

Appendix A Update to EX174a Employment Floorspace Need and Shortfall

**Table 1 - Employment Floorspace Supply, Need and Shortfall - Excluding Green Belt Allocations
(for submitted Local Plan)**

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
	2019/20	-2,987	-8394	3,879	1599	-5,903
	Total Completions 2016-20	-32,226	-7,541	8,121	7,228	-24,418
Large sites with planning permission	Norton, Bridge Road East	0	-	-	-	-
	SDS3 Broadwater Road West (North)	6,500	-	0	0	6,500
	Plots 5000, 5600 Hatfield Business Park	0	0	0	18,400	18,400
	The Holdings, Cole Green Lane	0	0	10,900	0	10,900
	Black Fan Road	6,000	0	0	0	6,000
	Bridgefields	930	0	2,237	0	3,167
Small sites with planning permission (less than 5,000 m2 floorspace change)		-11,800	817	1391	9,011	-581
Total Planning Permissions		1,630	817	14,528	27,411	44,386
Vacant sites	Land N of Chequersfield (was 22,600sqm)	0	0	0	0	0
	Tewin Road Gasholders	9,200	0	0	0	9,200
	EMP10 Expansion		520			520
	Total Vacant	9,200	520	0	0	9,720
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	0	0	0	0
	HS14 L Kahn Manufacturing	0	-4,410	0	0	-4,410
	Total Local Plan Allocations - Urban	11,250	-4,410	-9,500	0	-2,660
Estimated office-to-resi loss (Windfall)	2016/17 - 2035/36	-29,040	0	0	0	-29,040
Total Supply (excluding Green Belt Allocations)	Plan period 2016/17 - 2035/36	-39,186	-10,614	13,149	34,639	-2,012
Total Need (Population Based*)	Plan period 2016/17 - 2035/36	27,230	2,880	30,100	0	60,210
Shortfall (excluding Green Belt Allocations)	Plan period 2016/17 - 2035/36	-66,416	-13,494	-16,951	34,639	-62,222

*NB The target is taken from the evidence submitted to the Stage 6 Hearing Session and has not been updated to reflect latest labour force data.

**Table 2 - Employment Floorspace Supply, Need and Shortfall - Including Green Belt Allocations
(for submitted Local Plan)**

Supply type		B1	B2	B8	BMix	Total
Total Supply - as above (without Green Belt Allocations)	Plan period 2016/17 - 2035/36	-39,186	-10,614	13,149	34,639	-2,012
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 2016/17 - 2035/36	15,214	-10,614	13,149	34,639	52,388
Total Need (Population Based)	Plan period 2016/17 - 2035/36	27,230	2,880	30,100	0	60,210
Shortfall (including Green Belt Allocations)	Plan period 2016/17 - 2035/36	-12,016	-13,494	-16,951	34,639	-7,822

Table 3 - Employment Floorspace Supply, Need and Shortfall - Including Green Belt Allocations & Proposed Allocations through Call for Sites

Supply type		B1	B2	B8	BMix	Total
TOTAL SUPPLY (As above, including Green Belt Allocations)	Plan period 2016/17 - 2035/36	15,214	-10,614	13,149	34,639	52,388
Call for Sites 2019 - Proposed Allocations	BrP34 - Brookmans Park Transmitting Station	-				-
	Pea 102 - Bio Park, Broadwater Road	-11,071				-11,071
	Pea 105 - 61 Bridge Road East				-1,140	-1,140
	Pea 103 - 29 Broadwater Road					
	Pea 106 - 73 & 83 Bridge Road East	1653	-4560			-2,907
	WE100 - 51-53 London Road					
	Total Call for Sites 2019 - Proposed Allocations	-9,418	-4,560	0	-1,140	-15,118
TOTAL SUPPLY (including loss through Call for Sites 2019)	Plan period 2016/17 - 2035/36	5,796	-15,174	13,149	33,499	37,270
Total Need (Population Based)	Plan period 2016/17 - 2035/36	27230	2880	30100	0	60,210
Shortfall (including Green Belt Allocations)	Plan period 2016/17 - 2035/36	-21,434	-18,054	-16,951	33,499	-22,940