

Appendix 1 Consultees



Appendix 1: Consultees

Individual Consultees

Jamie Brown	Teesside Engineering Network
Stephen Brown	Dodds Brown
Michael Dowson	PD Ports
Stan Higgins	North East Process Industry Cluster
Richard Hunter	Tees Valley Combined Authority
Michael Janes	Federation of Small Businesses
John Leer	Tees Valley Combined Authority
Laura Woods	Teesside University
Andy Wright	Lambert Smith Hampton

Workshop Attendees

Alex Conti	Redcar & Cleveland Borough Council
Katherine Whitwell	Middlesbrough Borough Council
Tom Ballantyne	ConocoPhillips Petroleum Company
Stephen Brown	Dodds Brown
Mark Coleman	Federation of Small Businesses
Richard Hunter	Tees Valley Combined Authority
Darren Hurst	Interserve Construction Limited
Tony Keville	Tomlinson Hall
Paddy Kitching	North Tees Ltd
Jonathan Simpson	Connect Property North East Ltd
Andrew Wilkinson	Connect Property North East Ltd

Workshop Sessions Facilitated by:

Ross Lillico	NLP
Amy Farrelly	NLP

Appendix 2 Glossary of Terms

GLOSSARY OF TERMS USED IN THE APPRAISAL OF EMPLOYMENT LAND AVAILABILITY AND TAKE-UP

Available Employment Land

All available land allocated for employment uses excluding (a) expansion land, (b) land with empty industrial buildings already in-situ, unless those buildings are time expired, and (c) special sites allocated for specific employment uses. A minimum size threshold of 0.1 hectare has been adopted.

Available Industrial Floor Space

All floor space (other than B1 offices) covering the full range of unit sizes.

Employment Land

Sites that are either (a) allocated for employment use in the development plan, (b) occupied for employment use or (c) formerly in employment use and do not have planning consent nor are allocated for an alternative use.

Employment Uses

Business, general industry and storage/distribution uses as defined by Classes B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 2005. Land could generally be developed for any type of employment use with no distinction being made between general industrial uses, warehousing and commerce. Employment uses exclude retail, leisure, residential care facilities, mineral extraction and waste disposal.

Implied Supply

An estimate of the number of years that it would take to consume available land at prevailing take-up rates. It is calculated by dividing the amount of available land by the average yearly take-up.

Immediately Available

Sites that require minor remediation or infrastructure provision, which can be brought forward for development in less than 12 months.

Requiring Preparation

Sites where major provision of roads and utility services is required and/or where site assembly, demolition and remediation is required, and which are likely to take at least a year to bring forward for development.

Specialist Use Sites

Land that is reserved for specific industry sectors or purposes. Examples include ports, airports, and major industry clusters, e.g. the Seal Sands, North Tees Pools and Durham Tees Valley Airport. Such sites are considered separately from general employment sites.

Strategic Highway Network

Motorways and dual carriageways where the national speed limit applies.

Take-up

The development or first occupation of a site. Take-up occurs at the point at which construction of a building commences. Take-up excludes (a) extensions of existing premises unless they occur on land beyond the original boundary of the site and (b) changes of use. Depots used for storage or yards used for fabrication, dismantling, or other processes are regarded as take-up when first occupied; subsequent changes in occupation or use are excluded. Where buildings are demolished and a site is redeveloped, this constitutes take-up. Where a site is built out in separate phases (rather than a continuous rolling programme), take-up occurs at the start of each phase.

Appendix 3 Site Assessment Matrix

	Plot Reference	Type			Quantitative			Qualitative Criteria														Comments	
		General	Specialist	Mixed-Use	Area (Hectares)	Adjustment Factor	Adjusted Area	Use	Availability	Greenfield / Brownfield / Remediated	Access to Strategic Highway Network	Local Road Access	Proximity to Urban Areas	Compatibility of Adjoining Uses	Site Characteristics & Physical Constraints	Infrastructure	Market Attractiveness	Planning Sustainability	Sequential Status	Barriers to Development	Ownership Factors		Historical and Ecological Constraints
Industrial Estate	A		1		16.25	100%	16.25	S	RA	G	1	5	1	5	4	4	2	2	1	5	2	5	PD Ports
Seal Sands N	B		1		8.73	100%	8.73	S	RA	G	1	5	1	5	4	4	2	2	1	5	2	4	PD Ports. Part of Seal Sands SSSI
	C		1		7.83	100%	7.83	S	RA	G	1	5	1	5	4	4	2	2	1	5	2	5	PD Ports
	D		1		18.29	100%	18.29	S	RA	G	1	5	1	5	4	4	2	2	1	5	2	5	PD Ports
North Tees Pools	A		1		10.32	100%	10.32	S	RA	R	1	5	1	5	4	2	2	2	1	4	3	5	Filled pools / pylons
	B		1		6.70	100%	6.70	S	RP	B	1	5	1	5	4	2	2	3	1	3	3	5	
Port Clarence	A		1		2.67	100%	2.67	S	RP	B	1	3	1	5	4	2	1	1	1	3	4	5	Able UK
	B		1		21.82	80%	17.46	S	RP	B	1	2	1	5	4	1	1	1	1	1	3	5	Able UK and another
Haverton Hill	A		1		1.31	100%	1.31	S	RP	B	2	4	2	5	4	1	1	3	1	3	3	5	
	B		1		1.57	100%	1.57	S	RP	G	2	4	2	5	4	1	1	3	1	4	3	5	
	C		1		5.07	100%	5.07	S	RP	B	2	4	2	5	3	1	1	3	1	2	3	5	Former slipways
	D		1		6.03	95%	5.73	S	RP	R	2	4	2	5	4	1	1	3	1	2	4	5	HCA. Reclamation Scott Bros
Cowpen Bewley	A	1			0.69	100%	0.69	I	RP	B	2	4	2	5	5	4	2	4	2	4	3	5	
	B	1			1.07	100%	1.07	I	RA	G	2	4	2	5	5	4	2	3	2	5	3	5	
	C	1			1.38	100%	1.38	I	RA	G	2	4	2	5	5	4	2	3	2	5	3	5	
	D	1			0.53	100%	0.53	I	RA	G	2	4	2	5	5	4	2	3	2	5	3	5	
Belasis Technology Park	A	1			1.97	100%	1.97	O	RA	G	2	4	3	5	5	5	2	3	2	5	4	5	
	B	1			1.88	90%	1.69	O	RA	G	2	4	3	5	5	5	2	3	2	5	4	5	
	C	1			2.59	80%	2.07	O	RA	G	2	4	3	5	5	5	2	3	2	5	4	5	
	D	1			0.52	90%	0.47	O	RA	G	2	4	3	5	5	5	2	3	2	5	4	5	
	E	1			2.34	90%	2.11	O	RA	G	2	4	3	5	5	5	2	3	2	5	4	5	
	F	1			2.60	80%	2.08	O	RA	G	2	4	3	5	5	5	2	3	2	5	4	5	
	G	1			3.25	80%	2.60	O	RA	G	2	4	3	5	5	5	2	3	2	5	4	5	
	H	1			1.77	100%	1.77	O	RA	G	2	4	3	5	4	5	2	3	2	5	4	5	
	I	1			0.47	100%	0.47	O	RA	G	2	4	3	5	4	5	2	3	2	5	4	5	
Belasis Avenue North & South	A	1			17.39	95%	16.52	I	RP	B	2	4	3	5	3	2	1	2	2	1	3	5	Contamination
	B	1			5.31	95%	5.04	I	RP	B	2	4	3	5	4	2	1	2	2	1	3	5	Contamination
	C	1			5.41	100%	5.41	I	RP	B	2	4	3	5	4	4	1	2	2	2	3	5	Contamination
Chemplex North	A		1		1.16	100%	1.16	S	RA	B	3	4	4	5	4	5	3	4	2	4	3	5	
	B		1		1.13	100%	1.13	S	RA	B	3	4	3	5	4	4	2	4	2	2	3	5	
	C		1		3.01	100%	3.01	S	RP	B	2	4	3	5	4	4	2	4	2	2	3	5	
	D		1		9.40	100%	9.40	S	RP	B	2	4	3	5	4	4	2	4	2	2	3	5	
Chemplex Middle	A		1		23.83	100%	23.83	S	RP	B	5	4	4	5	4	2	1	4	2	2	3	5	
	B		1		6.19	100%	6.19	S	RP	B	5	4	3	5	4	2	1	4	2	2	3	5	
Billingham Reach	A		1		1.20	100%	1.20	S	RA	R	5	5	2	5	3	3	2	4	2	5	4	5	
	B		1		0.65	100%	0.65	S	RA	R	5	5	2	5	3	3	2	4	2	5	4	5	
	C		1		2.03	100%	2.03	S	RA	R	5	5	2	5	3	3	2	4	2	5	4	5	
	D		1		1.69	100%	1.69	S	RA	R	5	5	2	5	3	3	2	4	2	5	4	5	
	E		1		2.87	100%	2.87	S	RA	R	5	5	2	5	3	3	2	4	2	5	4	5	
	F		1		0.78	100%	0.78	S	RA	R	5	5	2	5	3	3	2	4	2	5	4	5	
	G		1		1.41	95%	1.34	S	RA	B	5	5	2	5	3	3	2	4	2	5	4	5	
North Tees Ind Est	A	1			0.36	100%	0.36	M	RP	B	5	4	2	5	4	4	3	4	2	3	3	5	Small plot within flood zone
	B	1			0.47	100%	0.47	M	RA	R	5	4	2	5	4	4	3	4	2	5	3	5	Small plot within flood zone
	C	1			0.49	100%	0.49	M	RP	B	5	4	2	5	4	4	3	4	2	3	3	5	Small plot within flood zone
	D			1	0.35	0%	0.00	M	RP	B	5	4	2	5	4	4	3	4	2	3	4	5	Small plot within flood zone
Portrack Interchange	A	1			14.02	80%	11.22	I	RP	R	5	4	2	5	5	1	4	3	2	2	4	5	
North Shore	A	1			0.81	90%	0.73	M	RA	R	2	2	4	4	5	5	3	5	4	5	4	5	
	B	1			1.02	100%	1.02	M	RA	R	2	3	4	5	5	5	3	5	4	5	4	5	
	C	1			0.49	100%	0.49	M	RA	R	2	3	4	5	5	5	3	5	4	5	4	5	
	D	1			0.97	80%	0.78	M	RA	R	2	3	4	5	5	5	3	5	4	5	4	5	
The Black Path	A	1			0.66	100%	0.66	I	RP	B	2	4	5	5	5	4	1	3	4	2	3	5	
Oxbridge Foundry	A	1			1.76	100%	1.76	I	RP	B	1	3	5	5	5	1	1	3	4	1	3	5	
Boathouse Lane	A	1			2.58	90%	2.32	M	RP	R	4	5	5	2	4	2	4	4	4	2	3	5	Previous housing consent
Teesdale	A	1			0.79	90%	0.71	O	RA	R	4	3	4	5	5	5	3	5	4	5	4	5	
	B	1			1.00	100%	1.00	O	RA	R	4	3	4	5	5	5	3	5	3	5	4	5	

Score	Access to Strategic Highway Network	Local Road Access	Proximity to Urban Areas	Compatability of Adjoining Uses	Site Characteristics & Physical Constraints	Infrastructure	Market Attractiveness	Planning Sustainability	Sequential Status	Barriers to Development	Ownership Factors	Historical and Ecology Constraints
5	Within 2 km of SHN via unconstrained roads	Free moving, wide roads, avoid housing areas and bad junction.	Within 1 km of town centre. Good pedestrian access to housing. Close to bus stop / train station	Within larger employment area. No incompatible land use.	Level. Regular shape. Not flood zone 2/3. Not in COMAH zone.	Well served by good quality site infrastructure: roads, lighting, landscaping, mains utilities.	Area of strong demand. Suit broad range of businesses. High profile location. Viable development location.	Brownfield site. Compliant with Local Plan objectives. Strong settlement boundary. Extant planning consent.	In town centre	Serviced remediated plot with infrastructure to edge.	Single developer prepared to build speculatively.	Not Conservation Area. Not Ancient Monument. Not Nature Reserve. Not Wildlife Site
4	Within 2 km of fast dual carriageway via unconstrained roads	One constraint	Within 2 km of town centre. Good pedestrian access to housing. Close to bus stop / train station	Edge of larger employment area. Separated by highway from incompatible land uses	One constraint	All infrastructure. Average quality.	One constraint	One constraint	Edge of Centre < 500m	Modest infrastructure or remediation.	Single developer will only build bespoke premises.	One constraint
3	Within 2 km of fast dual carriageway via constrained roads	Two constraints	One constraint	B1 adjoining residential areas	Two constraints	All infrastructure. Poor quality.	Two constraints	Two constraints	500m - 1km	Modest infrastructure and remediation.	Single owner, not a developer.	Two constraints
2	Within 5 km of fast dual carriageway via unconstrained roads	Three constraints	Two constraints	B2 & B8 adjoining residential areas	Three constraints	Limited infrastructure	Three constraints	Three constraints	Out of Centre > 1km	Major infrastructure provision or remediation.	Two owners	Three constraints
1	Over 5 km of dual carriageway or via constrained roads	Four constraints	Three constraints	B2 & B8 adjoining residential areas on more than one side.	Four constraints	Major infrastructure required.	Four or more constraints	Four constraints	Out of Town	Major infrastructure provision and remediation.	Site assembly required.	Four or more constraints

**Availability
Greenfield/Brownfield
Use**

RA = Readily Available, RP = Requires Preparation
G = Greenfield, B = Brownfield, R = Remediated
I = Industrial, O = Office, M = Mixed office & industrial, S = Specialist

Appendix 4 Site Assessment Criteria

Proximity to Urban Areas	Compatibility of Adjoining Uses	Site Characteristics & Physical Constraints	Infrastructure	Market Attractiveness	Planning Sustainability	Sequential Status	Barriers to Development	Ownership Factors	Historical and Ecology Constraints
Within 1 km of town centre. Good pedestrian access to housing. Close to bus stop / train station	Within larger employment area. No incompatible land use.	Level. Regular shape. Not flood zone 2/3. Not in COMAH zone.	Well served by good quality site infrastructure: roads, lighting, landscaping, mains utilities.	Area of strong demand. Suit broad range of businesses. High profile location. Viable development location.	Brownfield site. Compliant with Local Plan objectives. Strong settlement boundary. Extant planning consent. One constraint	In town centre	Serviced remediated plot with infrastructure to edge.	Single developer prepared to build speculatively.	Not Conservation Area. Not Ancient Monument. Not Nature Reserve. Not Wildlife Site
Within 2 km of town centre. Good pedestrian access to housing. Close to bus stop / train station	Edge of larger employment area. Separated by highway from incompatible land uses	One constraint	All infrastructure. Average quality.	One constraint	One constraint	Edge of Centre < 500 m	Modest infrastructure or remediation.	Single developer will only build bespoke premises.	One constraint
One constraint	B1 adjoining residential areas	Two constraints	All infrastructure. Poor quality.	Two constraints	Two constraints	500m - 1km	Modest infrastructure and remediation.	Single owner, not a developer.	Two constraints
Two constraints	B2 & B8 adjoining residential areas	Three constraints	Limited infrastructure	Three constraints	Three constraints	Out of Centre > 1km	Major infrastructure provision or remediation.	Two owners	Three constraints
Three constraints	B2 & B8 adjoining residential areas on more than one side.	Four constraints	Major infrastructure required.	Four or more constraints	Four constraints	Out of Town	Major infrastructure provision and remediation.	Site assembly required.	Four or more constraints

RA = Readily Available, RP = Requires Preparation

G = Greenfield, B = Brownfield, R = Remediated

I = Industrial, O = Office, M = Mixed office & industrial, S = Specialist

Appendix 5 Gross to Net Ratios

Take-up of employment land is typically recorded on a plot by plot basis, which equates to a net developable area. To be consistent, availability should be measured on the same basis. So for some sites, gross to net adjustments may be appropriate. We have considered each site and estimated the proportion of land likely to be lost to servicing and landscaping, having regard to typical gross:net ratios achieved on industrial estates and business parks elsewhere in the region. Research by Lambert Smith Hampton has shown that ratios range from 100% where a site is in single occupation, to 56% for a business park on a sloping site with large areas set aside for landscaping and sloping banks between development plots. A guide to the adjustments appropriate in different circumstances is set out in the following table.

TYPICAL GROSS:NET RATIOS TO BE APPLIED TO EMPLOYMENT LAND

Type	Ratio	Comment
Serviced plot on industrial estate fronting road.	100%	
Area of land that could easily subdivide into serviced plots with road frontage.	100%	
Large area of land on industrial estate too big for single scheme, having regard to other buildings on estate.	95%	Provision for spur road.
Major undeveloped part of industrial estate or extension to industrial estate.	90%	Provision for roads and landscaping to one or more sides.
Small local allocation, requiring infrastructure.	90%	Provision for spur road, but landscaping likely to be minimal
Level site allocated for industrial estate	85%	Provision for spur road and landscaping.
Site allocated for industrial estate where terracing or bunding required	80%	Provision for spur road and landscaping.
Land allocated for business park with high landscape quality	75%	Provision for spur road extensive landscaping, balancing ponds etc.
Land allocated for employment use where a single end user could be in the market.	100%	All land to be taken by single user, surplus areas to be kept for its expansion.

Appendix 6 Take Up of Employment Land

TAKE-UP OF EMPLOYMENT LAND

Industrial_Estate	Plot	Area Hectares	Planning Reference	Period Commenced	Use
Belasis Tech. Park	Glasshouses, Cowpen Bewley Road	23.25	05/0646/FUL	2005/2006	Industrial
Belasis Tech. Park	Tracerco, Land West Of The Ponds, The Moat	2.36	12/2944/FUL	2013/2014	Office
Billingham Reach	Autolink expansion	0.57		2005/2006	Depot
Billingham Reach	Hewden Hire, Billingham Reach Ind Est	1.90	02/0855/P	2002/2003	Depot
Billingham Reach	Brambles Depot, Billingham Reach Ind Est	0.75	01/0645/P	2002/2003	Depot
Billingham Reach	Waste Transfer	0.44	08/1634/FUL	2009/2010	Waste
Billingham Reach	Depot	0.32		2005/2006	Depot
Bon Lea Trading Estate	Ainscough expansion	0.40		2013/14	Depot
Bowesfield Lane	Site 12	0.27	03/1426/P	2003/2004	Industrial
Bowesfield Lane	Site 4, Bowesfield Lane	0.52	05/0215/FUL	2005/2006	Industrial
Bowesfield Lane	Bowesfield Lane	1.11	06/3028/FUL	2007/2008	Office
Bowesfield Lane	Bowesfield Lane	1.74	06/3043/FUL	2007/2008	Office
Bowesfield Lane	Man Trucks	0.57		2008/2016	Depot
Bowesfield Lane	IES Group	0.53		2015/2016	Office
Bowesfield Lane	Northgate, Bowesfield Crescent	0.79	08/0800/FUL	2008/2009	Car hire
Bowesfield Lane	Bowesfield Crescent	0.40	04/0346/FUL	2009/2010	Warehouse
Bowesfield Park	Car Showroom, Queen Elizabeth Way	1.06	05/3101/FUL	2006/2007	Car sales
Bowesfield Park	Car Showroom, Bowesfield	1.43	05/0406/FUL	2006/2007	Car Sales
Bowesfield Park	Halegrove Court, Plot D	0.60	06/2357/REM	2006/2007	Office
Bowesfield Park	Winder House & Lakeside House, Bowesfield Farm	0.44	04/3904/REM	2006/2007	Office
Bowesfield Park	Area K, Bowesfield	0.62	06/2542/REM	2007/2008	Office
Bowesfield Park	Childrens Nursery, Cygnet Drive	0.31	13/2835/FUL	2013/2014	D
Central Avenue South	Fujifilm Diosynth land for expansion	3.48		2015/2016	Process
Chemplex (Fr ICI)	Polyacrylamide emulsion plant	16.33	12/1885/EIS	2013/2014	Process
Chemplex (Fr ICI)	Avecia	1.35	01/1864/P	2002/2003	Process
Chemplex (Fr ICI)	Parking for Avecia	0.81		2002/2003	Process
Chemplex (Fr ICI)	Sita	4.69	08/2469/EIS	2011/2012	Waste
Chemplex (Fr ICI)	Incinerator Ash Recycling	2.53	12/1816/FUL	2012/2013	Waste
Chemplex (Fr ICI)	Electrolyte Plant	1.46	10/3025/FUL	2012/2013	Process
Cowpen Lane IE	Royce Avenue	0.58	03/0362/P	2003/2004	Warehouse
Cowpen Lane IE	Macklin Avenue	0.60	02/2596/P	2003/2004	Industrial
Cowpen Lane IE	Avis Court	0.30	04/1883/FUL	2004/2005	Industrial
Cowpen Lane IE	Royce Avenue	1.02	04/2205/FUL	2005/2006	Warehouse
Cowpen Lane IE	Royce Avenue	0.35	07/1418/FUL	2008/2009	Office
Cowpen Lane IE	Royce Avenue	0.40	08/1051 2549	2008/2009	Warehouse
Cowpen Lane IE	Container storage	0.64		2012/2013	Depot
Durham Lane IE	Nifco Phases 1 & 2, Durham Lane	5.75	10/3116/FUL	2010/2011	Industrial
Haverton Hill	Tees Alliance Group	0.76	09/2307/FUL	2010/2011	Port
Haverton Hill	Haverton House	5.04	10/1042/FUL	2012/2013	Port
Haverton Hill	Waste Transfer Station	3.14	13/0452/REV	2012/2013	Waste
Haverton Hill		0.49		2006/2007	Port
No Estate	Volvo Truck & Bus Centre, Portrack Roundabout	1.39	06/3323/FUL	2008/2009	Warehouse
North Shore	Fusion Hive, Plot C2	0.80	13/1133/REM	2014/2015	Office
North Shore	Watersports Centre, North Bank	0.50	98/0114/P	2000/2001	D
North Shore	Thirteen, Plot D6	0.81	13/2792/REM	2013/2014	Office
North Tees IE	Teesway	1.57	03/1798/P	2004/2005	Industrial
North Tees IE	Teesway	0.62	03/1486/P	2004/2005	Industrial
North Tees IE	Teesway	1.01	05/3158/FUL	2006/2007	Depot
North Tees IE	Land At Pennine Avenue	0.19	05/2414/FUL	2006/2007	Industrial
North Tees IE	Teesway Park	0.98	05/2950/FUL	2007/2008	Industrial
North Tees IE	Land Adjoining Teesway	0.40	05/0954/FUL	2007/2008	Industrial
North Tees IE	Land Off Neville Road	0.30	05/2360/FUL	2007/2008	Warehouse
North Tees IE	Teesway	0.19	08/3363/FUL	2009/2010	Industrial
North Tees Pools	Landfill Site North Tees	101.50	94/1049/P	2000/2001	Waste
North Tees Pools	Reclamation of Pond, Huntsman Drive	7.97	11/0359/EIS	2012/2013	Waste
North Tees Pools	Materials Recovery Facility	3.38	12/1624/EIS	2012/2013	Waste
North Tees Pools	Air Products	1.68	12/1828/FUL	2012/2013	Process
North Tees Pools	Reclamation Pond Site	3.68	13/2796/EIS	2014/2015	Waste
North Tees Pools	Port Clarence Energy	5.40	14/1106/EIS	2015/2016	Waste
Portrack Interchange	Cheltenham Road	2.82	06/1054/REV	2006/2007	Warehouse
Portrack Interchange	Sedgefield Way	1.20	06/3815/FUL	2007/2008	Office
Portrack Interchange	Sedgefield Way	0.86	08/0570/FUL	2008/2009	Warehouse
Portrack Interchange	Halfords (plus 0.07 compound adj)	0.29	12/2545/REV	2012/2013	Industrial
Portrack Interchange	Depot	0.67		2009/2015	Depot

TAKE-UP OF EMPLOYMENT LAND

Industrial_Estate	Plot	Area Hectares	Planning Reference	Period Commenced	Use
Portrack Interchange	Depot, Container Storage	1.10		2009/2015	Depot
Portrack Lane	Portrack Grange Road / Marston Road	0.08	01/1353/P	2001/2002	Depot
Preston Farm	8-11 Navigator Court	0.39	00/1883/P	2000/2001	Industrial
Preston Farm	Faraday House, Sopwith Close	0.21	00/0396/P	2000/2001	Office
Preston Farm	Vickers Close	0.42	00/1228/P	2000/2001	Industrial
Preston Farm	Fitness First, Yarm Road	0.70	01/0170/P	2000/2001	D
Preston Farm	Sopwith Close	0.18	01/0781/P	2001/2002	Office
Preston Farm	Clayton Court	0.84	00/0098/P	2001/2002	Industrial
Preston Farm	Falcon Court, Westland Way	1.40	01/1559/P - p1	2002/2003	Office
Preston Farm	Falcon Court, Westland Way	0.48	01/1559/P - p2	2003/2004	Office
Preston Farm	Falcon Court, Short Close	3.87	04/0121/FUL	2003/2004	Office
Preston Farm	Lockheed Court, Lockheed Close	0.64	03/3134/FUL	2004/2005	Office
Preston Farm	Car Workshop, Lockheed Close	0.18	04/1781/RTC	2004/2005	Industrial
Preston Farm	Sopwith Close	0.43	03/0046/P	2004/2005	Office
Preston Farm	Trailer Park, Douglas Close	0.81	03/2716/FUL	2004/2005	Depot
Preston Farm	Falcon Court	0.05	05/3310/FUL	2005/2006	A
Preston Farm	Falcon Court	0.11	06/0926/FUL	2006/2007	A
Preston Farm	George Stephenson Court, Westland Way	0.49	07/3348/REV_p	2008/2009	Office
Preston Farm	Sopwith Close (03/0046/P)	-	06/1725/FUL	2009/2010	Office
Preston Farm	1 Wylam Court, Westland Way	0.15	09/0813/FUL	2009/2010	Industrial
Preston Farm	Harley Court, Sopwith Close	0.41	12/0822/FUL	2012/2013	Warehouse
Primrose Hill	Wingate Way	1.89	98/1330/P	2000/2001	Industrial
Primrose Hill		1.83	02/2642/P	2004/2005	Office
Seal Sands	Lundbeck Pharmaceuticals	1.82	00/0855/P	2000/2001	Process
Stillington IE	Oakmill, Ironmasters Way	0.06	05/2674/FUL	2005/2006	Industrial
Stillington IE	The Pines, Ironmasters Way	0.08	06/1649/FUL	2006/2007	Industrial
Stillington IE	Darchem Esterline, Stillington	1.49	08/3531/FUL	2009/2010	Industrial
Teesdale	Camden House	0.75	00/0747/P	2000/2001	Office
Teesdale	Medway House, Site C2, Fudan Way	0.39	00/1208/P	2001/2002	Office
Teesdale	Cavendish House, Princes Wharf	0.73	01/0581/P	2001/2002	Office
Teesdale	4 offices, Vasser Way	1.15	99/1356/P	2001/2002	Office
Teesdale	Stockton Riverside College	2.32	99/1879/P	2001/2002	D
Teesdale	Westminster (Unit F) St Mark's Court	0.47	02/0670/P	2002/2003	Office
Teesdale	Sabatier Close, Fudan Way	0.19	97/1839/P	2002/2003	Office
Teesdale	9 Fudan Way	0.28	04/3319/FUL	2005/2006	Office
Teesdale	Parking, Stockton Riverside College	0.41	04/3685/REM	2005/2006	D
Teesdale	Car Showroom, Chapel Street	0.30	06/0536/FUL	2006/2007	Industrial
Teesdale	Phase 1, Three Acres, Princeton Drive	0.79	06/0853/FULp1	2006/2007	Office
Teesside IE	Plot 16 BT501109, Allison Avenue	0.39	04/3539/FUL	2004/2005	Industrial
Teesside IE	Dukes Court Phase 1	0.38	03/2523/FUL	2005/2006	Office
Teesside IE	Hailsham Avenue, Dukesway	0.89	05/3221/FUL	2006/2007	Industrial
Teesside IE	Dukesway	0.40	08/2454/FUL	2008/2009	Industrial
Teesside IE	Allison Ave / Thornaby Rd	0.56	06/1756/REV	2008/2009	Warehouse
Teesside IE	Storage rear of Teesside Caravans	2.83	08/2284/COU	2012/2013	Depot
Teesside IE	Cloverleaf Restaurant, Fleck Way	0.72	13/0184/FUL	2014/2015	A
Teesside IE	RNLI, William Crossthwaite Ave	0.36	09/2620/FUL	2000-2005	Warehouse
Teesside IE	Lindy Electronics, Sadler Forster Way	0.70		2000-2005	Industrial
Thornaby Place	Thornaby Place, Teessdale South	1.81	02/1079/P	2003/2004	Office
Wynyard (1)	Adjacent to A19	7.22	05/0987/FUL_p	2005/2006	Warehouse
Wynyard (1)	Site 16 Phase B	1.35	05/2940/REM	2006/2007	Industrial
Wynyard (1)	Annigate	1.07	06/2560/FULp1	2007/2008	Office
Wynyard (1)	Land Adjacent To Evolution One	1.10	08/0340/FUL	2008/2009	Office
Wynyard (1)	Annigate	0.44	06/1637/REM	2008/2009	Office
Wynyard (1)	Unit II	7.50	10/1557/VARY	2011/2012	Warehouse
Wynyard (2)	Hanzard Way	0.85	01/0824/P	2001/2002	Office
Wynyard (2)	Hanzard Drive	0.81	04/0074/REM	2004/2005	Office
Wynyard (2)	TV120 Site	2.40	07/1218/REM	2007/2008	Industrial
Wynyard (2)	Car Parking for Huntsman	0.12		2008/2016	Office
Yarm Road East & West	Skippy Waste, Yarm Road Depot	0.39	03/2042/FUL	2003/2004	Waste
Yarm Road East & West	Innovation Court	0.52	05/0222/FUL	2005/2006	Office
Yarm Road East & West		0.25		2000/2005	Industrial

Appendix 7 Defining Class B Sectors

Appendix 7: Defining B Class Sectors

The method for re-categorising the Experian employment forecasts by sector into B class uses is summarised overleaf.

Figures marked with an * have been derived using an analysis of data from the Business Register and Employment Survey in order to ensure that the analysis reflects the structure of the local economy.

Experian Sector	Proportion of Jobs by Use Class		
	B1a/b Office	B1c/B2 Industrial	B8 Warehousing
Agriculture, Forestry & Fishing	Non-B Class		
Extraction & Mining	Non-B Class		
Food, Drink & Tobacco	0%		0%
Textiles & Clothing	0%	100%	0%
Wood & Paper	0%	100%	0%
Printing and Recorded Media	0%	100%	0%
Fuel Refining	0%	100%	0%
Chemicals	0%	100%	0%
Pharmaceuticals	0%	100%	0%
Non-Metallic Products	0%	100%	0%
Metal Products	0%	100%	0%
Computer & Electronic Products	0%	100%	0%
Machinery & Equipment	0%	100%	0%
Transport Equipment	0%	100%	0%
Other Manufacturing	0%	100%	0%
Utilities	0%	67%*	0%
Construction of Buildings	Non-B Class		
Civil Engineering	Non-B Class		
Specialised Construction Activities	0%		0%
Wholesale	0%	18%*	82%*
Retail	Non-B Class		
Accommodation & Food Services	Non-B Class		
Land Transport, Storage & Post	0%		65%*
Air & Water Transport	Non-B Class		
Recreation	Non-B Class		
Media Activities	100%		0%
Telecoms	100%	0%	0%
Computing & Information Services	100%	0%	0%
Finance	100%	0%	0%
Insurance & Pensions	100%	0%	0%
Real Estate	100%	0%	0%
Professional Services	100%	0%	0%
Administrative & Supportive Services	28%*	0%	0%
Other Private Services	Non-B Class		
Public Administration & Defence	69%*		0%
Education	Non-B Class		
Health	Non-B Class		
Residential Care & Social Work	Non-B Class		

Appendix 8 Pipeline Supply

Pipeline Losses

Location	Application Reference	Size (ha)
Boathouse Lane	09/2266/REM	2.74
Bowesfield Park	11/2450/OUT	1.74
Allens West	11/2482/EIS	16.42
Boathouse Lane	07/2360/OUT	1.88
Bowesfield Park	10/0244/OUT	6.15
Bowesfield Park	07/1927/FUL	0.48

29.41

Pipeline Gains

Location	Application Reference	Detailed Permission (ha)	Outline Permission (ha)	Total (ha)
Preston Farm	13/0366/ROT	1.24		1.24
Preston Farm			3.95	3.95
Teesside Industrial Estate	13/0245/FUL	1.16		1.16
Teesside Industrial Estate	15/0841/RNW		8.48	8.48
Teesside Industrial Estate			2.96	2.96
Wynyard (2)	12/1719/RNW	1.77		1.77
North Shore			10.39	10.39
Teesdale	14/1582/FUL	0.97		0.97
Teesdale	14/2907/FUL	0.24		0.24

31.16