100%
52	Expansion land to Thornton Road Industrial Estate	0%	0%	0%	0%	100%	0%	100%
53	Land South of Thornton Road Industrial Estate - Phase 1	0%	0%	0%	0%	0%	100%	100%
54	Land South of Thornton Road Industrial Estate - Phase 2	0%	0%	0%	0%	0%	100%	100%
55	Westgate Carr Road Industrial Estate	20%	55%	10%	0%	0%	15%	100%
56	Land South of McKechnies, Westgate Car Road Industrial Estate	0%	0%	0%	0%	0%	100%	100%
57	Slaters, Malton Road, Kirby Misperton	30%	50%	0%	20%	0%	0%	100%
58	The Coal Depot site,Junction of Vivis Lane and Hungate	0%	0%	0%	0%	8%	92%	100%
59	Outgang Lane	0%	100%	0%	0%	0%	0%	100%
60	Land west of Outgang Lane	0%	0%	0%	0%	0%	100%	100%
61	Land east of Outgang Lane	0%	0%	0%	0%	0%	100%	100%
62	Central Science Lab	90%	0%	0%	0%	0%	10%	100%



Site Ref.	Site Name	B1	B2	B8	Other employment including retail	Non-employment	Vacant / derelict land and premises	Total
63	Wards	5%	92%	0%	0%	0%	3%	100%
64	Wards (Greenfield site)	0%	0%	0%	0%	0%	100%	100%
65a	Sheriff Hutton Industrial Estate	60%	30%	0%	0%	0%	10%	100%
65b	Sheriff Hutton Industrial Estate	65%	25%	5%	5%	0%	0%	100%
67	McKechnie Plastics	0%	70%	0%	0%	0%	30%	100%
68	Swinton Grange	8%	0%	0%	0%	92%	0%	100%
69	adj Swinton Grange - old granary	15%	0%	0%	0%	82%	3%	100%
70	Vellco Tyre Control, Ropery Lane	0%	0%	100%	0%	0%	0%	100%
71	Greets Farm	10%	0%	50%	0%	0%	40%	100%
72	Whitwell Grange	60%	0%	0%	0%	0%	40%	100%
73	Eastfield Road	0%	100%	0%	0%	0%	0%	100%
74	Sheepfoot Hill	0%	100%	0%	0%	0%	0%	100%
75	The Forge	0%	0%	0%	0%	20%	80%	100%
76	Land at Riccall Drive	0%	0%	0%	0%	0%	100%	100%
77	Hall Farm	0%	0%	0%	0%	55%	45%	100%
78	North of Westfields	0%	0%	0%	0%	0%	100%	100%
79A	Eastern Norton	0%	0%	0%	0%	0%	100%	100%
79B	Eastern Norton	0%	0%	0%	0%	0%	100%	100%
79C	Eastern Norton	0%	0%	0%	0%	0%	100%	100%
79D	Eastern Norton	0%	0%	0%	0%	3%	97%	100%
79E	Land to south of B1248, west of windflower hall	0%	0%	0%	0%	0%	100%	100%
79F	Land to north of access road to Norton Grove Industrial Estate	0%	0%	0%	0%	5%	95%	100%
79G	Land to north of access road to Norton Grove Industrial Estate	0%	0%	0%	0%	0%	100%	100%
79H	Norton Grove Stud	0%	0%	0%	0%	5%	95%	100%
80	Land At Yorkshire Parcels, Old York Road	0%	0%	82%	0%	8%	10%	100%
82	west of Outgang Lane site 1	0%	0%	0%	0%	15%	85%	100%
83	Land West of Sheriff Hutton Industrial Estate	5%	0%	47%	10%	0%	38%	100%
85	Land North of Malton Road and East of West Moor Lane	0%	0%	0%	0%	0%	100%	100%
86	Station Farm	100%	0%	0%	0%	0%	0%	100%
87	Land East of Westfield Way	0%	0%	0%	0%	3%	97%	100%
89	Land East of Ellis Patents Ltd, High Street	0%	0%	0%	0%	0%	100%	100%
90	Land South of Scarborough Road	0%	0%	0%	0%	0%	100%	100%
93	Poultry Houses, Old York Road	0%	0%	0%	0%	10%	90%	100%
94	Outgang lane	0%	30%	0%	0%	35%	35%	100%
95	Highways Depot, Vivis Lane	0%	0%	100%	0%	0%	0%	100%
96	Pickering Highways Area Office, Vivis Lane	0%	0%	0%	0%	0%	100%	100%
97a	Cattle Market	0%	0%	0%	55%	0%	45%	100%
97b	Cattle Market	0%	0%	0%	0%	0%	100%	100%
97c	Cattle Market	0%	0%	0%	100%	0%	0%	100%
97d	Cattle Market	0%	0%	0%	100%	0%	0%	100%
98	Showfield Lane site	0%	0%	0%	0%	8%	92%	100%
100	land north of Pasture Lane	0%	0%	0%	0%	0%	100%	100%



Site Ref.	Site Name	B1	B2	B8	Other employment including retail	Non-employment	Vacant / derelict land and premises	Total
101	Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road	0%	0%	0%	0%	0%	100%	100%
104	Land North of Mowbray Crescent and East of Main Street	0%	0%	0%	0%	20%	80%	100%
106	Malton Waste Water Treatment Works, Rye Close, York Road Industrial Estate	0%	0%	0%	75%	0%	25%	100%
110	Barton - le - willows	0%	0%	0%	0%	100%	0%	100%
111	Grange Farm	0%	0%	0%	0%	40%	60%	100%

Source: Entec site survey

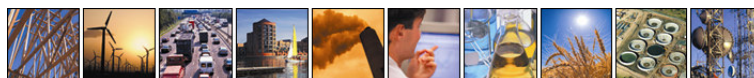
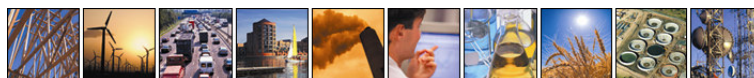
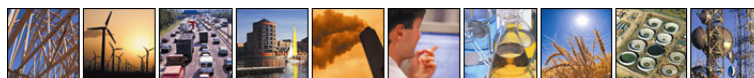


Table B1.2 Survey Estimate of Number of Units and Site Areas

Site Ref	Site	Estimated number of units (low)	Estimated number of units (high)	Estimated number of units (mean)	Mean as a proportion of total number of units (%)	Estimated site area (ha)	Proportion of total area of employment land (%)
1a	BATA north site	1	1	1	0.24	0.83	0.16
1b	BATA south site	1	1	1	0.24	1.5	0.29
2	Land East Of BATA	0	0	0	0.00	0.38	0.07
3	Land south of BATA	0	0	0	0.00	0.32	0.06
4	Westlers	1	1	1	0.24	3.46	0.66
5	Land South of Westlers	0	0	0	0.00	2.74	0.52
6	Bentleys Garage	1	3	2	0.47	0.5	0.10
8	Fold Court	4	4	4	0.94	0.34	0.06
9	Park Farm Courtyard	5	7	6	1.41	0.88	0.17
10	Gatehouse Farm	0	0	0	0.00	0.42	0.08
11	Manor Farm	0	0	0	0.00	0.05	0.01
13	Sawmill Lane Industrial Estate	15	25	20	4.71	5.69	1.08
14a	Land to the south of Storey Close	0	0	0	0.00	0.23	0.04
14b	Land to the south of Storey Close	0	0	0	0.00	1.45	0.28
15	Helperthorpe	1	1	1	0.24	0.67	0.13
16	Wath Court	6	6	6	1.41	0.53	0.10
17a	Kirkbymoorside Industrial Area, Ings Lane	3	4	3.5	0.82	1.04	0.20
17b	Kirkbymoorside Industrial Area, Ings Lane	3	3	3	0.71	2.51	0.48
18	Land west of Micrometalsmiths, Kirkbymoorside Industrial Estate	0	0	0	0.00	2.76	0.53
19	Kirkby Mills Industrial Estate	20	25	22.5	5.29	3.73	0.71
20	Expansion land Kirkby Mills Industrial Estate	0	0	0	0.00	0.68	0.13
21	Expansion land to West of Kirkby Mills Industrial Estate	0	0	0	0.00	0.7	0.13
22	Slingsby Aviation, Ings Lane	3	5	4	0.94	4.96	0.95
23	Power Petrol Station site, New Road	4	4	4	0.94	0.53	0.10
24	Pauls Malt	1	1	1	0.24	2.23	0.43
25	Showfield Lane Industrial Estate	30	40	35	8.24	10.26	1.96
26	Land north west of Showfield Lane Industrial Estate	0	0	0	0.00	5.24	1.00
27	York Road Industrial Estate	70	100	85	20.00	14.02	2.67
28	Land West of York Road Industrial Estate - Phase 2(Fitzwilliam Estates)	0	0	0	0.00	6.86	1.31
29	Land West of York Road Industrial Estate - Phase 2(Fitzwilliam Estates)	0	0	0	0.00	5.36	1.02
30a	Travis Perkins site, Yorkersgate	4	4	4	0.94	0.27	0.05
30b	Travis Perkins site, Yorkersgate	2	2	2	0.47	0.13	0.02
31	Interchange Site, Norton Road Site area shows estimated employment land element only	4	4	4	0.94	0.96	0.18
32	Highfield Road	0	0	0	0.00	1.66	0.32
33	Manor Farm, Town Street	6	8	7	1.65	1.02	0.19



Site Ref	Site	Estimated number of units (low)	Estimated number of units (high)	Estimated number of units (mean)	Mean as a proportion of total number of units (%)	Estimated site area (ha)	Proportion of total area of employment land (%)
34	Land adjacent to Eden Camp - Phase 1	0	0	0	0.00	7.97	1.52
35	Land adjacent to Eden Camp - Phase 2	0	0	0	0.00	3.66	0.70
36	The Maltings	2	2	2	0.47	0.18	0.03
37	Corner of East Mount & Old Malton Gate Site area shows estimated employment land element only	0	0	0	0.00	0.99	0.19
38	Wentworth Street Car park (upper tier)	0	0	0	0.00	0.42	0.08
39	Norton Grove Industrial Estate	13	15	14	3.29	16.85	3.21
40	South of Norton Grove industrial Estate	0	0	0	0.00	1.7	0.32
41	Land east of Hugden Way	1	1	1	0.24	2.78	0.53
42	Land east of Westfield Way	0	0	0	0.00	3.95	0.75
43	South west Corner of Norton Grove Industrial Estate	0	0	0	0.00	4.21	0.80
44	Dewhurst Site, Welham Road	1	1	1	0.24	0.72	0.14
45	ATS Site off Commercial Street	3	3	3	0.71	0.24	0.05
46	Woolgrowers Site, Park Road	2	2	2	0.47	9.7	1.85
47	West of A64 Brambling Fields Junction / Norton Parks Farm	0	0	0	0.00	13.72	2.61
48a	Bright Steels, Wood Street	1	1	1	0.24	0.67	0.13
48b	Bright Steels, Wood Street	1	1	1	0.24	0.11	0.02
49	Maltings Industrial estate	17	17	17	4.00	0.29	0.06
50	Beckhouse Farm	8	12	10	2.35	8.13	1.55
51	Thornton Road Industrial Estate	30	35	32.5	7.65	10.58	2.02
52	Expansion land to Thornton Road Industrial Estate	8	10	9	2.12	0.52	0.10
53	Land South of Thornton Road Industrial Estate - Phase 1	0	0	0	0.00	4.31	0.82
54	Land South of Thornton Road Industrial Estate - Phase 2	0	0	0	0.00	2.42	0.46
55	Westgate Carr Road Industrial Estate	12	18	15	3.53	5.55	1.06
56	Land South of McKechnies, Westgate Car Road Industrial Estate	0	0	0	0.00	2.41	0.46
57	Slaters, Malton Road, Kirby Misperton	5	5	5	1.18	2.76	0.53
58	The Coal Depot site, Junction of Vivis Lane and Hungate	0	0	0	0.00	0.47	0.09
59	Outgang Lane	1	1	1	0.24	0.2	0.04
60	Land west of Outgang Lane	0	0	0	0.00	3.39	0.65
61	Land east of Outgang Lane	0	0	0	0.00	0.67	0.13
62	Central Science Lab	0	0	0	0.00	21.76	4.15
63	Wards	1	1	1	0.24	19.03	3.63
64	Wards (Greenfield site)	0	0	0	0.00	10.23	1.95
65a	Sheriff Hutton Industrial Estate	9	11	10	2.35	0.83	0.16
65b	Sheriff Hutton Industrial Estate	12	15	13.5	3.18	1.06	0.20
67	McKechnie Plastics	1	1	1	0.24	4.22	0.80
68	Swinton Grange	1	1	1	0.24	3.7	0.71
69	adj Swinton Grange - old granary	4	10	7	1.65	3.06	0.58



Site Ref	Site	Estimated number of units (low)	Estimated number of units (high)	Estimated number of units (mean)	Mean as a proportion of total number of units (%)	Estimated site area (ha)	Proportion of total area of employment land (%)
70	Velco Tyre Control, Ropery Lane	2	2	2	0.47	1.59	0.30
71	Greets Farm	8	8	8	1.88	0.64	0.12
72	Whitwell Grange	2	5	3.5	0.82	0.65	0.12
73	Eastfield Road	3	3	3	0.71	2.69	0.51
74	Sheepfoot Hill	2	2	2	0.47	1.08	0.21
75	The Forge	0	0	0	0.00	0.51	0.10
76	Land at Riccal Drive	0	0	0	0.00	3.27	0.62
77	Hall Farm	4	4	4	0.94	1.08	0.21
78	North of Westfields	0	0	0	0.00	11.71	2.23
79A	Eastern Norton	0	0	0	0.00	2.35	0.45
79B	Eastern Norton	0	0	0	0.00	3.27	0.62
79C	Eastern Norton	0	0	0	0.00	11.92	2.27
79D	Eastern Norton	0	0	0	0.00	7.09	1.35
79E	Land to south of B1248, west of windflower hall	0	0	0	0.00	13.95	2.66
79F	Land to north of access road to Norton Grove Industrial Estate	0	0	0	0.00	14.92	2.84
79G	Land to north of access road to Norton Grove Industrial Estate	0	0	0	0.00	2.38	0.45
79H	Norton Grove Stud	0	0	0	0.00	44.47	8.48
80	Land At Yorkshire Parcels, Old York Road	2	2	2	0.47	0.8	0.15
82	west of Outgang Lane site 1	0	0	0	0.00	0.73	0.14
83	Land West of Sheriff Hutton Industrial Estate	11	14	12.5	2.94	3.66	0.70
85	Land North of Malton Road and East of West Moor Lane	0	0	0	0.24	0.26	0.05
86	Station Farm	1	1	1	0.00	43.01	8.20
87	Land East of Westfield Way	0	0	0	0.00	1.4	0.27
89	Land East of Ellis Patents Ltd, High Street	0	0	0	0.00	0.49	0.09
90	Land South of Scarborough Road	0	0	0	0.71	2.51	0.48
91	Land North of the Ropery, Ropery Lane	0	0	0	0.94	1.48	0.28
93	Poultry Houses, Old York Road	3	3	3	0.47	0.09	0.02
94	Outgang lane	4	4	4	0.24	0.09	0.02
95	Highways Depot, Vivis Lane	3	3	3	0.00	0.11	0.02
96	Pickering Highways Area Office, Vivis Lane	2	2	2	0.24	0.13	0.02
97a	Cattle Market	1	1	1	0.24	0.46	0.09
97b	Cattle Market	0	0	0	0.00	5.11	0.97
97c	Cattle Market	1	1	1	0.00	1.15	0.22
97d	Cattle Market	1	1	1	0.00	5.87	1.12
98	Showfield Lane site	0	0	0	0.00	2.84	0.54
100	land north of Pasture Lane	0	0	0	0.82	0.65	0.12
101	Land West of Malton Road, South of Tofts Road and North of Kirby Misperton Road	0	0	0	0.82	0.53	0.10
104	Land North of Mowbray Crescent and East of Main Street	0	0	0	5.29	1.5	0.29



Site Ref	Site	Estimated number of units (low)	Estimated number of units (high)	Estimated number of units (mean)	Mean as a proportion of total number of units (%)	Estimated site area (ha)	Proportion of total area of employment land (%)
106	Malton Waste Water Treatment Works, Rye Close, York Road Industrial Estate	0	0	0	0.00	0.32	0.06
110	Barton - le - willows	2	5	3.5	0.24	0.5	0.10
111	Grange Farm	2	5	3.5	8.24	0.34	0.06
Total		372	478	425	100.0%	524.69	100.0%

Source: Entec site survey

Existing employment uses

The analysis of employment land needs to focus on the level of employment land that is actually used for employment generating activities. Analysis therefore needs to exclude uses that could not reasonably be considered to fall into these categories. The survey estimated the proportion of the B use classes (B1, B2 and B8) as well as identifying and quantifying any parts of the sites that were occupied with ‘other employment uses including retail’, ‘non-employment’ and ‘vacant/derelict’ uses¹².

The survey identified other land uses within the sites that would not be classified within the B1 office and B2/B8 general industrial and storage and distribution use class classification. Example of activities typically found within the employment areas included:

- Motor vehicle sales
- Public transport maintenance facilities and depot
- Taxi and car hire businesses
- Council depots and vehicle storage areas
- Renting of machinery and equipment

These uses are not generally considered to be B1/ B2 / B8 uses but instead usually considered to be *sui generis* (a use on its own); Given that these land uses do employ people, for the purposes of the survey they were classed as ‘Other employment uses inc. retail’

Employment land minus inappropriate land uses therefore equates to employment land in employment use.

¹² Vacant/derelict uses also includes greenfield sites.

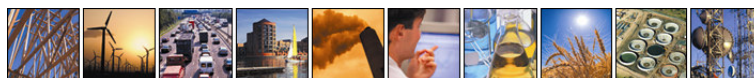


Table B1.3 Employment land uses in Ryedale District

Item	Area (ha)	Proportion of total area (%)
B1 use class	35.52	6.8%
B2 use class	76.39	14.6%
B8 use class	17.15	3.3%
Other employment incl. retail	13.92	2.7%
Non-employment uses	25.97	5.0%
Vacant/derelict	355.25	67.8%
Total	524.21	100%

Source: Entec site survey

More than 67% of the sites' area surveyed were vacant or derelict and around 24% of the area was occupied by B1, B2 or B8 uses. Manufacturing uses (B2) represented the most significant use type at 14.6%.

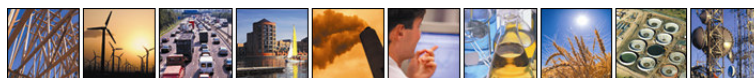
Vacant and derelict land – developable land

During our undertaking of the site assessments more detailed information was gathered on the vacant and derelict sites indicated above (355.25ha shown in Table 8.3) to identify areas that could be *developable*.

In this instance, this equates to sites that are either currently undeveloped / vacant (which includes demolition sites and/or sites where some preparation has taken place) or sites which have buildings within them that are either vacant and/or derelict. These sites are therefore physically capable of re-development subject to ownership, gaining planning permission, overcoming access issues, etc. Table 5.5 quantifies these sites in more detail.

Table B1.4 Developable vacant and derelict land

Type of land	Area (ha)	Proportion of vacant area
Immediate Supply		
Area of employment land with built floorspace that was for sale/vacant	7.87	2.22%
Area of potential vacant development sites	344.50	96.97%
Short Term Supply		
Area of potential derelict development sites	3.26	0.92%
Long Term Supply		



Type of land	Area (ha)	Proportion of vacant area
Area of potential development sites (older / poor quality buildings) representing potential medium / longer term supply	5.79	*13

Source: Entec site survey

This provides an initial view on the amount of developable land across the District to meet immediate (around 355 ha) and future (potentially around 5 ha) demand. However, this amount of potentially developable land needs to be considered in light of the suitability of these locations for employment uses, the possibility that they are not viable as a result of infrastructure constraints, and the likelihood that the market will bring them forward. Therefore any estimate of the *supply* of employment land needs to consider the amount of developable land and its quality.

Site quality and other issues

A significant amount of information on the quality of employment sites was obtained during the survey work. This information helped to inform the assessment of the suitability of sites in the District and an overall view of; age and condition of buildings, potential site layout issues and constraints, and a range of potential environmental issues is presented in this sub-section.

The stock of buildings on employment land in the District is characterised by a range of different ages:

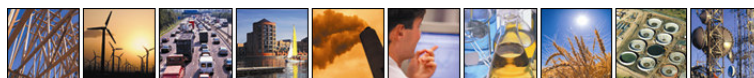
Table B1.5 Building age

Age of buildings	Proportion of employment sites with this (%)
Pre Victorian	11%
Victorian / Edwardian	3%
Interwar (30's to 50's)	2%
60's to 80's	17%
80's to 90's	15%
Recent <10 years old	12%

Source: Entec site survey

The District has a fairly even split in age of the building stock; there appears to be slightly more stock dating from the 60's to 80's and 80's to 90's at 17% and 15% respectively. The quality of stock across the District was fairly high with 90% described as 'adequate' or better and indicates that although some of these sites had some older

¹³ Some of the sites included within the long term supply, may also be existing employment sites either vacant or in use. It is therefore not possible to quantify what proportion of vacant area is long term supply as the areas may be duplicated.



stock, this did not necessarily mean that this was of poor quality as many older sites had been refurbished or well looked after. See Table 8.6, below:

Table B1.6 Quality of buildings

Quality of buildings	Proportion of employment sites (%)
'very poor'	4%
'poor'	5%
'adequate'	66%
'good'	15%
'very good'	9%

Source: Entec site survey

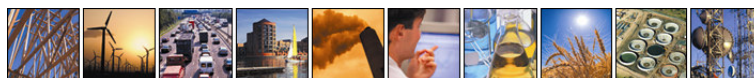
The survey gathered a lot of detail about the physical arrangement of sites, their environment and accessibility. An overview of some of key features is provided in Table 8.7. It should be noted that of all the sites 45% were considered to operate a potentially contaminative use; however, this number may be so significant as a large proportion of the sites were farm sites where it was not known whether a supply of fuel was kept on site.

Table B1.7 Site layout and constraints

Proportion of site areas rated less than adequate (poor or very poor)	Proportion of employment sites (%)
Quality of public realm ¹⁴	10%
Provision of drainage, lighting and security	14%
Quality of parking and internal circulation	16%
Connections to highway network	33%
General public transport accessibility	20%

Source: Entec site survey

¹⁴ Where the site was a greenfield site it was given a score as 'adequate' as any development of that site would be subject to controls to ensure it met that standard.



Agents consulted with:Agent	Contact name	Consultation Response
McBeath Property Consultancy Ltd	Andrew McBeath	18 th May 2009
Cundalls	Stephen Edwards	19 th May 2009
Colin Ellis Property Services	Tracey Wardell	8 th May 2009

Source: Entec UK

