

Table 1 - Employment Floorspace Supply, Need and Shortfall - Excluding Green Belt Allocations

Supply type		B1	B2	B8	BMix	Total
Completions	2013/14	329	0	21,637	-7392	14,574
	2014/15	-4,011	2,469	1,397	-1,087	-1,232
	2015/16	-13,851	0	-2,417	5,695	-10,573
	2016/17	-17,340	614	-451	4,754	-12,423
	2017/18	-5,969	160	753	1,475	-3,581
	2018/19	-5,930	79	3,940	-600	-2,511
	Total Completions to 2013-19	-46,772	3,322	24,859	2,845	-15,746
	Total Completions 2016-19	-29,239	853	4,242	5,629	-18,515
Large sites with planning permission	Norton, Bridge Road East	-150	-	-	-	-150
	SDS3 Broadwater Road West (North)	6,300	-	0	0	6,300
	Plots 5000, 5600 Hatfield Business Park	0	0	0	18,000	18,000
	The Holdings, Cole Green Lane	0	0	10,900	0	10,900
	Black Fan Road	7,300	0	0	0	7,300
	Bridgefields	930	0	5,400	0	6,330
Small sites with planning permission (less than 5,000 m2 floorspace change) (as at April 2019)		-8,899	-424	-297	5,382	-4,238
Total Planning Permissions		5,481	-424	16,003	23,382	44,442
Vacant sites	Land N of Chequersfield (was 22,600sqm)	0	0	0	0	0
	Tewin Road Gasholders	9,200	0	0	0	9,200
	Total Vacant	9,200	0	0	0	9,200
Local Plan Allocations - Urban (without permission)	SDS4 Broadwater Road West (South West)	11,250	0	-9,500	0	1,750
	HS4 Ratcliff Tail Lift Site, Bessemer Road	0	-7,850	0	0	-7,850
	HS14 L Kahn Manufacturing	0	-4,410	0	0	-4,410
	Total Local Plan Allocations - Urban	11,250	-12,260	-9,500	0	-10,510
Estimated office-to-resi loss (Windfall)	2013/14 - 2031/32	-18,120	0	0	0	-18,120
	2016/17 - 2034/35	-21,900	0	0	0	-21,900
	2016/17 - 2035/36	-23,160	0	0	0	-23,160
Total Supply (excluding Green Belt Allocations)	Plan period 2013/14 - 2031/32	-38,961	-9,362	31,362	26,227	9,266
	Plan period 2016/17 - 2034/35	-25,208	-11,831	10,745	29,011	2,717
	Plan period 2016/17 - 2035/36	-26,468	-11,831	10,745	29,011	1,457
Total Need (Population Based)	Plan period 2013/14 - 2031/32	35,400	4,000	39,200	0	78,600
	Plan period 2016/17 - 2034/35	25,800	2,880	28,700	0	57,380
	Plan period 2016/17 - 2035/36	27,230	2,880	30,100	0	60,210
Shortfall (excluding Green Belt Allocations)	Plan period 2013/14 - 2031/32	-74,361	-13,362	-7,838	26,227	-69,334
	Plan period 2016/17 - 2034/35	-51,008	-14,711	-17,955	29,011	-54,663
	Plan period 2016/17 - 2035/36	-53,698	-14,711	-19,355	29,011	-58,753

Table 2 - Employment Floorspace Supply, Need and Shortfall - Including Green Belt Allocations

Supply type		B1	B2	B8	BMix	Total
Total Supply - as above (without Green Belt Allocations)	Plan period 2013/14 - 2031/32	-38,961	-9,362	31,362	26,227	9,266
	Plan period 2016/17 - 2034/35	-25,208	-11,831	10,745	29,011	2,717
	Plan period 2016/17 - 2035/36	-26,468	-11,831	10,745	29,011	1,457
Local Plan Allocations - Green Belt	SDS5 North West Hatfield	13,900	0	0	0	13,900
	SDS7 Marshmoor	40,500	0	0	0	40,500
	Total Local Plan Allocations - Green Belt	54,400	0	0	0	54,400
TOTAL SUPPLY (including Green Belt Allocations)	Plan period 2013/14 - 2031/32	15,439	-9,362	31,362	26,227	63,666
	Plan period 2016/17 - 2034/35	29,192	-11,831	10,745	29,011	57,117
	Plan period 2016/17 - 2035/36	27,932	-11,831	10,745	29,011	55,857
Total Need (Population Based)	Plan period 2013/14 - 2031/32	35,400	4,000	39,200	0	78,600
	Plan period 2016/17 - 2034/35	25,800	2,880	28,700	0	57,380
	Plan period 2016/17 - 2035/36	27,230	2,880	30,100	0	60,210
Shortfall (including Green Belt Allocations)	Plan period 2013/14 - 2031/32	-19,961	-13,362	-7,838	26,227	-14,934
	Plan period 2016/17 - 2034/35	3,392	-14,711	-17,955	29,011	-263
	Plan period 2016/17 - 2035/36	702	-14,711	-19,355	29,011	-4,353