

**Colchester Employment Land Supply Trajectory**

Site Details							Availability							Deliverability								
Site Ref	Site Name	Size (ha)	Planning permission? (Y/N)	Potential New Floorspace (m <sup>2</sup> )			Ownership and Occupation	RAG Assessment	Planning Status (Preferred Options Local Plan 2017 - 2033)	Planning Status (Adopted Local Plan Core Strategy 2001 - 2021)	RAG Assessment	Developer / Landowner Aspirations	RAG Assessment	Overall Availability	Cumulative or Abnormal Cost / Delivery Factors?	RAG Assessment	Economic Viability / Market Factors					
				Total	Offices (B1a/b)	Industrial (B1c/B2/B8)											Market Attractiveness of Locality *	RAG Assessment	Active marketing / known developer interest? *	RAG Assessment		
1	Northern Gateway - NE Quadrant	1.8	N	10,532	10,532	0	Single ownership, no occupiers	Green	NC1, Zone 1 (Northern Gateway/Severalls Strategic Economic Area)	Core Strategy Policies CE1 and CE3; SA NGA1, SA NGA2 and SA NGA3; and Development Policy DP5	Green	Council own land and are keen to promote B1 uses - ideally high-tech offices and associated uses	Green	Available in Future	A greenfield site with limited existing infrastructure, although there is committed funding for broadband at the Northern Gateway.	Green	As greenfield sites on the edge of Colchester town, currently represent an untested market proposition. Nevertheless, sites are in high profile, prominent location in a 'gateway' position into the town with excellent strategic road access to A12. Unlikely to be sufficient indigenous demand for this quantum of new office space in Colchester, so more likely to represent a longer term inward investment opportunity/site	Amber	CBC own these sites but to date no marketing has taken place. Therefore difficult to determine whether there would be developer interest, but suspect unlikely for this scale of development in current marketplace. Northern Gateway-wide marketing due to take place in early 2017. Sites sit within wider Northern Gateway where mixed use development (with a leisure focus) has taken place/is underway.	Amber		
2	Northern Gateway - SE Quadrant	6.4	N	37,300	37,300	0	Single ownership, no occupiers	Green	NC1, Zone 1 (Northern Gateway/Severalls Strategic Economic Area)	Core Strategy Policies CE1 and CE3; SA NGA1, SA NGA2 and SA NGA3; and Development Policy DP5	Green	Council own land and are keen to promote B1 uses as well as blend of other complementary uses (inc retail) as part of 'boulevard' concept	Amber	Available in Future	A greenfield site with limited existing infrastructure, although there is committed funding for broadband at the Northern Gateway.	Green		Amber		Amber		
3	Severalls (undeveloped plot)	2.2	N	8,864	8,864	0	Multiple ownership	Amber	NC1, Zone 1 (Northern Gateway/Severalls Strategic Economic Area)	Core Strategy Policies CE1 and CE3; SA NGA1, SA NGA2 and SA NGA3; and Development Policy DP5	Green	Landowner has recently marketed the site for B1 uses	Green	Available	None identified. Greenfield plot with existing servicing.	Green	An established and popular business location with low vacancy and good profile. Traffic and congestion can be a problem within Severalls given size of site, scale of occupiers and 'pinch points'.	Green	The site has been on the market for a number of years (c. 5) for high tech B1 use. Unlikely that the market is currently strong enough to bring development forward over short term.	Amber		
4	Knowledge Gateway - North Area	1.4	Y <sup>1</sup>	5,720	5,720	0	Single ownership, no occupiers	Green	Policy EC1, Zone 1 (Knowledge Gateway and University Strategic Economic Area)	Core Strategy Policies CE1 and CE3; SA EC7 (University of Essex Expansion); and Development Policy DP5	Green	Landowner is developing proposals for Parkside Phase II and Gateway Feature Buildings as part of University masterplan. This would constitute a B1a/b use.	Green	Available	No major cost factors identified	Green	High profile location for University related occupiers and spin-outs (set within University Campus) but isolated from main road networks and other employment areas. Market interest in Phase I of Parkside development was slow and took time to occupy, mainly from university spin-offs. Nevertheless, the landowner (University) has aspirations to bring forward next phase of development at Parkside, and through new Innovation Centre (work due to commence 2016).	Amber	Proposals for Phase II of Parkside office development being progressed by landowner and expected to come forward shortly.	Green		
5	Knowledge Gateway - South Area	2.3	Y <sup>2</sup>	3,562	3,562	0	Single ownership, no occupiers	Green	Policy EC1, Zone 1 (Knowledge Gateway and University Strategic Economic Area)	Core Strategy Policies CE1 and CE3; SA EC7 (University of Essex Expansion); and Development Policy DP6	Green	Proposals and planning permission for Innovation Centre linked to University (B1a/b use) (work due to commence 2016)	Green	Available	No major cost factors identified	Green		Green	Planning permission secured for speculative Innovation Centre (linked to University), works due to commence in late 2016.	Green		
6	Knowledge Gateway - West Area	3.3	N	13,256	13,256	0	Single ownership, no occupiers	Green	Policy EC1, Zone 1 (Knowledge Gateway and University Strategic Economic Area)	Core Strategy Policies CE1 and CE3; SA EC7 (University of Essex Expansion); and Development Policy DP7	Green	Proposed larger offices for R & D - B1a/b use linked to University	Green	Available in Future	No major cost factors identified	Green		Amber	Not being actively marketed, no known developer interest.	Amber		
7	Stanway - Stane Park	6.8	N	27,108	13,554	13,554	Multiple ownership*	Green	Policy WC1, Zone 1 (Stanway Strategic Economic Area)	Core Strategy Policies CE1 and CE3; SA STA3; and Development Policy DP5	Green	Mixed B use development.	Green	Available in Future	A greenfield site with limited existing infrastructure, although a new access road is to be provided through development of land to the south.	Green	Stanway is not yet an established employment location and market appeal appears to be limited in the current climate. Stane Park does however benefit from a high profile adjoining the A12.	Amber	Not being actively marketed. Part of the site was recently lost to A1/A3 use with landowner citing lack of demand for B uses.	Amber		
8	Stanway - Tollgate South	3.5	N	13,904	6,952	6,952	Single ownership, no occupiers	Green	Policy WC1, Zone 1 (Stanway Strategic Economic Area)	Core Strategy Policies CE1 and CE3; SA STA3; and Development Policy DP5	Green	Landowner promoting other uses - leisure use as part of Tollgate Village development	Red	Available in Future	No major cost factors identified	Green	Stanway is not yet an established employment location and market appeal appears to be limited in the current climate. Tollgate South has reasonably high profile opposite Tollgate Business Park.	Amber	Not being actively marketed, no known developer interest.	Amber		
9	Stanway - Lakelands West	4.0	N	16,084	0	16,084	Single ownership, no occupiers	Green	Policy WC1, Zone 1 (Stanway Strategic Economic Area)	Core Strategy Policies CE1 and CE3; SA STA3; and Development Policy DP5	Green	Representations submitted to Local Plan Preferred Options consultation indicate landowner aspiration to promote the site for 51 homes and 4.84 ha of employment space.	Amber	Available in Future	No major cost factors identified	Green	Stanway is not yet an established employment location and market appeal appears to be limited in the current climate. Lakelands West lacks visibility and there are higher profile sites available in Stanway.	Red	Marketed intensively (for c.10 weeks) but received no interest. Part of the site now proposed for residential use in emerging Local Plan.	Red		
10	Stanway - Trafalgar Farm	1.4	N	5,464	0	5,464	Single ownership, single occupier	Green	None	Core Strategy Policies CE1 and CE3; SA STA3; and Development Policy DP5	Amber	Representations to Local Plan Preferred Options consultation confirm landowner aspiration for site to be part de-allocated, so as to allow part of the site to be developed for residential to help deliver the employment land.	Green	Available in Future	Existing farm buildings would need to be demolished. Otherwise no major cost factors identified.	Green	Stanway is not yet an established employment location and market appeal appears to be limited in the current climate. Trafalgar Farm lacks visibility and there are higher profile sites available in Stanway.	Red	Not being actively marketed, no known developer interest.	Amber		
11	Whitehall Industrial Estate (undeveloped plot)	2.3	N	9,200	0	9,200	Single ownership, no occupiers	Green	SG4 (Local Economic Areas) Place Policy Reference EC3	Core Strategy Policies CE1 and CE3; and Development Policy DP5.	Green	Representations submitted to Local Plan Preferred Options consultation confirm landowner aspiration for site to be part de-allocated, so as to allow part of the site to be developed for residential to help deliver the employment land.	Amber	Available in Future	Range of potential factors identified including topographical, sewage and access issues.	Amber	An established industrial area with generally low vacancy. Attractive location for lower value 'dirty' industrial uses. Predominantly older buildings commanding low rents. Poor access to strategic road network.	Amber	Not being actively marketed, no known developer interest.	Amber		
12	Maldon Road inc Shrub End Depot	0.8	N	3,156	0	3,156	Single ownership, no occupiers	Green	SG4 (Local Economic Areas) Place Policy Reference WC4	Core Strategy Policies CE1 and CE3; and Development Policy DP5	Green	Council own land and are keen to promote mixed industrial / employment uses.	Green	Available in Future	There are potential contamination issues, which may require remediation prior to development.	Amber	Low profile as an employment location, situated on the outskirts of Colchester town away from established employment areas and strategic road access.	Red	Not being actively marketed, no known developer interest.	Amber		
13	Tiptree - Tower Business Park	1.5	N	6,156	3,078	3,078	Multiple ownership	Amber	SG4 (Local Economic Areas) Place Policy Reference SS15	Core Strategy Policies CE1 and CE3; and Development Policy DP5	Green	Unknown	n/a	Available in Future	No major cost factors identified	Green	Site adjoins an established well performing business park on the edge of Tiptree village. Attractive location for local occupiers.	Amber	Not being actively marketed, no known developer interest.	Amber		
14	Lodge Lane Langham	1.0	N	4,000	2,000	2,000	Single ownership, no occupiers	Green	None	None	Amber	Call for Sites form submitted by landowner in 2014 indicates that there is "potential for significant Office/Light Industrial space and parking". This would be a B1a and/or B1c use. A representation submitted to Local Plan Preferred Options consultation proposed that Lodge Lane be allocated as an employment site.	Green	Available in Future	A greenfield site with potential infrastructure requirements although no major cost factors identified	Green	Site adjoins an established well performing business park to the north of the A12. Attractive location for occupiers wanting a rural location although access and public transport is poor.	Amber	The site has not been actively marketed although landowner has received enquiries about expansion from an existing/nearby occupier.	Amber		
15	Town Centre - Sheepen Place	0.7	Y <sup>3</sup>	3,160	3,160	0	Single ownership, no occupiers	Green	SG4 (Local Economic Areas) Place Policy Reference TC3	Core Strategy Policy CE2 (Mixed Use Centres)	Green	The site has planning permission for two office buildings to be built in phases	Green	Available	A brownfield site with no major cost factors identified	Green	Colchester town centre is an established location for employment uses including office uses.	Green	Phase I is under construction and is due to be completed in spring 2017.	Green		
<b>TOTAL</b>				<b>39.4</b>	<b>167,466</b>	<b>107,978</b>	<b>59,488</b>												<b>* Based on consultation with Whybrow Chartered Surveyors &amp; Property Consultants (sites 1 to 14 only)</b>			

<sup>1</sup> Outline permission granted in 2006 for mixed use development including an extension to the Research Park (B1), residential development, student residences and other uses (ref. O/COL/05/2046). Reserved matters were approved in 2010 (ref. 091852).

<sup>2</sup> Planning permission granted in 2015 for the erection of three storey Innovation Centre with plaza to front and temporary car park to rear, with ancillary substation, cycle stores and hard and soft landscaping all as shown on application drawings (ref. 152219).

<sup>3</sup> Planning permission granted in 2015 for phased development of two new office buildings and associated outbuildings, parking and landscaping (ref. 151825).

\* Site has two owners who are in a consortium/partnership.

**Garden Communities (not included in the trajectory)**

Site Details							Availability							Deliverability						
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Site Ref	Site Name	Size (ha)	Planning permission? (Y/N)	Potential New Floorspace (m <sup>2</sup> )			Ownership and Occupation	RAG Assessment	Planning Status (Preferred Options Local Plan 2017 - 2033)	Planning Status (Adopted Local Plan Core Strategy 2001 - 2021)	RAG Assessment	Developer / Landowner Aspirations	RAG Assessment	Overall Availability	Cumulative or Abnormal Cost / Delivery Factors?	RAG Assessment	Economic Viability / Market Factors			
				Total	Offices (B1a/b)	Industrial (B1c/B2/B8)											Market Attractiveness of Locality *	RAG Assessment	Active marketing / known developer interest? *	RAG Assessment
16	Colchester Braintree Borders	1.7	N <sup>4</sup>	6,858	6,858	0	Multiple ownership	Amber	Policy SP7 (Development and delivery of new garden communities in North Essex); SP9 (West of Colchester/East Braintree new West Colchester Garden Community)	None	Green	Colchester Braintree Borders is identified as a strategic area for development of a new garden community. The Masterplan will incorporate: - Around 2,500 residential dwellings within the Plan period - Provision for Gypsy and Traveller and Travelling showpeople - Land for B1 and/or employment generating floorspace - A district centre and neighbourhood centres - Primary schools and a secondary school	Green	Available in Future	Development of employment floorspace is contingent on wider masterplan coming forward for the Garden Community	Amber	Unknown - currently an untested market location	n/a	Unknown	n/a
17	Tendring Colchester Borders	2.8	N <sup>5</sup>	11,276	11,276	0	Multiple ownership	Amber	Policy SP7 (Development and delivery of new garden communities in North Essex); SP8 (East Colchester/West Tendring new University Garden Village)	None	Green	Tendring Colchester Borders is identified as a strategic area for development of a new garden community. The Masterplan will incorporate: - Around 2,500 residential dwellings within the Plan period - Land for employment generating development - Neighbourhood centres - Primary schools and a secondary school	Green	Available in Future	Development of employment floorspace is contingent on wider masterplan coming forward for the Garden Community	Amber	Unknown - currently an untested market location	n/a	Unknown	n/a
<b>TOTAL</b>		<b>4.5</b>		<b>18,134</b>	<b>18,134</b>	<b>0</b>														

<sup>4</sup> The site area for Colchester Braintree Borders is based on an indicative land area required for the job growth under Scenario 3b. This is based on a low density business park plot ratio of 0.4.

<sup>5</sup> The site area for Tendring Colchester Borders is based on an indicative land area required for the job growth under Scenario 3b. This is based on a low density business park plot ratio of 0.4.

Viability Factors	RAG Assessment	Overall Deliverability	Indicative Delivery Trajectory (m <sup>2</sup> )									Indicative Delivery Trajectory (hectares)									Overall Assessment	Notes	Plot Ratio Assumptions (Consistent with 2015 ELNA)						
			Assumed Employment Use	Short term (0 - 5 years) 2017-2022			Medium term (6 - 10 years) 2022-2027			Long term (11 - 16 years) 2027-2033			Assumed Employment Use	Short term (0 - 5 years) 2017-2022			Medium term (6 - 10 years) 2022-2027			Long term (11 - 16 years) 2027-2033									
				Total	Offices (B1a/b)	Industrial (B1c/B2/B8)	Total	Offices (B1a/b)	Industrial (B1c/B2/B8)	Total	Offices (B1a/b)	Industrial (B1c/B2/B8)		Total	Offices (B1a/b)	Industrial (B1c/B2/B8)	Total	Offices (B1a/b)	Industrial (B1c/B2/B8)	Total				Offices (B1a/b)	Industrial (B1c/B2/B8)				
General viability issues associated with office development in the Borough, but this represents a prime, high profile location.	Amber	Deliverable	100% office (B1a/b)	0	0	0	10,532	10,532	0	0	0	0	0	0	0	0	1.8	1.8	0.0	0.0	0.0	0.0	0.0	0.0	Available in the future and deliverable	Prime site considered by CBC to be worthy of protection for B uses. The NW quadrant site of the Northern Gateway has outline planning permission (ref. O/COL/01/1622) and reserved matters approval (ref. 160623) for 10,400 sqm restaurant units (Use Class A3), a 80 bed hotel (Use Class C1) and landscaping.	Office floorspace capacity figure provided by CBC.		
General viability issues associated with office development in the Borough, but this represents a prime, high profile location.	Amber	Deliverable	100% office (B1a/b)	37,300	37,300	0	0	0	0	0	0	0	0	0	0	6.4	6.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Available in the future and deliverable	CBC is seeking a blend of uses on the wider SE Quadrant site, providing an 'urban feel'. Therefore, as well as B1a/b office space, CBC is willing to allow other uses (such as resi and a Care Home) to complement B uses. The NW quadrant site of the Northern Gateway has outline planning permission (ref. O/COL/01/1622) and reserved matters approval (ref. 160623) for 10,400 sqm restaurant units (Use Class A3), a 80 bed hotel (Use Class C1) and landscaping.	Office floorspace capacity figure provided by CBC.		
General viability issues associated with B1 use in the Borough. No specific viability factors identified.	Amber	Deliverable	100% office (B1a/b)	0	0	0	8,864	8,864	0	0	0	0	0	0	0	0.0	0.0	0.0	2.2	2.2	0.0	0.0	0.0	0.0	0.0	Available and deliverable	Ownership is split between CBC and a commercial developer. Traffic in the area of Severalls surrounding the site is a key constraint. The site would benefit from improved public transport provision.	100% low density business park - plot ratio of 0.4 (40%)	
Unknown, but landowner/developer progression of scheme suggests viability.	Amber	Deliverable	100% office (B1a/b)	5,720	5,720	0	0	0	0	0	0	0	0	0	1.4	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Available and deliverable	University of Essex website suggests that planning permission has been granted in 2016 for Phase II of Parkside (16,000sq.ft of office space) although no record of this on Council Planning Portal.	100% low density business park - plot ratio of 0.4 (40%)	
Landowner/developer progression of scheme suggests viability.	Green	Deliverable	100% office (B1a/b)	3,562	3,562	0	0	0	0	0	0	0	0	0	2.3	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Available and deliverable	Work on new £10 million Innovation Centre due to commence December 2016, for completion in 2018.	Floorspace figure taken from planning permission for Innovation Centre (ref. 152219). Scope for additional B class development on rest of site area over the longer term.	
General viability issues associated with B1 use in the Borough. No specific viability factors identified.	Amber	Marginal/Uncertain	100% office (B1a/b)	0	0	0	13,256	13,256	0	0	0	0	0	0	0	0.0	0.0	0.0	3.3	3.3	0.0	0.0	0.0	0.0	0.0	0.0	Available in the future, but deliverability marginal/uncertain	Access to Knowledge Gateway is relatively constrained although proposed East Colchester Garden Community will help to address some of these issues.	100% low density business park - plot ratio of 0.4 (40%)
Landowner suggests that development of site to south would help remainder of site come forward by providing access road.	Amber	Marginal/Uncertain	50% office (B1a/b) 50% industrial (B1c/B2/B8)	0	0	0	27,108	13,554	13,554	0	0	0	0	0	0	0.0	0.0	0.0	6.8	3.4	3.4	0.0	0.0	0.0	0.0	0.0	Available in the future, but deliverability marginal/uncertain	Portion of land adjoining site to the west due to be de-allocated due to deliverability issues. Potential noise constraint due to proximity to A12. Landowner intentions currently unclear. There are preferential sites in Colchester (inc Northern Gateway, Severalls) but Stane Park represents best prospect in Stanway. A 46 ha site to the west of Stane Park is being promoted for residential-led development, including employment floorspace and a primary school.	100% low density business/industrial park - plot ratio of 0.4 (40%)
Unknown.	n/a	Marginal/Uncertain	50% office (B1a/b) 50% industrial (B1c/B2/B8)	0	0	0	13,904	6,952	6,952	0	0	0	0	0	0	0.0	0.0	0.0	3.5	1.7	1.7	0.0	0.0	0.0	0.0	0.0	Available in the future, but deliverability marginal/uncertain	Considered second preference to Stane Park within the wider Stanway area.	100% low density business/industrial park - plot ratio of 0.4 (40%)
Unknown.	n/a	Marginal/Uncertain	100% industrial (B1c/B2/B8)	0	0	0	16,084	0	16,084	0	0	0	0	0	0	0.0	0.0	0.0	4.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	Available in the future, but deliverability marginal/uncertain	Site boundary has been re-drawn/squared-off for the purposes of this analysis.	100% low density business/industrial park - plot ratio of 0.4 (40%)
Unknown.	n/a	Marginal/Uncertain	100% industrial (B1c/B2/B8)	0	0	0	0	0	0	5,464	0	5,464	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	1.4	0.0	0.0	Available in the future, but deliverability marginal/uncertain	Site has previously been in agricultural use, but the landowner now wishes to bring the site forward for employment use.	100% low density business/industrial park - plot ratio of 0.4 (40%)
The site is subject to a number of constraints which are considered to render its use for solely employment purposes potentially unviable. The part de-allocation of the site for residential could help to support delivery of employment land in the future.	Amber	Marginal/Uncertain	100% industrial (B1c/B2/B8)	0	0	0	0	0	0	9,200	0	9,200	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.0	2.3	0.0	0.0	Available in the future, but not deliverable	The site has been allocated for employment use for over 20 years but is subject to a number of constraints which render its use for 100% employment purposes unviable. Landowner has requested part of the site is de-allocated to enable residential development to come forward to address overall site viability.	100% low density industrial park - plot ratio of 0.4 (40%)
None identified.	n/a	Marginal/Uncertain	100% industrial (B1c/B2/B8)	0	0	0	0	0	0	3,156	0	3,156	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.8	0.0	0.0	Available in the future, but deliverability marginal/uncertain	Site is owned by CBC who previously explored options for a new industrial scheme (to include non B uses too) on site but this was concluded to be unviable. May be a candidate for public sector funding to unlock commercial development here.	100% low density industrial park - plot ratio of 0.4 (40%)
None identified.	n/a	Marginal/Uncertain	50% office (B1a/b) 50% industrial (B1c/B2/B8)	0	0	0	6,156	3,078	3,078	0	0	0	0	0	0	0.0	0.0	0.0	1.5	0.8	0.8	0.0	0.0	0.0	0.0	0.0	Available in the future, but deliverability marginal/uncertain	Site is split - two owners. The Neighbourhood Plan Group for Tiptree is considering recommending the area for housing given that this undeveloped site has yet to come forward for employment uses.	100% low density business/industrial park - plot ratio of 0.4 (40%)
Some viability issues associated with upgrading utilities provision.	Amber	Deliverable	50% office (B1a) 50% industrial (B1c)	0	0	0	4,000	2,000	2,000	0	0	0	0	0	0	0.0	0.0	0.0	1.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	Available in the future and deliverable	This greenfield site is flat and is surrounded by mature hedges.	100% low density business/industrial park - plot ratio of 0.4 (40%)
None identified.	n/a	Deliverable	100% office (B1a/b)	3,160	3,160	0	0	0	0	0	0	0	0	0	0.7	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Available and deliverable		Floorspace figure taken from planning permission for two office buildings (ref. 151825).
<b>TOTAL</b>				<b>49,742</b>	<b>49,742</b>	<b>0</b>	<b>99,904</b>	<b>58,236</b>	<b>41,668</b>	<b>17,820</b>	<b>0</b>	<b>17,820</b>	<b>TOTAL</b>	<b>10.8</b>	<b>10.8</b>	<b>0.0</b>	<b>24.1</b>	<b>13.7</b>	<b>10.4</b>	<b>4.5</b>	<b>0.0</b>	<b>4.5</b>							

Cumulative totals	After 5 years			After 10 years			After 15 years		
	Total	Offices (B1a/b)	Industrial (B1c/B2/B8)	Total	Offices (B1a/b)	Industrial (B1c/B2/B8)	Total	Offices (B1a/b)	Industrial (B1c/B2/B8)
	49,742	49,742	0	149,646	107,978	41,668	167,466	107,978	59,488

Cumulative totals	After 5 years			After 10 years			After 15 years		
	Total	Offices (B1a/b)	Industrial (B1c/B2/B8)	Total	Offices (B1a/b)	Industrial (B1c/B2/B8)	Total	Offices (B1a/b)	Industrial (B1c/B2/B8)
	10.8	10.8	0.0	34.9	24.5	10.4	39.4	24.5	14.9

Viability Factors	RAG Assessment	Overall Deliverability	Assumed Employment Use	Short term (0 - 5 years)			Medium term (6 - 10 years)			Long term (11 - 16 years)			Assumed Employment Use	Short term (0 - 5 years)			Medium term (6 - 10 years)			Long term (11 - 16 years)			Overall Assessment	Notes	Plot Ratio Assumptions (Consistent with 2015 ELNA)
				Total	Offices (B1a,b)	Industrial (B1c,B2/B8)	Total	Offices (B1a,b)	Industrial (B1c,B2/B8)	Total	Offices (B1a,b)	Industrial (B1c,B2/B8)		Total	Offices (B1a,b)	Industrial (B1c,B2/B8)	Total	Offices (B1a,b)	Industrial (B1c,B2/B8)	Total	Offices (B1a,b)	Industrial (B1c,B2/B8)			
None identified.	n/a	Unknown	100% office (B1a/b)	0	0	0	3,429	3,429	0	3,429	3,429	0	100% office (B1a/b)	0.0	0.0	0.0	0.9	0.9	0.0	0.9	0.9	0.0	Available in the future, but deliverability unknown	In relation to employment, the Preferred Options Local Plan states: *Provision for B1 and/or non B class employment generating uses around the rail station as part of mixed use urban development to provide for a wide range of local employment opportunities where appropriate*	Floorspace assumptions taken from North Essex Garden Communities Employment & Demographic Studies - Draft Final Report. Floorspace figures taken from Scenario 3b (Potential Unlocked). This is the most optimistic scenario in terms of job creation and B Class floorspace. If job growth is more aligned with other scenarios then employment floorspace requirements will be lower. Hectare figure based on low density business park - plot ratio of 0.4 (40%)
None identified.	n/a	Unknown	100% office (B1a/b)	0	0	0	5,638	5,638	0	5,638	5,638	0	100% office (B1a/b)	0.0	0.0	0.0	1.4	1.4	0.0	1.4	1.4	0.0	Available in the future, but deliverability unknown	In relation to employment, the Preferred Options Local Plan states: *5. Provision for B1 and/or non B class employment generating uses towards the south of the site in proximity to the existing University of Essex and Knowledge Gateway, to provide for a wide range of local employment opportunities where appropriate; *6. Provision for B1, B2 and B8 businesses to the north of the site close to the A120*	Floorspace assumptions taken from North Essex Garden Communities Employment & Demographic Studies - Draft Final Report. Floorspace figures taken from Scenario 3b (Potential Unlocked). This is the most optimistic scenario in terms of job creation and B Class floorspace. If job growth is more aligned with other scenarios then employment floorspace requirements will be lower. Hectare figure based on low density business park - plot ratio of 0.4 (40%)
<b>TOTAL</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>9,067</b>	<b>9,067</b>	<b>0</b>	<b>9,067</b>	<b>9,067</b>	<b>0</b>	<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>2.3</b>	<b>2.3</b>	<b>0.0</b>	<b>2.3</b>	<b>2.3</b>	<b>0.0</b>			