

Northumberland Employment Site Schedule 2016-17 - Analysis Report



Northumberland

Contents

Table Contents	2
Introduction	4
Employment Land Supply	5
Take-up of Allocated Employment Land in 2016/17	7
Allocated Land Developed for Non Employment Uses in 2016/17	10
Committed Development	12
Changes to Available Land Supply	18
Ancillary Land	19
Vacancy Rates	24
Future monitoring of non-allocated sites	25
 Appendices	
Appendix A - Employment Land Take-Up Process Flow	28
Appendix B - Vacant Floor Space for Main Towns, Service Centres & Remaining Employment Sites during 2016/17	29

Table contents

Table No	Title	Page No
01	Employment Land Supply by Delivery Area	5
02	Location of Developed Employment Land by Delivery Area	6
03	Take-up of Allocated Employment Land in 2016/17 - Central Delivery Area	7
04	Take-up of Allocated Employment Land in 2016/17 - North Delivery Area	7
05	Take-up of Allocated Employment Land in 2016/17 - South East Delivery Area	8
06	Take-up of Allocated Employment Land in 2016/17 - West Delivery Area	8
07	Amount & Type of Completed Employment Space	8
08	Recent Levels of Employment Land Taken-up	9
09	Allocated Land Developed for Non Employment Uses - Central Delivery Area	10
10	Allocated Land Developed for Non Employment Uses - North Delivery Area	10
11	Allocated Land Developed for Non Employment Uses - South East Delivery Area	10
12	Allocated Land Developed for Non Employment Uses - West Delivery Area	11
13	Allocated Land Developed for Non Employment Uses - County Delivery Area	11
14	Committed Development - Central Delivery Area	12
15	Committed Development - North Delivery Area	12
16	Committed Development - South East Delivery Area	13
17	Committed Development - West Delivery Area	13
18	Extant Permissions Which Would Result in the Take-up of Employment Land	14
19	Extant Permissions Which Would Result in the Loss of Land to Non Employment Uses	15
20	Historic Annual Employment land development rates 31 Mar 2017	16
21	Changes to Available Land Supply by Delivery Area	18
22	Ancillary Land - Central Delivery Area	19
23	Ancillary Land - North Delivery Area	20
24	Ancillary Land - South East Delivery Area	21
25	Ancillary Land - West Delivery Area	23
26	Vacant floor space by Delivery Area (present year)	24

27	Vacant floor space by Delivery Area (2011-2017)	24
28	Non-allocated sites	26
29	Planning applications approved within 2016-17 at non-allocated sites	26

Introduction

The National Planning Policy Framework (NPPF) states that Local Planning Authorities (LPAs) should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Furthermore they should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable growth.

The NPPF states that LPAs should prepare and maintain a robust evidence base in order to understand both existing business needs and likely changes in the market. Paragraph 161 of the NPPF states that local planning authorities should use this evidence base to assess the needs for land and floorspace for economic development, both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development, the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs.

The information included within this report and the accompanying schedule provides part of this evidence base. It includes an assessment of land and floorspace development, supply and recent trends in the take-up of allocated employment land and the development of allocated sites for other uses for the period 1 Apr 2016 to 31 Mar 2017. It identifies current levels of developed and available land and provides occupancy levels for existing developments. This information enables the overall need for land or floor space for economic development to be assessed.

Where information is given on the current position at a point in time, (e.g. available land or the status of planning application, this relates to 31st March 2017 unless stated otherwise.

Employment Land Supply

Employment development is defined as comprising 'B' Class uses i.e. Classes B1a, b, c, (offices, research & development and light industrial), B2 (general industrial) and B8 (storage, warehousing and distribution), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

The current employment allocations for Northumberland stem from the Local Plan and Local Development Framework documents of the former boroughs and districts within Northumberland.

Following Local Government Reorganisation in 2009 the newly formed unitary authority Northumberland County Council became the Local Planning Authority for the county area outside of the Northumberland National Park. The previously emerging Northumberland Core Strategy divided the county into four Delivery Areas, for this monitoring year this convention has remained, but will be kept in review whilst the new local plan emerges. The amount of developed and allocated employment land is shown in table 1.

Table 1 – Employment Land Supply by Delivery Area

Delivery Area	Developed / under option / held for expansion / ancillary Employment Land (ha)	Available employment land (ha)	Total (ha)
Central	287.994	30.994	318.988
North	152.801	31.054	183.855
South East	1048.547	166.941	1,215.488
West	36.826	7.927	44.753
TOTALS	1,526.168	236.916	1,763.044

**totals do not always add up due to rounding*

Northumberland has 240ha of available employment land, 37.88ha¹ of which would be taken up if all extant planning permissions on land yet to be taken up were implemented.

Table 2 illustrates that there are similar numbers of allocated or otherwise designated employment areas (i.e. industrial estates and/or office parks etc.) within each of the Delivery Areas, apart from the West, but in terms of both developed and available land, the majority is located in the South East Delivery Area.

Table 2 - Location of Developed Employment Land by Delivery Area

	No of employment areas		Developed Land		Available land	
	No.	%	Ha.	%	Ha	%
Central	37	29.60	220.724	22.97	30.994	13.08
North	31	24.80	111.968	11.65	31.054	13.11
South East	42	33.60	603.034	62.74	166.941	70.46
West	15	12.00	25.427	2.65	7.927	3.35
TOTALS	125	100.00	961.153	100.00	236.916	100.00

¹ See table 18 and 19

Take-up of Allocated Employment Land in 2016/17

Take-up is defined as the development or first occupation of a site for an employment related use. Take-up occurs at the point at which construction of a building commences (the point at which it can no longer be regarded as an available development site). Take-up excludes extensions to existing premises (unless they lie on land outside the perimeter of the existing site) and changes of use. Where a site is redeveloped for use by another occupier, this also constitutes take-up. The development of land for non B-class uses is excluded as this is considered to be land lost to other uses. However it is recognised that the loss of employment can in some cases permanently exclude employment development and not directly create any long term jobs, (e.g. loss to housing), whilst other sui generis commercial uses do create employment and may operate successfully on employment sites. A take-up process flow chart describing in detail how take-up is defined can be found in Appendix A.

6.16ha of land was taken up in 2016/17. Table 13 provides information on levels of development over the past five years. Historic data on employment land take-up can be found in the Northumberland Employment land take-up report. The following tables detail the take-up of land for each delivery area in the past year. The planning applications which relate to these developments are highlighted in Appendix B.

Table 3 - Central Delivery Area

Site	Gross Take-up (ha)	Net Take-up (ha)	Reason
C18	4.115	4.115	Airport Car Park Extension (Under Construction - 14/00382/FUL)
C24	0.142	0.142	Retrospective Vehicle Mechanical Repair Centre

Table 4 - North Delivery Area

Site	Gross Take-up (ha)	Net Take-up (ha)	Reason
N18/07.00	1.158	1.158	Coastal Grains (New Silos) - 14/03502/FUL

Table 5 - South East Delivery Area

Site	Gross Take-up (ha)	Net Take-up (ha)	Reason
SE36	0.280	0.280	Construction of 10 industrial units with new access road and service yard area - (16/02147/FUL)
SE36	0.339	0.339	Proposed erection of 2 light industrial units (15/00949/FUL)
SE10	0.130	0.130	Change of use of land from open space to create an extension to the existing car park for additional car storage and sales for the existing car dealership; with a new crossover for entry and exit, with vehicle barrier and boundary fence

Table 6 - West Delivery Area

Site	Gross Take-up (ha)	Net Take-up (ha)	Reason
No take-up in 2015/16			

Table 7 shows the amount and type of employment related floor space that has been completed in the last 12 months.

Table 7 - Amount & Type of Completed Employment Space

	B1	B2	B8	B1, B2, B8	Total
m ²	0	0	137	2408	2545

An average of 5.984ha of land has been taken-up annually in Northumberland in the last five years, with much of this activity being focused in the South East delivery area. There have been significant losses of employment land over the same period (see Table 13), reducing

the stock of available employment land. This has averaged 8.82ha per annum; therefore collectively 14.81ha has been developed annually on average over the past five years.

Table 8 – Recent Levels of Employment Land Taken-up

Delivery Areas	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Central	0.22	1.11	0.85	0.00	4.26	6.44
North	0.21	0.00	0.14	0.25	1.15	1.75
South East	11.36	0.68	0.00	8.54	0.75	21.33
West	0.4	0.00	0.00	0.00	0.00	0.4
TOTALS	12.19	1.79	0.99	8.79	6.16	29.92

Allocated Land Developed for Non Employment Uses in 2015/16

The authority lost 30.26ha of allocated employment land to non-employment related uses in 2015/16 as shown in tables 9 to 12.

Table 9 - Central Delivery Area

Site	Land Developed (ha)	Reason
C11	7.50	Residential Permission (Persimmon) - 13/02105/OUT - Morpeth
C17	0.94	Area now occupied by Morpeth Northern Bypass

Table 10 – North Delivery Area

Site	Land Developed (ha)	Reason
No land was lost to non-employment uses in 2016/17		

Table 11 – South East Delivery Area

Site	Land Developed (ha)	Reason
SE15	9.05	Reserved matters application for Remediation of former colliery land followed by construction of 257 dwellings with associated road infrastructure, engineering works, car parking and landscaping. & Lidl Scheme within implemented site area. - Former Bates Colliery Site, Blyth
SE26	11.90	Residential Development - 14/03016/FUL - Ellington
SE27	0.23	Change of use from B8 to A1 (retail), erection of a 327 square metre convenience store, new access and parking. - Ashington

Table 12 - West Delivery Area

Site	Land Developed (ha)	Reason
W09	0.502	Residential Planning Application - 3 units (14/00674/FUL) - Colwell
W13	0.137	Planning Permission for Caravan Site implemented (14/00167/COU) - Bellingham

Table 13 – County by Delivery Area

Delivery Areas	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Central	0.00	1.11	5.89	0.54	8.44	15.98
North	0.00	0.00	0.00	1.04	0.00	1.04
South East	0.47	0.8	4.0	0.00	21.18	26.45
West	0.00	0.0	0.00	0.00	0.64	0.64
TOTALS	0.47	1.91	9.89	1.58	30.26	44.11

Committed Development

Tables 14 to 17 provide information on the potential land take of extant planning permissions for b-class uses. Tables 18 and 19 set out details of the extant permissions which if implemented would lead to the take-up of allocated employment land or the loss of land to non-employment uses.

Table 14 – Central Delivery Area

Employment Type	Permitted Floor Space (m ²)
B1	20
B2	29,232
B8	0
B1, B2, B8	1,751
Non B-Class Uses	0
Sui Generis	15,614
TOTAL	46,616

Table 15 – North Delivery Area

Employment Type	Permitted Floor Space (m ²)
B1	0
B2	1,658
B8	132
B1, B2, B8	1,724
Non B-Class Uses	1,767
Sui Generis	715
TOTALS	5,996

Table 16 – South East Delivery Area

Employment Type	Permitted Floor Space (m ²)
B1	3,927
B2	1,656
B8	891
B1, B2, B8	27,002
Non B-Class Uses	1,004
Sui Generis	5,237
TOTAL	39,717

Table 17 – West Delivery Area

Employment Type	Permitted Floor Space (m ²)
B1	0
B2	0
B8	0
B1, B2, B8	211
Non B-Class Uses	0
Sui Generis	2,838
TOTAL	3,049

Table 18 - Extant Permissions Which Would Result in the Take-up of Employment Land

Delivery Area	Application no	Details	Area to be taken up (ha)
Central	12/00915/FUL	Development of chipboard processing facility (use class B2) with a gross internal floorspace of 28000m ² (including 5050m ² mezzanine floorspace) and ancillary office accommodation (use class B1)	7.66
South East	15/01076/CCM	Change of use from contractor/construction compounds to construction waste materials recycling site.	0.45
South East	10/S/00247/VARYCO & 16/01966/REM	To extend the time limit for commencement of Phases 4 & 5 reserve Matters Application	7.63
South East	B/08/00206/REM & 15/01618/DISCON	Discharge of condition 1 (Road layout, parking and landscaping) from application B/08/00206/REM (Proposed development of 18 commercial office buildings comprising 2 and 3 storey units with associated works (Gladmans Phase 3)	3.78
South East	14/02914/FUL	Proposed packing hall extension, waste area alterations, improvements to site services.	1.15
South East	16/00500/FUL	Proposed Plant Hire Base and Workshop with associated offices	0.12
South East	14/00832/FUL	Proposed industrial/warehouse building and associated car parking/service yard	0.79
South East	14/02174/VARYCO	Erection of industrial/warehouse building and associated car parking/service yard	1.19
South East	07/00620/OUT (11/00128/VARYCO & 14/01255/REM)	To extend the time limit for implementation of application 07/00620/OUT - Erection of industrial/warehouse building and associated car parking/service yard.	1.13
North	11/02444/FUL	Construction of 1,560m ² B2 and B8 Industrial Units ranging from 70m ² to 400m ² with 3no. external secure compounds, access roads and 44no. car parking spaces	0.55
South East	14/02930/FUL	Proposed erection of a workshop	0.79
South East	16/00299/FUL	Development of two new warehouse/light industrial buildings for B1, B2 or B8 uses	1.02
South East	16/03962/FUL	Proposed construction of 2 semi-detached industrial units, access road, service yards and car parking as supplemented by Phase 1 "Desktop Study" and Phase 2 "Ground Investigation Report" as amended by drawings and received 18/11/16, revised rear elevation received 14/12/16, supplemented by ecology assessment received 11/01/17, amended by revised site layout plan received 13/01/17, and supplemented by drainage information received 02/02/17.	0.33

		Total	26.59
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**All applications include the total area listed in the ELS, some of which may be used as ancillary space*

Table 19 - Extant Permissions Which Would Result in the Loss of Land to Non Employment Uses

Delivery Area	Application no	Details	Area to be taken up (ha)
Central	16/00626/REM & 12/03472/OUT	Proposed residential development for approx 12no. dwellings	0.40
Central	16/02082/OUT	Outline application for mixed-use development comprising Class A1 (retail development) and/or Class A3/A5 (drive-thru restaurant) and/or Class A3/A4 (family pub/restaurant) and/or Class C1 (hotel) and/or petrol station (Sui Generis) with associated access	4.92
South East	16/04307/FUL	Proposed construction of new hotel comprising 30 en-suite bedrooms; bar and restaurant; outside terrace; childrens play area and associated car park	0.55
South East	16/01363/OUT	Outline permission for up to 240no dwellings with associated landscaping, infrastructure works and access from Newbiggin Road (re-submission of 14/03715/OUT)	5.17
North	15/01427/FUL	Conversion and extension to former Brickwork office to provide 1no. two bedroom residential unit for holiday and long term letting use.	0.04
North	14/03949/FUL	Construction of a new sports association club house	0.20
South East	13/03524/OUTES	The construction and operation of the UK terrestrial elements of a high voltage direct current (HVDC) electrical interconnector between the UK and Norway comprising HVDC underground cables from a landfall at Cambois slipway to the proposed converter station site off Brock Lane; a converter station to convert electricity from HVDC to HVAC power and vice-versa; HVAC underground cables to Blyth substation	TBC
		Total	11.29

**All applications include the total area listed in the ELS, some of which may be used as ancillary space*

Table 20 – Historic annual Employment land development rates 31 Mar 2016

Supply at 31/03/2016	Take-up (ha)	Lost (ha)
Completions 99 – 17 ¹		
a. Land Developed 99-05	33.21	17.37
b. Land Developed 05 - 06	4.43	3.77
c. Land Developed 06 - 07	11.02	3.94
d. Land Developed 07 - 08	19.92	10.87
e. Land Developed 08 - 09	4.31	0
f. Land Developed 09 - 10	3.43	3.03
g. Land Developed 10 - 11	3.5	3.89
h. Land Developed 11 - 12	2.45	29.52
i. Land Developed 12 - 13	12.19	0.47
j. Land Developed 13 - 14	1.79	1.91
k. Land Developed 14-15	0.99	9.89
l. Land Developed 15-16	8.79	1.58
m. Land Developed 16-17	6.16	30.26
n. Land Developed 05 -17	78.98	99.13
o. Land Developed 99 -17	112.19	116.5
Commitments		
p. Extant Permissions for all development on land yet to be taken up	26.59	11.29

The data in Table 20 was extracted from the Employment Land Take-up Study which recorded planning approvals/commencements between 1999 and 2017.

Where a development has been recorded as having commenced in the Employment Land Schedule (2009 – 2017) the development was attributed to that year. Where developments have been identified in the Employment Land Take-up Study (1999-2017) which occurred in the 2009-2017 period the year of commencement was recorded in accordance with Building Control records, or if this was unavailable the development was recorded against the year permission was granted.

Before 2009 there was no set methodology to denote when take-up was recorded (e.g. the whole development is recorded at the commencement of construction unless specifically phased), as such it is not clear, using historic Employment Land Schedules, if development commenced in that monitored year. Therefore for developments in this period the year of commencement was recorded in accordance with Building Control records, or if this was

1

unavailable the planning application approval date was used as guidance as to when construction started.

Changes to Available Land Supply

Land availability is affected by factors in addition to take-up such as land previously held by a company for its expansion being made available for the market or new sites or amendments to existing sites via allocations in neighbourhood plans or local plans creating additional available employment land.

Table 21 - Totals by Delivery Area

Delivery Area	Available 2015/16 (ha)	Available 2016/17 (ha)	Take-up 2016/17 (ha)	Total Changes in Availability (ha)
Central	39.021	30.994	4.26	-8.027
North	32.034	31.054	1.15	-0.980
South East	181.149	166.941	0.75	-14.208
West	8.064	7.927	0	-0.137
TOTALS	260.268	236.916	6.16	-23.352

Ancillary Land

Ancillary land is defined as that land which is developed for purposes integral to the functioning of an employment area and is consequently unavailable for future development. Examples of this include electricity sub stations, access roads and hard and soft landscaping outwith individual plot areas. Tables 22 to 25 detail the amount of ancillary land on each site and also give that information as a percentage of the overall size of the employment area concerned (highlighted entries show where changes have occurred since previous year). Appendix A contains a flow chart which details the process by which ancillary land is identified.

Table 22 - Central Delivery Area

Site Ref	Site Name	Site Area (ha)	Ancillary Uses (ha)	%
C01	Morpeth - Coopies Lane	22.598	2.542	11.25
C02	Morpeth - Town Centre	1.429	0.293	2.66
C03	Morpeth - Whalton Road	20.567	2.140	10.41
C04	Ponteland - Meadowfield	4.696	0.396	8.43
C05	Pegswood	1.290	0.532	41.24
C06	Blagdon - Milkhope Centre	0.870	0.00	0.00
C07	Berwick Hill - West End Farm	0.304	0.00	0.00
C08	Blagdon - New Kennels	0.272	0.00	0.00
C09	Morpeth - Loansdean	5.052	0.00	0.00
C10	Stannington - Whitehouse Business Centre	4.371	0.295	6.75
C11	Morpeth - Fairmoor (Northgate)	10.109	0.00	0.00
C12	Morpeth - Railway Yards	1.934	0.00	0.00
C13	Longhorsley - Land at East Road	0.628	0.00	0.00
C14	Morpeth - Extension to land at Fairmoor	5.887	0.00	0.00
C15	Scots Gap - Part of Auction Mart	0.473	0.00	0.00
C16	Stannington - Part of St Mary's Hospital	33.976	3.259	9.59
C17	Morpeth - Adjacent to A1 at Fairmoor	9.602	0	0.00
C18	Newcastle Airport	25.783	0.574	2.23
C19	Hexham - Haugh Lane	10.022	0.549	5.478
C20	Hexham - Burn Lane	4.863	0.472	10.00
C21	Hexham - Egger	35.905	2.010	5.60
C22	Hexham - Bridge End	16.684	1.719	10.03

C23	Hexham - Tyne Mills	5.241	1.028	22.19
C24	Prudhoe - Low Prudhoe	63.459	14.479	22.82
C25	Acomb	3.245	0.404	12.45
C26	Corbridge	0.854	0.124	14.52
C27	Eltringham	3.861	0.082	2.12
C28	Hexham - Former Bunker	1.373	0.00	0.00
C29	Stocksfield - Adjacent to Station	0.264	0.00	0.00
C30	Mickley Square - Tyne Valley Nursery	1.238	0.008	0.65
C31	Stocksfield Hall - Business Units	0.729	0.00	0.00
C32	Bywell - Home Farm	1.004	0.265	26.39
C33	Hexham - Ochrelands, Yarridge Road	0.401	0.146	36.41
C34	Newlands - Marley Tile Co.	9.925	0.00	0.00
C35	Acomb - Howford Haulage Site	4.715	4.606	97.69
C36	Riding Mill - Wentworth Grange Care Home	1.721	0.07	4.07
C37	Hexham - Goods Yard	3.643	0.337	13.48
Total		318.988	36.33	11.39

Table 23 - North Delivery Area

Site Ref	Site Name	Site Area (ha)	Ancillary Uses (ha)	%
N01	Alnwick – Station	2.468	0.221	8.95
N02	Alnwick – South Road	1.771	0.210	11.86
N03	Alnwick – Sawmill	1.578	0.726	33.08
N04	Alnwick – Willowburn	9.665	2.612	27.21
N05	Alnwick – Willowtree	1.670	1.055	41.98
N06	Alnwick – Willowburn Avenue	12.314	4.824	39.17
N07	Alnwick – St Thomas' Close	0.179	0.00	0.00
N08	Rothbury	2.293	0.792	34.54
N09	Thrunton – Brickworks	3.561	0.00	0.00
N10	Swarland – Kitswell Dene	3.981	0.023	0.58
N11	Alnwick – Greensfield Park	2.543	0.770	30.28
N12	Alnwick – Lionheart Enterprise Park	7.011	1.785	25.45
N13	Alnwick – Hotspur Park	6.093	0.492	8.07
N14	Alnwick – West Cawledge	2.882	0.00	0.00
N15	Alnwick – Lionheart Enterprise Park Phase 2	4.658	0.759	16.29
N16	Alnwick – Greensfield Moor	5.527	0.331	5.93

N17	Rennington – Lee Moor Farm	0.598	0.00	0.00
N18	Belford – Station Road	9.665	0.588	6.08
N19	Berwick – North Road	11.222	2.314	20.62
N20	Berwick – Tweedmouth	6.237	0.212	3.40
N21	Berwick – Tweedside	40.092	6.410	15.99
N22	North Sunderland	2.520	0.438	16.62
N23	Wooler	5.283	0.905	17.13
N24	Millfield	4.794	0.00	0.00
N25	Wooperton Station – Sawmill	5.055	0.00	0.00
N26	Norham	0.471	0.00	0.00
N27	Belford – West	1.647	0.067	4.07
N28	Wooler – NW of Berwick Road	2.086	0.00	0.00
N29	Berwick – Ramparts Business Park	13.831	4.054	29.31
N30	Berwick – NW of A698 Ord Road	8.443	0.00	0.00
N31	Berwick – Spittal Point	3.784	0.047	1.24
Total		183.855	29.635	16.12

Table 24 - South East Delivery Area

Site Ref	Site Name	Site Area (ha)	Ancillary Uses (ha)	%
SE01	Amble – Coquet Enterprise Park	28.338	6.596	23.28
SE02	Blyth - Bebside	1.406	0.298	21.19
SE03	Blyth - Riverside Business Park (Cowley Road)	20.223	2.62	12.96
SE04	Blyth - Riverside Business Park (Coniston Road)	46.501	17.220	37.03
SE05	Blyth - Harbour South	46.853	11.593	24.53
SE06	Blyth - Crofton Mill	2.168	0.009	0.42
SE07	New Delaval	0.151	0.00	0.00
SE08	Cramlington - Bassington	66.955	18.606	27.78
SE09	East Cramlington	2.423	0.273	11.26
SE10	Cramlington - Northumberland Business Park	33.226	4.229	12.73
SE11	Cramlington - Windmill	66.402	0.692	1.04
SE12	Seaton Delaval - Double Row	12.035	1.572	13.06
SE13	Seaton Delaval - Avenue Road	10.313	0.849	8.23
SE14	Seghill	4.724	0.271	6.82
SE15	Blyth - Bates	29.065	3.881	13.11

SE16	Cramlington - North Nelson	39.770	5.360	13.48
SE17	Cramlington - Nelson Park West	26.229	1.052	4.01
SE18	Cramlington - Nelson Park	28.201	5.530	19.61
SE19	Cramlington - Crosland Park	6.792	0.931	13.71
SE20	Cramlington - Nelson Park East	9.416	0.044	0.47
SE21	Cramlington - South Nelson	14.305	5.089	35.57
SE22	Cramlington - SW Sector off Fisher Lane	21.443	0.00	0.00
SE23	Cramlington - West Hartford Farm	53.164	18.832	35.422
SE24	Hadston	4.906	0.630	12.84
SE25	Linton - Linton Lane	4.981	1.270	25.50
SE26	Ellington - Former Colliery	20.506	0.164	0.80
SE27	Ashington - Jubilee Industrial Estate	21.056	2.876	13.66
SE28	Ashington - North Seaton Industrial Estate	33.000	3.850	11.66
SE29	Ashington - Ellington Road Ends	0.407	0.014	3.44
SE30	Barrington	14.572	2.603	17.86
SE31	Barrington - Brickworks	3.679	0.459	12.48
SE32	Bedlington Station	6.409	0.020	0.31
SE33	Cambois - Zone of Economic Opportunity	261.423	12.938	4.95
SE34	Blyth - Harbour North	23.507	2.465	10.49
SE35	Lynemouth - Alcan	167.776	0.00	45.96
SE36	Ashington - Wansbeck Business Park	19.664	5.452	27.73
SE37	Ashington - Lintonville Enterprise Park	3.773	0.595	15.77
SE38	Ashington - Ashwood Business Park	37.397	10.793	28.86
SE39	Cambois - West Sleekburn Industrial Estate	20.607	1.566	7.59
SE40	Ashington - Green Lane Workshops	0.429	0.00	0.00
SE41	Newbiggin by the Sea - Woodhorn Road	0.302	0.00	0.00
SE42	West Sleekburn - Earth Balance	0.942	0.00	0.00
Total		1,215.439	151.242	12.443

Table 25 - West Delivery Area

Site Ref	Site Name	Site Area	Ancillary Uses	%
W01	Allendale - Catton	1.001	0.00	0.00
W02	Bellingham - Foundry Road	0.879	0.167	19.00
W03	Haltwhistle - Hadrian	21.316	8.273	38.81
W04	Haltwhistle - West End	3.954	0.823	20.81
W05	Haydon Bridge	0.511	0.009	1.76
W06	Plenmeller	3.834	0.00	0.00
W07	Fourstones - Paper Mill	1.978	0.00	0.00
W08	Fourstones - Limeworks	2.826	1.654	58.53
W09	Colwell	0.502	0.00	0.00
W10	Catton - Ridley's Yard	1.039	0.081	7.80
W11	Haltwhistle - West of Park Road	4.895	0.00	0.00
W12	Haltwhistle - Station Site	0.522	0.099	23.40
W13	Bellingham - South of Demesne Farm	0.137	0.00	0.00
W14	Haydon Bridge - North of Station Road	0.976	0.031	3.18
W15	Wark - Sawmill	0.383	0.00	0.00
Total		44.753	11.137	24.89

Vacancy Rates

Vacancy rates are a measure of unoccupied floor space in the developed parts of employment sites. At present the overall vacancy rate, averaged across Northumberland, is 6.8%². However this masks some significant variations with above average vacancy rates in the South East and West Delivery Areas and particularly low levels recorded in both the Central and North areas. Vacancy rates for settlements and individual sites can be calculated from the employment land schedule.

Table 26 - Vacant gross floor space by Delivery Area

Delivery Area	Vacant Gross Floor Space (m ²)	Total Gross Floor Space (m ²)	% Vacant
Central	19,223.19	464,642.99	4.1
North	31,227.94	293,401.61	10.6
South East	70,384.14	1,167,626.66	6.0
West	15,005.33	68,099.703	22.0
TOTAL	135,840	1,993,770	6.8

(Please see appendix B. for a full breakdown of vacancy rates within main towns, service centres and the remaining employment sites).

Table 27 - Vacant gross floor space by Delivery Area

Delivery Area	% Vacant					
	2011	2012/13	2013/14	2014/15	2015/16	2016/17
Central	5.42	5.56	5.22	5.44	4.009	4.137
North	8.9	7.06	7.69	5.75	5.952	10.644
South East	15.45	15.15	15.18	12.34	8.226	6.0
West	8.13	10.22	11.08	13.04	3.090	22.03
TOTAL	10.89	12.01	11.83	10.18	6.829	6.8

² In some cases floor space measurements may be estimated. Vacancy rates quoted are accurate to the best of our knowledge.

Future monitoring of non-allocated sites

VOA data collated in the Northumberland Employment Land and Premises Demand Study highlighted a number of individual buildings of substantial size operating as a B-class use and clusters of units set around a planned business park, particularly through farm diversification schemes, which are not allocated for employment use in a development plan.³

A sieving exercise was undertaken as part of last year's Employment Land Schedule to determine which sites were appropriate to monitor as part of the County's site portfolio. It was not considered practical to monitor the performance of all business premises, therefore town centre units and small scale individual sites were excluded.

To identify single user sites, all buildings over 750m² operating as a B-class use beyond currently allocated or designated employment area were considered an employment site, which could be considered for future allocation. The assessment excluded non B-class uses operating in buildings over the threshold, and although a number of haulage bases are over this threshold it was not considered necessary to monitor such sites as they predominantly outside storage.

Where clusters of smaller premises were evident in the VOA data (5 or more) consideration was given as to whether they operated as a small business park after site visits and discussion with property managers. This assessment excluded above shop premises in town centres and unrelated concentrations of individual properties.

The premises in Table 28 will be considered for allocation in the Northumberland Local Plan.

³ NB it should be noted that, in the Alnwick area and some other places, former local plan policies that allocated larger employment areas were not saved. Nonetheless these have continued to be taken as 'allocated' for monitoring purposes throughout.

Table 28 - Non-allocated sites

Delivery Area	Site	Location	Units *	Total Area (m ²)
Central	Prestwick Park	Ponteland	15	1532
	North East Grains	Longhirst	1	930
	Shawwell Business Centre	Corbridge	8	708.81
	Horton (Park) Grange Offices	Blagdon	6	1,281.95
	Vallum Farm	East Wallhouses, Ponteland	14	1,056.75
	Horsley Business Centre	Horsley	10	782.1
	Roe House Farm	Broomley, Prudhoe	10	407.03
	Bearl Farm	Stocksfield	10	1,071.4
	Newbiggin Home Farm	Hexham	12	2,542.40
West	Kirkharle Courtyard	Scots Gap	12	717.52
	Rivermead, Kielder Workshops	Butteryhaugh, Kielder	6	391.1
North	Glendale Business Park	Wooler	27	716.98
	Berwick Workspace	Berwick	36	809
	Hawkhill Business Park	Lesbury	22	1,344.38
	FP McCann Pre-cast Concrete	Littlehoughton, Alnwick	1	3,189.24
	Bedmax Shavings	Belford	1	1,374.75
TOTAL			251	18,855.41

**The data is accurate to the best of our knowledge.*

Table 29 lists planning applications that were approved post April 2014 at the non-allocated sites.

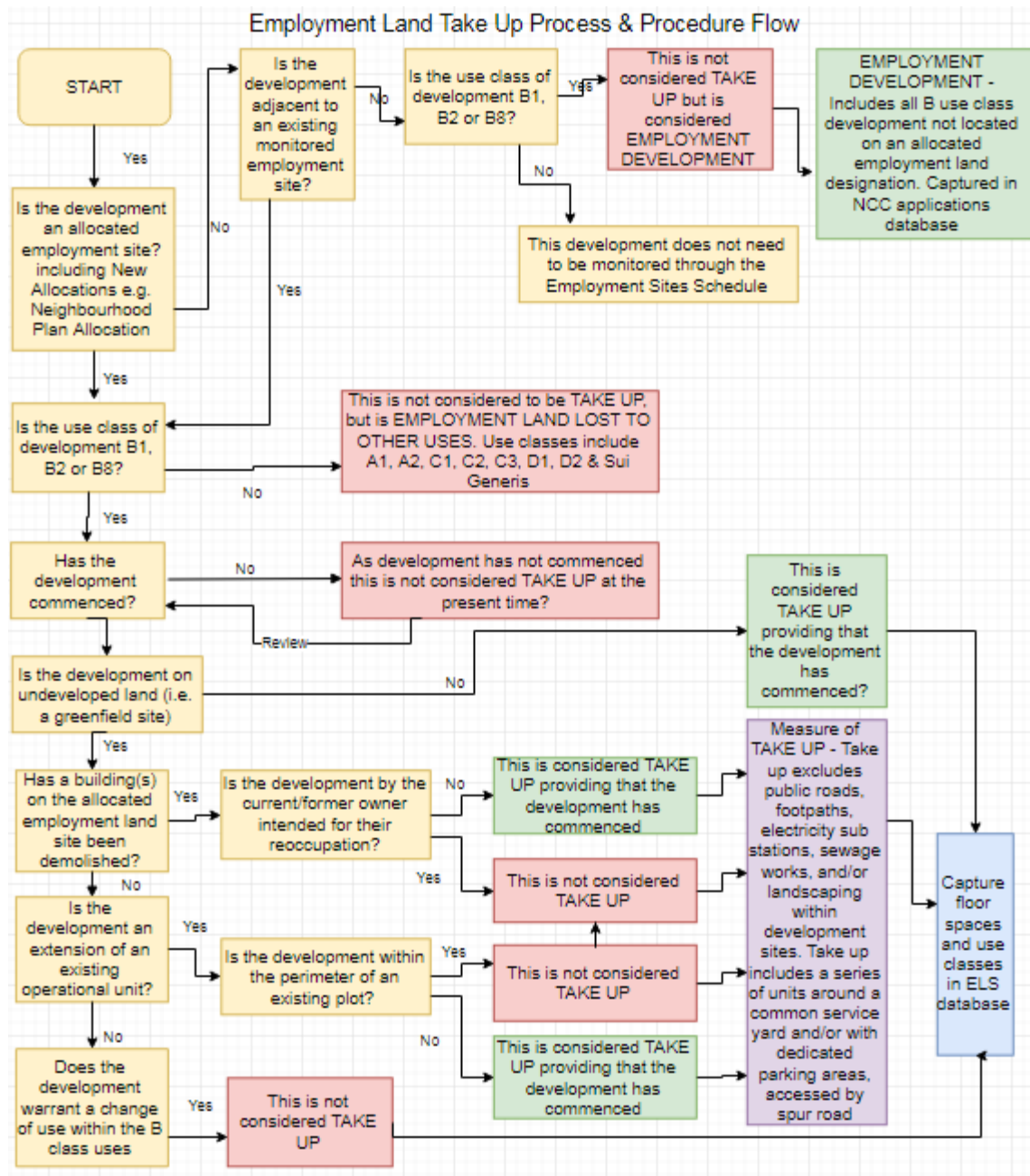
Table 29 -Potentially extant planning applications approved at non-allocated sites

Site	Planning App Ref	Date of decision	Proposal	Total Area (m ²)	Extant / commenced
Glendale Business Park	16/02844/FUL	15 August 2016	Proposed removal of existing and construction of a new dwelling. (as amended 18/10/16)	2977 m ² (loss to businesses use)	17/00389/DEM - Demolition Acceptance
Glendale Business Park	16/02829/FUL	19 August 2016	Proposed ground floor rear extension to provide garden room and Wet room; Lean to glazed lobby entrance with platform lift for wheelchair/mobility impaired access; Detached single garage and store; Parking for	46.9m ²	16/02037/FP - Building Completed (12/10/17)

			existing caravan and 1no visitor parking space		
Glendale Business Park	16/02413/FUL	11 July 2016	Proposed two storey side extension	34.02m ²	16/02168/FP - Building Completed (23/06/17)
Glendale Business Park	16/00386/FUL	1 April 2016	Retrospective: Erection of timber structure within rear garden for use in connection with cattery business (total of 17 pens)	51.05m ²	No evidence found.
Bedmax Shavings	16/02192/FUL	24 June 2016	Extension to existing shavings production plant and relocation of landscaping	250m ²	No evidence found.
North East Grains, Longhirst	16/04105/FUL	29.12.2016	Proposed conversion of existing stable/store to form 1No. residential unit for seasonal farm worker	0.05ha	Extant
Northumberland and National Park, Hexham	13/03868/FUL & 15/01542/NON MAT	01.04.14	Construction of 6 timber pods to provide B1 office accommodation and 1 timber building to be used as ancillary communal/ meeting room space, to rear of Eastburn. (Revised Description) (Revised plans submitted)	110m ² (B1a) / Site Area 6,900	Commenced & Completed
Northumberland and National Park, Hexham	15/03292/COU	16.11.15	Change of use of 2 no. existing B1 enterprise hubs to mixed use B1 (office) and/or D1 (non-residential institution)	25m ² / Site Area 6500m ²	Commenced & Completed
Northumberland and National Park, Hexham	16/04577/FUL	01.03.2017	Proposed provision of replacement storage accommodation ancillary to the main office use at Eastburn.	32m ²	Extant
Shawwell Business Centre, Corbridge	14/02493/FUL & 15/03831/NON MAT	11.11.2014	Construction of two storey office building	158m ²	
Prestwick Park, Ponteland	16/00293/FUL	01.03.16	Extension to office building	41m ² 1.14ha	Commenced
Vallum Farm, East Wallhouses Ponteland	15/03629/FUL	21.12.15	COU from agricultural storage unit to light commercial B8 use & two storey office space to be created inside new facility	760m ² (B8) 0.14ha	Unknown
Hugh Head, Glendale Gateway Trust, Wooler	14/02143/FUL	28.08.2014	Erection of storage building for plant and machinery to be used in conjunction with existing site usage	367m ² / Site Area 0.624ha	

Appendix A. Employment Land Take-up Process Flow

Appendix A provides details of how take-up and land lost to other development are calculated. Please see attached pdf document for details.



Appendix B. Vacant Floor Space for Main Towns, Service Centres & Remaining Employment Sites during 2015/16

Appendix B provides tables detailing the vacancy rates that have occurred on allocated sites during the 2016/17 monitoring period.

Main Towns

Vacant floor space for employment areas in Alnwick

Alnwick Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
N01 - Station	0.000	7558.430	0
N02 - South Road	638.000	2770.000	23.0
N03 - Sawmill	0.000	2302.000	0
N04 - Willowburn	625.000	18169.730	3.4
N05 - Willowtree	475.050	2219.470	21.4
N06 - Willowburn Ave	0.000	13856.000	0
N07 – St Thomas' Close	50.200	338.400	14.8
N11 – Greensfield Park	0.000	5117.180	0
N12 – Lionheart Phase 1	216.74	8519.150	2.5
N13 – Hotspur Park	0.000	12387.940	0
N14 – West Cawledge	0.000	N/A	0
N15 – Lionheart Phase 2	952.240	7243.920	13.1
N16 – Greensfield Moor	395.720	5987.500	6.6
TOTAL	3352.95	86469.72	3.9

Vacant floor space for employment areas in Amble

Amble Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
SE01 - Coquet Enterprise Park	661.840	17194.830	3.9
TOTAL	661.840	17194.830	3.9

Vacant floor space for employment areas in Ashington

Ashington Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
SE27 – Jubilee	61.840	60536.241	0.1
SE28 – North Seaton	4884.250	52304.160	9.3
SE29 – Ellington Road Ends	0.000	703.000	0
SE36 – Wansbeck Business Park	1488.940	24984.720	6.0
SE37 – Lintonville	495.000	7615.600	6.5
SE38 – Ashwood	0.000	37137.360	0
SE40 – Green Lane	65.960	1581.032	4.2
TOTAL	6995.99	184862.113	3.8

Vacant floor space for employment areas in Bedlington

Bedlington Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
SE32 – Bedlington Station	0.000	20820.870	0
SE33 - Cambois - Zone of Economic Opportunity	7829.5	63211.03	12.4
SE34 - Blyth - Harbour North	0	13280.63	0
SE39 - Cambois - West Sleekburn Industrial Estate	0	19982.56	0
SE42 - West Sleekburn - Earth Balance	393.59	845.817	46.5
TOTAL	8223.09	118140.907	7.0

Vacant floor space for employment areas in Berwick

Berwick Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
N19 – North Road	200.000	18450.800	1.1
N20 – Tweedmouth	0.000	15941.260	0
N21 – Tweedside	22550.00	101231.930	22.3
N29 – Ramparts	1756.88	11169.100	15.7
N30 – Ord Road	0.000	N/A	0
N31 – Spittal Point	95.000	4652.900	2.0
TOTAL	24601.88	151445.99	16.2

Vacant floor space for employment areas in Blyth

Blyth Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
SE02 – Bebside	466	1704	27.3
SE03 – Cowley Road	1055.02	38563.72	2.7
SE04 – Coniston Road	12419.74	80976.67	15.3
SE05 – South Harbour	1380.29	70334.978	2.0
SE06 – Crofton Mill	0.000	1635.8	0
SE07 – New Delaval	0.000	0.000	0
SE15 – Bates	0.000	2489.75	0
TOTAL	15321.05	195704.918	7.8

Vacant floor space for employment areas in Cramlington

Cramlington Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
SE08 – Bassington	899.900	126507.299	0.7
SE09 – East Cramlington	1317.000	5193.780	25.4
SE10 – Northumberland Business Park	8534.37	47488.340	18.0
SE11 – Windmill	0.000	52942.000	0
SE16 – North Nelson	4092.84	144456.700	2.8
SE17 – Nelson Park West	11855.000	53304.600	22.2
SE18 – Nelson Park	3979.76	71999.110	5.5
SE19 – Crosland Park	2086.09	4729.130	44.1
SE20 – Nelson Park East	0.000	29563.000	0
SE21 – South Nelson	2130.13	20565.850	10.4
SE22 – Fisher Lane	N/A	N/A	0
SE23 – West Hartford	0.000	4832.000	0
TOTAL	34895.09	561581.809	6.2

Vacant floor space for employment areas in Haltwhistle

Haltwhistle Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
W03 – Hadrian	14219.52	26061.493	54.6
W04 – West End	261.32	7006.460	3.7
W11 – Park Road	N/A	N/A	0
W12 – Station Court	0.000	414.000	0
TOTAL	14480.84	33481.953	43.2

Vacant floor space for employment areas in Hexham

Hexham Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
C19 – Haugh Lane	0.000	28036.840	0
C20 – Burn Lane	268.590	12930.230	2.1
C21 – Egger	0.000	58342.000	0
C22 – Bridge End	4773.000	36063.020	13.2
C23 – Tyne Mills	254.000	9589.840	2.6
C25 - Acomb	0.000	5020.87	0
C28 – Bunker	0.000	0.000	0
C33 – Ochrelands	0.000	200.000	0
C35 - Acomb - Howford Haulage Site	0.000	701.000	0
C37 – Goods Yard	695.000	7699.000	9.0
TOTAL	5990.59	158582.8	3.8

Vacant floor space for employment areas in Morpeth

Morpeth Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
C01 – Coopies Lane	2190.330	61169.613	3.6
C02 – Town Centre	0.000	695.820	0
C03 – Whalton Road	0.000	32856.000	0
C05 - Pegswood	737.99	2397.22	30.8
C09 - Loansdean	89.000	16947.370	0.5
C11 – Fairmoor (Northgate)	0.000	1237.000	0
C12 – Railway Yards	0.000	0.000	0
C14 – Fairmoor (Extension)	0.000	0.000	0
C17 – Fairmoor (Adj to A1)	N/A	0.000	0
TOTAL	3017.32	115303.023	2.6

Vacant floor space for employment areas in Ponteland

Ponteland Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
C04 - Meadowfield	42.000	15855.010	0.26
C07 - Berwick Hill - West End Farm	0	453.317	0
C18 - Newcastle Airport	N/A	0	0
TOTAL	42.000	16308.317	0.26

Vacant floor space for employment areas in Prudhoe

Prudhoe Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
C24 – Low Prudhoe	2628.830	146545.540	1.8
C27 - Eltringham	0.000	6752.000	0
C30 - Mickley Square	0	500	0
TOTAL	2628.830	153797.54	1.7

Vacant floor space for main town employment areas in the Central Delivery Area

Central Main Town	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Hexham	5990.59	158582.8	3.8
Morpeth	3017.32	115303.023	2.6
Ponteland	42.000	16308.317	0.26
Prudhoe	2628.830	153797.54	1.7
TOTAL	11678.74	443991.68	2.63

Vacant floor space for main town employment areas in the North Delivery Area

North Main Town	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Alwick	3352.95	86469.72	3.9
Berwick	24601.88	151445.99	16.2
TOTAL	27954.83	237915.71	11.75

Vacant floor space for main town employment areas in the South East Delivery Area

South East Main Town	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Amble	661.840	17194.830	3.9
Ashington	6995.99	184862.113	3.8
Bedlington	8223.09	118140.907	7.0
Blyth	15321.05	195704.918	7.8
Cramlington	34895.09	561581.809	6.2
TOTAL	66097.06	1077484.577	6.1

Vacant floor space for main town employment areas in the West Delivery Area

West Main Town	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Haltwhistle	14480.84	33481.953	43.2
TOTAL	14480.84	33481.953	43.2

Vacant floor space for main town employment areas for All Delivery Areas

Delivery Area	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Central	11678.74	443991.68	2.63
North	27954.83	237915.71	11.75
South East	66097.06	1077484.577	6.1
West	14480.84	33481.953	43.2
TOTAL	120211.47	1792873.92	6.70

Service Centres

Vacant floor space for employment areas in Allendale & Haydon Bridge

Allendale Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
W01 – Allendale – Catton	0	563	0
W05 – Haydon Bridge	0	1179	0
W10 – Catton – Ridley's Yard	30.01	1070.57	2.8
W14 – Haydon Bridge – North of Station Road	0	232	0
TOTAL	30.01	3044.57	1.0

Vacant floor space for employment areas in Belford & Seahouses

Belford Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
N18 - Belford	731.74	16701.74	4.4
N22 – North Sunderland	78	3539.7	2.2
N27 – Belford - West	0	275	0
TOTAL	809.74	20516.44	3.9

Vacant floor space for employment areas in Bellingham

Bellingham Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
W02 – Bellingham – Foundry Road	159.48	1208.08	13.2
W13 – Bellingham – South of Desmesne Farm	N/A	N/A	0.00
TOTAL	159.48	1208.08	13.2

Vacant floor space for employment areas in Corbridge

Corbridge Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
C26 – Corbridge	515.00	1,997.00	25.79
TOTAL	515.00	1,997.00	25.79

Vacant floor space for employment areas in Guidepost/Stakeford/Choppington

Guidepost/Stakeford/Choppington Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
SE30 – Barrington	2972.64	20586.35	14.4
SE31 – Barrington Brickworks	0	4490.98	0
TOTAL	2972.64	25077.33	11.85

Vacant floor space for employment areas in Newbiggin by the Sea

Newbiggin by the Sea Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
SE35 - Lynemouth - Alcan	0	N/A	0.00
SE41 – Newbiggin – Woodhorn Road	0	N/A	0.00
TOTAL	0.00	0.00	0.00

Vacant floor space for employment areas in Rothbury

Rothbury Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
N08 - Rothbury	502.42	2872.17	17.5
TOTAL	502.42	2872.17	17.5

Vacant floor space for employment areas in Seaton Delaval / New Hartley / Seghill / Holywell / Seaton Sluice

Seaton Delaval/New Hartley/Seghill/Holywell/Seaton Sluice Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
SE12 – Seaton Delaval – Double Row	207.00	19881.347	1.0
SE13 – Seaton Delaval – Avenue Road	0.00	36010.00	0.0
SE14 – Seghill	142.44	2556.438	5.6
TOTAL	349.44	58447.785	0.6

Vacant floor space for employment areas in Wooler

Wooler Employment Site	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
N23 – Wooler	1221.43	7756.43	15.7
N28 – Wooler – NW of Berwick Road	N/A	N/A	N/A
TOTAL	1221.43	7756.43	15.7

Vacant floor space for service centre employment areas in the Central Delivery Area

Central Delivery Area	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Corbridge	515.00	1,997.00	25.79
TOTAL	515.00	1,997.00	25.79

Vacant floor space for service centre employment areas in the North Delivery Area

North Service Centre	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Belford & Seahouses	809.74	20516.44	3.9
Rothbury	502.42	2872.17	17.5
Wooler	1221.43	7756.43	15.7
TOTAL	2533.59	31145.04	8.13

Vacant floor space for service centre employment areas in the South East Delivery Area

South East Service Centre	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Guidepost	2972.64	25077.33	11.85
Newbiggin by the Sea	0.00	0.00	0.00
Seaton Delaval	349.44	58447.785	0.6
TOTAL	3322.08	83525.115	3.98

Vacant floor space for service centre employment areas in the West Delivery Area

West Service Centre	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Allendale & Haydon Bridge	30.01	3044.57	1.0
Bellingham	159.48	1208.08	13.2
TOTAL	189.49	4252.65	4.46

Vacant floor space for service centre employment areas for All Delivery Areas

Delivery Area	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Central	515.00	1,997.00	25.79
North	2533.59	31145.04	8.13
South East	3322.08	83525.115	3.98
West	189.49	4252.65	4.46
TOTAL	6560.16	120919.805	5.43

Remaining employment sites within each Delivery Area

Vacant floor space for remaining employment areas within the Central Delivery Area

Central Delivery Area	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
C06 - Blagdon - Milkhope Centre	0.000	2022.930	0.00
C08 - Blagdon - New Kennels	0.000	557.000	0.00
C10 - Stannington - Whitehouse Business Centre	455.45	4813.380	7.75
C13 - Longhorsley	N/A	N/A	0.00
C15 - Scots Gap	N/A	N/A	0.00
C16 - Stannington - St Mary's Hospital	0.000	1135.000	0.00
C29 - Stocksfield - Adjacent to Station	N/A	N/A	0.00
C31 - Stocksfield Hall	27.00	1996.000	0.00
C32 - Bywell - Home Farm	40.00	583.000	0.00
C34 - Newlands - Marley Tile Co	6507.000	6507.000	100.00
C36 - Riding Mill - Wentworth Grange Care Home	0.000	1040.000	0.00
TOTAL	7029.45	18654.31	37.68

Vacant floor space for remaining employment areas within the North Delivery Area

North Delivery Area	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
N09 - Thrunton - Brickworks	0.000	600.000	0.00
N10 - Swarland - Kitswell Dene	0.000	7721.000	0.00
N17 – Rennington – Lee Moor	739.520	2669.560	27.7
N24 - Milfield	0.000	3474.000	0.00
N25 - Wooperton Station - Sawmill	0.000	9876.300	0.00
N26 - Norham	N/A	N/A	0.00
TOTAL	739.520	24340.86	3.0

Vacant floor space for remaining employment areas within the South East Delivery Area

South East Delivery Area	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
SE24 - Hadston	965.00	3266.970	25.860
SE25 - Linton - Linton Lane	0.000	2040.000	0.000
SE26 - Ellington Former Colliery	0.000	1310.000	0.00
TOTAL	965.000	6616.97	14.56

Vacant floor space for remaining employment areas within the West Delivery Area

West Delivery Area	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
W06 - Plenmeller	0.000	18788.000	0.00
W07 - Fourstones - Paper Mill	0.000	8771.100	0.00
W08 - Fourstones - Limeworks	0.000	2171.000	0.00
W09 - Colwell	335.000	335.000	100.00
W15 - Wark - Sawmill	0.000	300.000	0.00
TOTAL	335.000	30365.100	1.10

Vacant floor space for remaining employment areas for all Delivery Areas

Delivery Area	Vacant Floor Space (m ²)	Total Floor Space (m ²)	% Vacant
Central	7029.45	18654.31	37.68
North	739.520	24340.86	3.0
South East	965.000	6616.97	14.56
West	335.000	30365.100	1.10
TOTAL	9068.97	79977.24	11.34