



South Bucks Local Development Framework

Employment Land Review - Update

March 2010



South Bucks
District Council

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1.0 Introduction and Background

- 1.1 To support and inform preparation of the South Bucks Core Strategy, the District Council worked with other authorities in Buckinghamshire to prepare the Buckinghamshire Employment Land Review (DPDS and GWE Research, August 2006). The Review was undertaken in accordance with Guidance issued by the Office of the Deputy Prime Minister - Employment Land Reviews: Guidance Note (December 2004).
- 1.2 To ensure that the publication version of the Core Strategy is supported by an up to date evidence base, South Bucks District Council has reviewed and updated parts of the Buckinghamshire Employment Land Review (ELR). The following Report (Employment Land Review - Update) should be read in conjunction with the Buckinghamshire ELR (August 2006). Together, these documents form the principal evidence base on the local economy and employment land issues for the South Bucks Core Strategy (in particular, Core Policy 10: Employment).
- 1.3 This Update Report takes into account Planning Policy Statement 4: Planning for Sustainable Economic Growth (December 2009) and the final version of the South East Plan (May 2009).
- 1.4 Most recently, the South East England Partnership Board published guidance entitled "Employment and Economic Land Assessments" (March 2010). South Bucks District Council intends to undertake an Employment and Economic Land Assessment in accordance with this guidance, to inform preparation of the South East Plan review and South Bucks Local Development Framework.
- 1.5 Due to the different rates of progress being made by nearby authorities on their Local Development Frameworks, and differing priorities, it has not been possible to prepare a full replacement ELR (or Employment and Economic Land Assessment) with other District Councils in the area. However, this Report makes frequent references to the other authorities in Buckinghamshire, and considers a wider area in relation to the movement of labour.
- 1.6 The information contained within this Paper will be supplemented and supported by the Local Economic Assessment that is being prepared by the Buckinghamshire Economic and Learning Partnership. Whilst the final Local Economic Assessment will not be published until March 2011, much of the data and analysis will be available for discussion later this year.

2.0 Taking Stock of the Existing Situation

- 2.1 It is important that the Proposed Submission Core Strategy is based upon a clear understanding of the economic characteristics of South Bucks District, including its stock of employment land and premises.
- 2.2 In addition, it is important to consider the relevant policies and guidance on economic and employment land issues.

Policy Context

- 2.3 Since preparation of the Buckinghamshire ELR (August 2006), there have been a number of changes in national, regional and local planning policy. The following paragraphs summarise the current policy framework - as it relates to economic development and employment land issues.
- 2.4 The paragraphs in the Policy Context section below, replace paragraphs 2.2 to 2.15 of the Buckinghamshire ELR 2006.

National Policy

PPS4: Planning for Sustainable Economic Growth (December 2009)

- 2.5 In line with the Government's overarching objective of delivering 'sustainable economic growth', this statement charges the planning system with helping to improve the economic performance of towns, cities and regions by:
- Reducing economic disparities
 - Promoting regeneration and tackling deprivation
 - Encouraging more sustainable patterns of development
 - Promoting the vitality and viability of town centres; and
 - Supporting the quality of life and environment in rural areas
- 2.6 PPS4 is one of the new breed of Planning Policy Statements that includes policies for both 'Plan Making' and 'Development Management'. It uses a wider definition of 'Economic Development' - which includes development within the B Use Classes, public and community uses, and main town centre uses. The policies in PPS4 also apply to other development, which provides employment opportunities, generates wealth or produces an economic output or product.
- 2.7 PPS4 emphasises the importance of using evidence to plan positively for sustainable economic growth (Policy EC1).

2.8 Key aspects of the Plan Making policies in PPS4 include:

- Authorities at both regional and local levels should set out a clear economic vision and strategy for their area which promotes sustainable economic growth and identifies regeneration priorities, supports existing business sectors, and plans for new and emerging sectors likely to locate in their area.
- Regional bodies and local authorities should prepare and maintain a robust economic evidence base, which provides an understanding of the economic markets that operate within their area.
- The need to assess the existing and future supply of land available for economic development. It may be necessary to safeguard land from other uses to facilitate a broad range of economic development at the local level. Existing site allocations (particularly those for single or restricted uses) should be reassessed.
- Increased emphasis should be given to identifying how sites for different types of business development can be delivered. New working practices (such as live/ work) are encouraged.
- Greater emphasis is given to promoting the rural economy. However, strict controls are advocated for economic development in the open countryside, away from existing settlements or outside of allocated areas.

PPS 3: Housing (November 2006)

2.9 PPS3 notes that:

- Options for accommodating new housing growth may include, for example, reuse of vacant and derelict sites or industrial and commercial sites (paragraph 38).
- Local Development Documents should aim to bring previously developed land into housing use, including by considering whether sites which are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development.

Regional and Sub-Regional Policy

The South East Plan

2.10 The Regional Spatial Strategy for the South East (known as the South East Plan) sets out a long term spatial planning framework for the

region over the period 2006-26. It provides a spatial context within which Local Development Frameworks need to be prepared.

2.11 Key objectives include:

- Achieving a sustainable balance between planning for economic, environmental and social benefits so as to help improve quality of life for everyone in the South East.
- Economic growth and competitiveness in the region will be sustained, with Gross Value Added (GVA) in the region increased by 3% per annum over the period 2006-2016.
- New initiatives to tackle skills deficits will be promoted.
- A closer alignment between jobs and homes growth will be pursued.

2.12 The main policies in the South East Plan that relate to economic development and employment land issues, include:

- **Policy SP3** - Seeks to direct development, including employment uses to urban areas, to maximise the use of previously developed land and accessible locations.
- **Policy RE1** - Requires local planning authorities to ensure that local development documents are sufficiently flexible to respond positively to the changing economic needs of the region.
- **Policy RE2** - Supports the development of nationally and regionally important sectors and clusters through collaborative working. It requires local authorities to carry out regular employment land reviews to identify the key sectors and clusters within their areas, and any opportunities that exist for the development or expansion of sectors and clusters.
- **Policy RE3** - Requires local authorities to identify strategic employment land in appropriate locations to provide for the future needs of businesses, in those sectors showing potential for growth. Rural employment is considered separately and generally encouraged within certain sectors.
- **Policy RE5** - Encourages the concept of 'smart growth' - economic growth that does not involve importing more labour or using more land, and therefore does not increase the region's ecological footprint. The mechanisms advocated for achieving smart growth include - increasing the economic activity rate, up skilling the workforce, raising productivity through technological progress and out-sourcing of work that does not have to be based in the area.

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- 2.13 South Bucks District is included within the Western Corridor and Blackwater Valley sub-region of the South East Plan, which is an area recognised as having high economic growth potential. Policy WCBV2 reiterates the expectation that new employment development will be accommodated, to the extent possible, through the more efficient use of employment land in town centres and on other established sites within the sub-region. Local Development Documents should therefore give priority to the protection and retention of existing employment land in employment use.
- 2.14 Although not embedded within policy, the South East Plan includes an initial interim estimate that 79,300 net new jobs need to be created within the sub-region by 2016. Within this context, Policy WCBV2 encourages joint working amongst the local authorities to review the suitability of existing employment land to meet local and long-term strategic needs, protect it as necessary and identify any new sustainable locations and sites accordingly.

Employment and Economic Land Assessments (March 2010)

- 2.15 The South East England Partnership Board has developed supplementary guidance on the preparation of Employment and Economic Land Assessments. The guidance seeks to simplify the earlier Government Employment Land Reviews guidance (2004), whilst retaining the vital components needed to produce sound, robust and credible evidence to inform Core Strategy preparation within the South East Region.
- 2.16 The guidance sets out interim job numbers down to local authority level for each District in the region. For South Bucks District it includes a figure of 3,018 additional jobs in the period 2006-16. It is emphasised that the interim job numbers are trend based, and do not take into account policy aspirations or factors (either at the local, sub-regional or regional level). They are a factor to consider in planning for sustainable economic growth, but are not a target.

The South East Regional Economic Strategy (October 2006)

- 2.17 The current Regional Economic Strategy (RES) for the South East sets out a framework for economic development in the period 2006-16. The RES identifies several key challenges facing the region - global competition, the need for smart growth through higher productivity, and the adoption of sustainable development. The RES strategy is to:
- Assist firms to become **globally competitive**, for example, by increasing R & D expenditure, encouraging collaboration and the

development of new and improved products, and securing improved infrastructure.

- Encourage **smart growth**, by increasing the region's stock of businesses, improving skill levels, improving travel choice and public transport, and ensuring sufficient affordable housing and employment space.
- Support the **quality of life** in the South East by ensuring sustainable prosperity and the protection of the natural environment and resources.

2.18 The Regional Economic Strategy will, together with the South East Plan, become part of the Regional Strategy for the South East on 1st April 2010.

Buckinghamshire Economic Strategy (September 2009)

2.19 The Bucks Economic Strategy was refreshed in September 2009. It sets out the progress that needs to be made to ensure Buckinghamshire continues to enjoy the economic prosperity it enjoys today. The Strategy focuses on a few core priorities for Buckinghamshire:

- To strengthen key business sectors and clusters by -
 - Helping businesses to come here, stay and grow.
 - Increasing the County's ability to drive inward investment.
 - Increasing the density of and numbers of knowledge-intensive business start-ups.
 - Achieving average annual increases in GVA per capita above the existing South East target.

2.20 In working towards the above, the partners responsible for delivering the strategy will:

- Recognise and celebrate the different economic geography and drivers that influence the north and south of the county.
- Build on the existing innovative and entrepreneurial strength, and place Buckinghamshire at the economic heartland of the UK's enterprise vision.
- Unlock the talent, knowledge and skills of residents in or seeking to enter the labour market.
- Set ambitious skills development and training targets.
- Mobilise the collective powers of agencies to deliver

-
- infrastructure improvements.
 - Enhance and lead new standards in the delivery of sustainable economic, carbon neutral and technological development.

Local Policy

South Bucks Sustainable Community Strategy (2009)

- 2.21 The South Bucks Sustainable Community Strategy (SCS) was prepared by the public, private and community partners that form the South Bucks Partnership. It replaces the South Bucks Community Plan. The SCS sets out a long term vision for South Bucks, which includes having a prosperous and diverse economy, with more people choosing to live and work locally.
- 2.22 The priority areas for action are addressed under five themes:
- Thriving Economy
 - Sustainable Environment
 - Safe Communities
 - Health and Wellbeing
 - Cohesive and Strong Communities
- 2.23 The aims under the ‘Thriving Economy’ theme are to:
- Build business, enterprise and innovation and promote global competitiveness.
 - Develop skills and employment for the future.
 - Increase affordable housing.
 - Support strategic infrastructure requirements.
 - Promote investment in South Bucks.
- 2.24 The South Bucks Local Development Framework provides the primary means of delivering the spatial elements of the South Bucks SCS.

South Bucks Proposed Submission Core Strategy (March 2010)

- 2.25 The emerging South Bucks Core Strategy sets the overarching policy framework for development in the District in the period 2026. The Spatial Vision for the District is presented under four main headings. The section relating to ‘Maintaining Local Economic Prosperity’ states that in 2026:

‘There will still be a strong entrepreneurial spirit in the business world, with a steady stream of new small and medium

businesses providing job opportunities that match the skills and size of the resident workforce. More people will live and work locally, and more people will be working from home, helping to reduce commuting.

New retail and town centre development will have been focussed on the two District Centres of Beaconsfield New Town and Gerrards Cross....'

2.26 Core Policy 10 of the Proposed Submission Core Strategy addresses Employment Land. The main elements of Core Policy 10 are summarised below:

- To retain employment land and premises in employment use (other than in exceptional circumstances¹).
- New employment development is to be accommodated in the District and Local Centres, on the Opportunity Sites (at Wilton Park, Mill Lane and Court Lane), and through appropriate intensification on existing employment sites excluded from the Green Belt.
- The Council will work with key stakeholder to improve access to high speed and next generation broadband - by supporting the provision of necessary new ICT infrastructure.
- The Council will seek to increase the presence of high value and knowledge based businesses.
- Support will be given to small-scale and start-up businesses, by promoting and supporting home-working and the encouraging the provision of managed workspace.
- Support will be given to rural diversification schemes, providing they benefit the local community.

2.27 Core Policy 10 will replace the saved Local Plan policies that relate to the economy and employment land (i.e. Local Plan policies E1, E3, E4, E5, E6 and E7).

¹ The exceptional circumstances will include: i) where there is no reasonable prospect of a site being used for employment use during the Plan period, and ii) there is a significant imbalance between local job opportunities and the size of the resident workforce. Such circumstances will be identified through the Council's monitoring, and any employment land to be released for alternative uses will be identified through the LDF process.

South Bucks Economy - Overview

- 2.28 Buckinghamshire is one of the most competitive, prosperous and inclusive local economies in the country. Whilst the recession has had an adverse impact on employment levels and made it more difficult to sell or let commercial property, the Buckinghamshire economy does not seem to have been as badly affected by the downturn as many other areas.
- 2.29 Within this context, the following paragraphs provide an overview of the South Bucks economy. They update Section 3.0 of the Buckinghamshire ELR (August 2006).

Current Employment

- 2.30 Workplace-based employment in South Bucks District (in 2009) was approximately 31,400, representing about 15 % of all employment in Buckinghamshire. The real estate renting and business activities, and wholesale and retailing sectors employ the largest number of people in South Bucks. The employment structure in South Bucks differs from Buckinghamshire as a whole, with a lower percentage of people employed in manufacturing activities and education services, and a higher percentage employed in real estate, renting and business activities, and wholesale and retail trade.

Table 1: Employment in Buckinghamshire (2009) (Work-place based)

	Aylesbury	Chiltern	South Bucks	Wycombe	Bucks	South East
	Employment					
Agriculture, hunting and forestry	100	*	*	100	400	13,700
Fishing	*	*	*	*	*	700
Mining and Quarrying	*	0	*	*	*	3,000
Manufacturing	6,000	3,100	2,000	7,900	18,900	317,800
Electricity, gas and water supply	*	*	*	*	*	14,100
Construction	2,800	1,200	1,500	3,500	9,100	171,000
Wholesale /retail trade	11,700	5,200	7,100	17,100	41,100	673,200
Hotels and restaurants	4,300	3,000	2,800	3,900	13,900	248,900
Transport and communication	2,500	1,000	1,300	3,100	7,900	222,100
Financial intermediation	2,900	600	500	1,300	5,300	124,400
Real estate and business	11,600	6,500	7,600	19,800	45,600	763,600
Public admin. and defence	3,900	*	*	1,800	6,800	160,300
Education	6,500	3,300	1,900	6,300	18,000	362,600
Health/social work	9,100	4,300	2,700	6,200	22,300	427,600
Other services	3,800	2,500	2,600	4,600	13,500	200,100

Source: Annual Business Inquiry, 2009 (figures are rounded to nearest 100 units).

* This data is suppressed.

- 2.31 At the more detailed 2 digit Standard Industrial Classification (SIC) level, South Bucks has particular strengths in computer programming, other personal service activities and wholesale trade.
- 2.32 Central Government and SEEDA have prioritised development of a number of key sectors. The performance of the Buckinghamshire authorities in each of these sectors is set out in Table 2 below.

Table 2: SEEDA Sectors

	Financial and Professional Services			Software and Digital Media			Pharmaceuticals, Life Sciences and Healthcare		
	No	%	Rank	No	%	Rank	No	%	Rank
Aylesbury Vale	8,301	12.0	99	3,655	5.3	110	6,878	10.0	146
Chiltern	3,580	11.5	112	3,189	10.2	28	3,804	12.2	71
South Bucks	3,384	10.9	133	3,108	10.0	32	2,676	8.6	206
Wycombe	9,258	12.2	94	8,916	11.7	16	6,568	8.7	204
Buckinghamshire	24,528	11.8	6	18,868	9.1	1	19,927	9.6	8
South East	472,884	12.7	2	292,589	7.8	2	332,875	8.9	9
Great Britain	3,400,585	12.8	-	1,419,600	5.4	-	2,494,551	9.4	-
	Advanced Engineering and Marine			Environment and Energy			Aerospace and Defence		
	No	%	Rank	No	%	Rank	No	%	Rank
Aylesbury Vale	1,660	2.4	286	795	1.2	209	1,024	1.5	74
Chiltern	555	1.8	324	251	0.8	299	19	0.1	254
South Bucks	700	2.2	301	165	0.5	362	819	2.6	46
Wycombe	3,738	4.9	145	703	0.9	260	713	0.9	95
Buckinghamshire	6,653	3.2	24	1,910	0.9	27	2,575	1.2	9
South East	149,452	4.0	8	51,919	1.4	9	55,171	1.5	3
Great Britain	1,058,937	4.0	-	399,890	1.5	-	334,922	1.3	-

Source: Annual Business Inquiry, 2009

- 2.33 South Bucks has particular strengths in software and digital media, and aerospace and defence. Whilst South Bucks does not have a strong showing in pharmaceuticals, life sciences and healthcare, this is likely to be due to the fact that there are no hospitals in the District, rather than a lack of ‘businesses’ in this sector. South Bucks currently has a significant presence of pharmaceutical companies, including Wyeth (now Pfizer), Servier and Angem.
- 2.34 The sectors defined by SEEDA are broader than the sectors chosen for special attention in Buckinghamshire, which include assistive technologies, advanced engineering and the creative industries. Building on Buckinghamshire’s strengths in software and digital media, Buckinghamshire ranks 2nd of all County Councils for employment in creative industries² (see Table 3 below). This sector

² Using the Department for Children Schools and Families Definition

has been identified as a national priority³. Among the districts, South Bucks ranks 17th in Great Britain, the sector accounting for 13.5 per cent of employment, or 4,200 jobs.

Table 3: Employment in Creative Industries, 2007

	Employees			Business Units		
	No.	%	Rank	No.	%	Rank
Aylesbury Vale	6,000	9.2	65	1,792	20.7	72
Chiltern	3,933	12.5	25	1,385	25.1	21
South Bucks	4,168	13.5	17	1,148	25.1	22
Wycombe	9,481	12.5	24	2,071	22.5	45
Buckinghamshire	23,581	11.6	2	6,396	22.9	2
South East	348,517	9.4	2	80,383	20.7	2
Great Britain	2,048,971	7.8		442,031	18.5	

Source: Annual Business Inquiry, 2008

- 2.35 The Buckinghamshire ELR (2006) noted that work-based employment in South Bucks grew by just under 3% in the period 1998-2004. This was a low level employment growth when compared to adjoining Chiltern District - that saw a 10% growth over the same period. Conversely, Table 4 below shows that in 2006-07 (the latest year for which information is available), employment in South Bucks reportedly increased by 8.4%, while it contracted in the other three Districts.

Table 4: Change in Workplace-based Employment, 2006-2007

	No.	%	Rank
Aylesbury Vale	-300	-0.5	268
Chiltern	-500	-1.7	317
South Bucks	2,400	8.4	7
Wycombe	-100	-0.1	251
	0		
Buckinghamshire	1,500	0.7	14
South East	60,300	1.7	3
Great Britain	249,400	1.0	-

Source: Annual Business Inquiry, ONS, 2009

- 2.36 Table 5 below, shows the number of workplaces in each District in Buckinghamshire, by sector (the fifteen Broad Standard Industrial Classification sectors). This table shows that in 2007 South Bucks accommodated about 16% of the workplaces available in the County

³ See for example HM Government, 2010.

(similar to the percentage of work based employment in the District, as a proportion of the County total).

Table 5: Workplaces by Industry, 2007

	Aylesbury Vale	Chiltern	South Bucks	WDC	Bucks
	No. of workplaces				
Agriculture, hunting and forestry	32	*	*	31	94
Fishing	-	-	-	-	-
Mining and Quarrying	*	*	*	*	16
Manufacturing	619	289	189	649	1,746
Electricity, gas and water supply	*	*	*	*	12
Construction	972	489	412	920	2,793
Wholesale and retail trade	1,458	861	675	1,619	4,613
Hotels and restaurants	399	233	229	397	1,258
Transport, storage and communication	299	158	170	279	906
Financial intermediation	175	89	69	144	477
Real estate, renting and business activities	3,165	2,422	1,976	3,643	11,206
Public admin. And defence; compulsory social security	85	*	*	68	188
Education	219	132	90	204	645
Health and social work	404	226	165	365	1,160
Other community, social and personal service activities	805	577	569	864	2,815
Total	8,632 (31%)	5,476 (20%)	4,544 (16%)	9,183 (33%)	27,929 (100%)

Source: Annual Business Inquiry, 2008

Note: The totals shown for each District exclude the suppressed data.

Size of Businesses

- 2.37 The size of businesses based in South Bucks will have an impact on the type of land and premises required to support continued economic prosperity. Table 6 below, sets out the current size of businesses in South Bucks (Buckinghamshire and the South East).

Table 6: Size of Businesses in Buckinghamshire, 2007

	Micro (1-10)	Small (11-49)	Medium (50-199)	Large (200+)	Total
	%	%	%	%	Rank
Aylesbury Vale	88.7	8.8	2.2	0.3	58
Chiltern	91.3	7.2	1.4	0.2	166
South Bucks	90.0	7.7	2.0	0.3	219
Wycombe	87.7	9.3	2.5	0.4	50
Bucks	89.1	8.5	2.1	0.3	16
South East	86.2	10.7	2.5	0.5	1

Source: Annual Business Inquiry, ONS, 2008

- 2.38 Chiltern District and South Bucks District have the highest proportion of micro businesses - well above the proportion to be found across the South East as a whole. Conversely, South Bucks (and Chiltern District) have a lower proportion of small, medium and large businesses.

Enterprise

- 2.39 Buckinghamshire is the Entrepreneurial Heart of Britain. There were 28,170 firms in Buckinghamshire in 2008, an increase of 765 over 2007, with an increase being recorded in all four Districts (see Table 7 below).
- 2.40 The new firm formation rate in South Bucks is the highest in Buckinghamshire, ranked 7th out of all UK local authorities.

Table 7: Business Demography, 2008

	Total Firms	Firm Closures	Firm Closure Rate	Rank	Change	% of total firms	Rank	New Firms	New Firm Formation Rate	Rank
Aylesbury Vale	8,810	765	54.5	69	155	1.8	193	920	65.5	69
Chiltern	5,795	430	59.7	40	170	2.9	82	600	83.3	30
South Bucks	4,870	440	84.6	6	145	3.0	79	585	112.5	7
Wycombe	9,235	725	56.7	60	295	3.2	66	1,020	79.7	35
Buckinghamshire	28,710	2,360	60.2	1	765	2.7	3	3,125	79.7	1
South East	372,810	33,370	49.1	2	7,375	2.0	4	40,745	60.0	2
Great Britain	2,265,740	214,700	44.3	-	49,825	2.2	-	264,525	54.6	-

Source: Business Demography, ONS, 2009

- 2.41 Unfortunately, the rate of firm closures is also high. In 2008, 585 new businesses were started in South Bucks and 440 closed - resulting in a net gain of 145 new businesses. Additional appropriate space for new business start-ups could help to support and sustain the current high levels of new business formation.

Labour Market

- 2.42 A high proportion of Buckinghamshire residents work as managers, senior officials or in professional occupations. This is particularly true in South Bucks, where just under 50% of residents work as managers, senior officials or in professional occupations - in comparison with 37.5% across Buckinghamshire, and 32% across the South East as a whole (see Table 8 below).

Table 8: Occupational Profile of Buckinghamshire Residents

Occupation	Aylesbury	Chiltern	South Bucks	Wycombe	Bucks	South East	GB
Managers and Senior Officials	17.2	30.8	29.5	22.3	22.9	17.5	15.7
Professional occupations	13.4	13.7	19.5	14.6	14.6	14.5	13.0
Associate prof. and tech. occupations	16.5	13.4	22.6	13.7	15.8	15.6	14.5
Admin. And secretarial occupations	11.9	13.0	7.6	8.8	10.6	11.2	11.4
Skilled trades occupations	9.5	8.7	5.7	12.9	10.0	10.0	10.8
Personal service occupations	8.0	8.6	4.8	6.7	7.3	7.7	8.2
Sales and customer service occupations	8.8	4.8	-	4.6	5.8	7.4	7.6
Process, plant and machine operatives	8.5	-	2.8	3.6	4.9	5.4	7.1
Elementary occupations	6.2	5.5	5.6	12.8	8.1	10.5	11.4

Source: Annual Population Survey, ONS, 2009

- 2.43 At the other end of the spectrum, South Bucks District has one of the lowest proportions of residents employed in ‘elementary occupations’.
- 2.44 The proportion of the working age population, which is either in work or seeking work is known as the economic activity rate. This measure provides some indication of the amount of ‘slack’ in the labour market. Table 9 below, shows the economic activity rates in Buckinghamshire, and compares those with the rates for the South East and Great Britain.

Table 9: Working Age Economic Activity, 2008

	Economic Activity		Employment		Self Employment		Unemployment	
	%	Rank	%	Rank	%	Rank	%	Rank
Aylesbury Vale	85.0	54	81.2	70	13.7	48	4.4	238
Chiltern	83.7	92	80.9	74	14.4	35	3.3	310
South Bucks	84.1	79	80.8	76	11.5	106	3.9	270
Wycombe	81.9	140	76.9	179	13.9	46	6.1	138
Buckinghamshire	83.6	5	79.7	11	13.6	2	4.7	11
South East	82.3	1	78.5	1	10.4	3	4.6	10
Great Britain	78.8		74.2		9.2		5.9	

Source: APS, ONS, 2009

- 2.45 Buckinghamshire has a higher rate of economic activity than the South East as a whole. South Bucks District has the second highest activity rate in Buckinghamshire (behind Wycombe District). Significantly raising the already high levels of economic activity in South Bucks will be a considerable challenge.
- 2.46 Buckinghamshire has a highly qualified workforce overall. The proportion of people with no qualifications in Buckinghamshire is lower than across the South East or nationally. South Bucks has the most qualified workforce in Buckinghamshire - with 45.3% qualified to at least NVQ level 4+ (see Table 10 below).

Table 10: Educational Attainment, 2008

	NVQ4+		NVQ3		NVQ2		NVQ<2		No Quals	
	%	Rank	%	Rank	%	Rank	%	Rank	%	Rank
Aylesbury Vale	35.5	88	16.1	292	18.1	259	20.9	98	9.3	215
Chiltern	43.5	32	17.6	249	16.7	295	16.6	258	5.5	331
South Bucks	45.3	27	14.8	323	19.0	227	13.9	329	7.0	285
Wycombe	27.6	194	19.0	207	21.6	137	21.3	87	10.5	179
Buckinghamshire	35.6	4	17.2	26	19.1	23	19.3	12	8.7	19
South East	33.6	2	20.1	4	19.4	8	18.4	6	8.5	8
England	30.5	-	19.0	-	19.8	-	18.7	-	11.9	-

Source: Department for Children, Schools and Families, 2009

- 2.47 The gross median weekly wage is a relatively useful indicator of the cost of labour. Overall, Buckinghamshire has a well-paid workforce as would be expected with a professionally based economy.

Table 11: Gross Median Weekly Wage, 2008

	Workplace			Residence		
	£	Rank	% Change	£	Rank	% Change
Aylesbury Vale	457.7	177	-2.6	541.3	78	2.6
Chiltern	520.7	59	4.5	645.1	13	3.5
South Bucks	624.6	13	22.2	648.8	11	28.9
Wycombe	568.5	30	7.1	558.8	59	8.0
Buckinghamshire	521.3	2	4.4	576.2	2	6.4
South East	499.8	2	3.7	523.2	2	4.2
Great Britain	479.1	-	4.3	479.3	-	4.2

Source: Annual Survey of Hours and Earnings, ONS, 2008

- 2.48 South Bucks has the highest workplace based and residence based median weekly wage in Buckinghamshire. It is interesting to note that the workplace and residence based wages are very similar in

South Bucks, whilst in Chiltern and Aylesbury Vale, there is a significance difference between the two figures. The limited differential between workplace and residence based wages in South Bucks could assist achieving the objective of having more people living and working locally.

Labour Supply

- 2.49 The basic resource of labour supply is the resident population. Paragraph 2.54 below discusses the issue of commuting. Growth in the working age population (aged 16- 64) will have the greatest impact on meeting any projected employment demand.
- 2.50 The Buckinghamshire population projections suggest that the working age population in South Bucks will remain largely static over the Plan period⁴.

Table 12: Buckinghamshire Working Age Population Projections

	2009	2016	% growth from 2009	2026	% growth from 2016
Aylesbury Vale	112,600	117,100	4	124,500	6.3
Chiltern	54,800	53,600	-2.2	53,000	-1.1
South Bucks	38,900	39,100	0.5	38,200	-2.3
Wycombe	103,700	101,300	-2.3	101,400	0.1
Buckinghamshire	309,900	310,700	0.3	316,800	2.0

Source: Buckinghamshire County Population Projections, 2006

- 2.51 Any further significant increase in the number of jobs in South Bucks, is likely to necessitate an increase in in-commuting.

Unemployment

- 2.52 As a result of the recent recession, many firms have been cutting head count. The effect of the recession is not fully reflected in Table 13 (below), since the data relates to 2008. However, more recent data on claimants⁵ confirms that whilst there has been a rise in unemployment in Buckinghamshire, in South Bucks, it remains well below the County and national average.
- 2.53 A further indicator of the degree of competition for labour is the ratio of people looking for work to number of jobs available. Jobcentre Plus statistics are useful in this respect. It is estimated that the Jobcentre Plus vacancies count covers just one third of all

⁴ New population projections are currently being prepared, which will assume higher birth rates, and will also take into account updated housing provision figures.

⁵ The Claimant Count in South Bucks was 1.9% in December 2009.

vacancies. The number of Buckinghamshire residents claiming Job Seekers' Allowance rose by 61 in September 2009, to stand at 7,390, or 2.5 per cent of the working age population. The county ranks fifth of all county council areas on this measure, behind Devon, Dorset, Oxfordshire and Surrey.

Table 13: Unemployment rate among Working Age Population, 2008

	Overall		Male		Female	
	%	Rank	%	Rank	%	Rank
Aylesbury Vale	4.4	238	2.5	306	6.6	96
Chiltern	3.3	310	3.7	273	-	-
South Bucks	3.9	270	5.3	201	-	-
Wycombe	6.1	138	5.6	189	6.8	94
Buckinghamshire	4.7	11	4.1	18	5.4	5
South East	4.6	10	4.5	10	4.7	9
Great Britain	5.9	-	6.3	-	5.5	-

Source: Annual Population Survey, ONS, 2009

Travel-to-Work Areas

- 2.54 The 2001 Census provides information on commuting. Table 14 below, identifies the main commuting flows in and out of South Bucks District.

Table 14: Commuting Flows in South Bucks

OUT TO	RANK	%	LOCAL AUTHORITY	IN FROM	RANK	%
10699		36.0	(within) South Bucks	10699		36.0
4278	1	14.4	Slough	3198	1	10.8
3577	2	12.0	Hillingdon	1912	4	6.4
1752	3	5.9	Windsor and Maidenhead	1611	5	5.4
1437	4	4.8	Wycombe	2853	2	9.6
1013	5	3.4	Westminster	89	24	0.3
843	6	2.8	Chiltern	2050	3	6.9
665	7	2.2	Ealing	493	6	1.7
561	8	1.9	Hounslow	233	12=	0.8
397	9	1.3	City of London	N/a	N/a	N/a
251	10	0.8	Camden	68	33	0.2
244	13	0.8	Bracknell Forest	345	10	1.2
207	14	0.7	Wokingham	355	9	1.2
174	19	0.6	Aylesbury Vale	457	7	1.5
176	18	0.6	Three Rivers	391	8	1.3
101	24	0.3	South Oxfordshire	277	11	0.9

- 2.55 The table shows that whilst in 2001 there was a broad numerical balance between the size of the resident workforce and the number of job opportunities in South Bucks, approximately two-thirds of the resident workforce (circa 19,000 people) commuted out of the District on a daily basis, with a similar number of in-commuters.

Employment Land Supply in South Bucks

- 2.56 This section on employment land supply updates paragraphs 2.16-2.20 and Section 12.0 of the Buckinghamshire ELR (August 2006).

Distribution of Employment

- 2.57 The main locations which are sources of employment land in the District are the Principal settlements of Beaconsfield, Gerrards Cross and Burnham, along with a concentration of employment generating development to the south of Iver Village (mainly on the Ridgeway Trading Estate, Thorney Business Park (formerly the Bison Estate) and Court Lane). Other significant employment sites include Uxbridge Business Park (near Uxbridge), Sefton Park (Stoke Poges) and Broadwater Park (Denham).
- 2.58 The 2006 ELR included a site appraisal covering 53 significant employment locations in the District (with some sites broken into sub-areas, such that a total of 71 sub-areas were appraised). The review was confined to employment sites exceeding 0.25 hectares in size, and involving the following use classes:
- B1 - Business (offices, light industry, R & D, etc.)
 - B2 - General industry
 - B8 - Storage and distribution
- 2.59 Although new national policy guidance suggests that local authorities should begin to include a wider range of activities in new 'Employment and Economic Land Assessments' (EELA), expanding upon the initial range of sites identified by the 2006 ELR was not within the scope of this updating exercise. The Council will undertake a more comprehensive EELA in the future.
- 2.60 The 53 sites amount to a total land area of around 220 ha⁶. The appraisal concluded that, of these 53 sites:
- 41 should be retained in employment use, 18 of which may have the potential for improvement or redevelopment.
 - 11 sites may be suitable for either continuing employment use or else other uses, in accordance with need.
 - 1 site had the potential for other uses (directly resulting from an existing permission).

⁶ The 2006 Buckinghamshire ELR reported a total employment land area of 232.7 hectares. However, the area of the William King Flour Mill site area was incorrectly recorded as 14.6ha. The site actually extends to about 1.44 hectares.

- 2.61 Since this report was published in 2006, there have been a number of changes to the employment land supply in South Bucks. This paper provides a brief update on the current employment land supply.
- 2.62 In response to a South East England Partnership Board request for information, the District Council put together a list of the key employment sites in South Bucks. These 10 sites all extend to 10 hectares or more, or have 10,000 sqm or more of floor space. An updated appraisal, including information on the current situation with regard to these key employment sites, is provided at **Appendix 1**.
- 2.63 A full list of the employment sites in South Bucks (over 0.25 hectares) is provided at **Appendix 2**. Since the sites in this list were identified in 2006, there have been a number of notable planning permissions for redevelopment - involving the loss of B-class employment land. Implementation of these planning permissions will result in a reduction in the overall supply of employment land in the District. Table 15 below, summarises the relevant permissions.

Table 15: Planning Permissions Resulting in Loss of Employment Land

Site (2006 ELR Ref.)	Application No. and status	Details
William King Flour Mill, New Denham and Willowbank (DE/WM3)	08/00891 Outstanding	Having been vacant for several years following discontinuation of the previous mill use, planning permission was granted in 2008 for residential redevelopment of this site, involving 151 dwellings.
Deluxe London at Broadwater Park, Denham (DE/BP1-2)	08/00091 Outstanding - dependent upon relocation of Deluxe to Pinewood Studios	The northern part of the Broadwater Park site (see Appendix 1), an area of approximately 4.27 ha (presently occupied by Deluxe) has permission for a substantial residential redevelopment scheme (246 dwellings). Implementation of this permission will result in a loss of 14,600 sqm of employment floor space. As part of the permission, Deluxe are required to relocate to Pinewood Studios.
Butlers Court, Beaconsfield (BE/BC1)	09/01145/FUL Under construction	Planning permission was obtained in 2009 for residential redevelopment, though Butlers Court House will be retained and refurbished for employment use (1,350 sqm). The site was under-occupied for some time prior to the application, with the expectation that the refurbished premises will support more jobs than the site was supporting for the 10 year period prior to redevelopment.

Horseshoe Crescent, Beaconsfield	08/00483/FUL 07/00120/FUL Part-implemented, part-outstanding	This former laundry/dry cleaning site has been partly redeveloped for residential, and has extant permissions for additional dwellings on the remainder of the site.
SGT Garage site, Taplow (near Burnham)	06/01348 & 08/02055 Outstanding	This site on the edge of Burnham is currently occupied by a car garage/dealership but has permission for redevelopment for 66 dwellings. This will result in the loss of over 1,500 sqm of floor space.

- 2.64 The above sites are highlighted in red in **Appendix 2**. If all of the relevant planning permissions are implemented, there would be a loss of 8.6 hectares of employment land. The total stock of employment land in South Bucks would then be just over 210 hectares.
- 2.65 In addition to the permissions listed in Table 15, there are other changes on a number of employment sites that could impact upon the future provision of employment space. These changes are summarised in Table 16 below.

Table 16: Other Changes to Employment Sites in South Bucks

Site	Summary of change
South Bucks Estates, Pyebush roundabout, near Beaconsfield	A new Search and Rescue facility incorporating a relocated Beaconsfield Fire Station has been approved in this location. If implemented, this would combine with the existing adjoining forestry-related premises to create a significant and more established sui generis employment area.
Phoenix House, Oxford Road, Tatling End	Redevelopment of this site was recently completed in line with planning permission attained prior to 2006. This site now contains a high quality 2-storey office building (1,835 sqm), with adjoining landscaped external area, though remains vacant.
Fulmer Hall, Fulmer	The 2006 Buckinghamshire ELR recorded that this site (based around a listed building) and was the premises for Servier Laboratories, a major company with customised on site facilities. The site has remained vacant since Servier relocated to Wexham Springs in 2005. A proposal for restoration and refurbishment to provide residential accommodation and construction of four additional dwellings was refused planning permission in 2008. Limitations arising from the listed buildings may require a bespoke user to be found for the site in order to retain it in employment use.

Court Lane, Iver	Court Lane is identified in the Proposed Submission Core Strategy for its potential to contribute to the delivery of Core Policy 16 (South of Iver Opportunity Area) as well as some of the Strategic Objectives. The Policy encourages comprehensive redevelopment (subject to Green Belt constraints) for employment generating uses that do not generate a large number of HGV movements. Residential development is considered wholly inappropriate, in view of surrounding land uses. The site may suit a bespoke user looking for a customised/ speciality development
Iver High Street	This site lies within Iver Village Centre, adjacent to a Conservation Area, and is also within the Colne Valley Park. It contains multiple owners/occupiers, with varying building and site conditions as a result. Recent completed developments on the site have involved change of use from B-Class uses to retail and residential uses. Other outstanding permissions exist for retail/high street type uses. Gradual redevelopment to these types of non-B class uses may be more compatible with its village centre location than the historical uses. If required to meet need for B class employment uses, the remainder of the site would need to be strongly protected.

2.66 Despite the probable loss of some employment land in the near future, there has continued to be a steady net gain in the amount of employment floorspace being developed in South Bucks. In aggregate terms, the Annual Monitoring Reports (AMR) covering the period 1st April 2006 to 31st March 2009 report that there has been a total net gain of 10,900 sqm of floor space across the range of B1 to B8 use classes, as shown in Table 17 below.

Table 17: Net Changes in Employment Floorspace from Completions 2006-09:

Year	B1a	B1b	B1c	B2	B8	Mixed	Totals
06/07	128	113	88	-1,135	1,220	0	414
07/08	9,645	0	2,304	-2,593	1,541	234	11,131
08/09	-1,495	0	1,401	-1,418	-745	1,600	-657
Totals	8,278	113	3,793	-5,146	2,016	1,834	10,888

Source: SBDC Annual Monitoring Reports

- 2.67 Table 17 demonstrates that there is ongoing investment in B-Use Class floorspace in South Bucks.
- 2.68 The 2006 Buckinghamshire ELR reported that there was a trend for redevelopment involving significant increases in B1a office space, coupled with a decline in B2 industrial space. In the period 2001-06, there was a net gain in B1 floorspace (20,425 sqm), and a net loss of B2 floorspace (36,958 sqm). This trend has continued over the last three years, albeit at a slower rate.

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- 2.69 In addition to actual gains through completed development, the Annual Monitoring Report for 2008/09 reports that there are outstanding planning permissions providing for a gross total of 102,063 sqm of new employment floorspace. A large proportion of this (67,260 sqm) is accounted for by permissions for a mix of uses through redevelopment at Pinewood Studios. B1a office uses make up the largest portion of the remaining future provision (18,209 sqm), with outstanding permissions for the ongoing development of Uxbridge Business Park amounting to 11,225 sqm of this total.
- 2.70 Consideration must be given to the scale of vacant floorspace in South Bucks. The latest information available from the Buckinghamshire Economic and Learning Partnership (February 2010) suggests that there is over 21,000 sqm of vacant floorspace in the District (, in part a reflection of the recent recession.
- 2.71 At February 2007, there was just 7,500 sqm of vacant floorspace in the District.

3.0 Conclusions

- 3.1 This Report (Employment Land Review - Update) should be read in conjunction with the Buckinghamshire ELR (August 2006). Together, these documents form the principal evidence base on the local economy and employment land issues for the South Bucks Core Strategy (in particular, Core Policy 10: Employment).
- 3.2 South Bucks District Council intends to undertake an Employment and Economic Land Assessment in accordance with latest guidance (March 2010), to inform preparation of the South East Plan review and South Bucks Local Development Framework.
- 3.3 The information contained within this Update Report will be supplemented and supported by the Local Economic Assessment that is being prepared by the Buckinghamshire Economic and Learning Partnership.

Policy Context

- 3.4 National guidance emphasises the need to deliver sustainable economic growth. PPS4 notes that it may be necessary to safeguard employment land from other uses to facilitate a broad range of economic development at the local level.
- 3.5 The South East Plan policy approach to the Western Corridor and Blackwater Valley sub-region goes further - with priority to be given to protecting and retaining existing employment land in employment use.
- 3.6 Both the South East Plan and the Regional Economic Strategy advocate 'smart growth' and support for regionally important sectors.
- 3.7 South Bucks District is well ahead of its South East Plan housing requirement (1,880 dwellings), meaning that in policy terms, there is no imperative to identify employment sites suitable for redevelopment for other uses. Indeed, with the Green Belt constraint in South Bucks, there is a strong argument in favour of retaining employment sites in employment use, because once they have been redeveloped for other uses, there are very few opportunities to identify new employment land areas.

South Bucks Economy

- 3.8 South Bucks lies within one of the most competitive, prosperous and inclusive local economies in the country.

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- 3.9 South Bucks has a high proportion of people working in real estate, renting and business activities, and wholesale and retailing sectors. In terms of the sectors currently being promoted by central government and SEEDA, South Bucks has particular strengths in software and digital media, and aerospace and defence.
 - 3.10 The District has a high proportion of micro businesses and one of the highest rates of new firm formation in the country. Residents are highly skilled, and have the highest workplace and residence based median weekly wages in Buckinghamshire.
 - 3.11 The Buckinghamshire population projections suggest that the labour supply in South Bucks will remain largely static in the period 2006-26. With an already high level of economic activity, it is likely that sustainable economic growth will need to be delivered without any significant increase in the local labour supply.

Employment Land Supply

- 3.12 There have been some losses in the employment land stock in South Bucks since the Buckinghamshire ELR 2006. However, the loss of land has not resulted in an overall loss of employment floorspace - indeed, in the period 2006-09, there was a 10,888 sqm net gain in employment floorspace.
- 3.13 There are outstanding planning permissions for over 100,000 sqm of employment floorspace, and in addition, some 20,000 sqm of vacant floorspace in the District.
- 3.14 There are many uncertainties associated with planning for employment development, but the potential scale of new employment floorspace outlined above, could clearly deliver employment growth. To support economic recovery, and ensure a range of land and premises are available for employment development, the District Council intends to take a precautionary approach to planning future employment land provision.
- 3.15 Core Policy 10 in the Proposed Submission Core Strategy seeks to protect all employment land in employment use, other than in exceptional circumstances. These exceptional circumstances will include where there is a significant imbalance between local job opportunities and the size of the resident workforce. These circumstances are to be identified through the Council's monitoring, and any employment land to be released for alternative uses will be identified through the LDF process.

Appendix 1 - Key Employment Sites in South Bucks

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes	Floorspace (sqm.)	Physical Characteristics	Planning and Other Policy Characteristics	Economic Characteristics	Overall Suitability of Site
Burnham EMP 12 Wyeth Pharmaceuticals site	Occupied Developed Land	Pfizer Wyeth Laboratories /Wyeth Pharmaceuticals	Huntercombe Lane South, near Burnham, SL6 0PH	4.41	B1 24421 (Manufacture of medicaments)	9,630	Immediate site access relatively poor (via Huntercombe Lane South), though this short stretch of road (approx. 150m) leads to good access to strategic roads - A4 and M4 via Huntercombe spur. Adjoins Burnham and Slough urban areas, proximate to regular bus service, though some distance (approx 1600m) from Burnham rail station, and further again from Burnham town centre. Separated from Slough by Huntercombe spur. Existing office building predominantly two storey; extensive open car parking areas; remainder of site good quality landscaped/green areas. Generally compatible with nearby uses. The SFRA identified part of the site as being within Flood Zone 2 (medium probability).	This site is in the Green Belt. Important existing component of employment land which should be retained in employment use in line with existing and emerging policy. Adjoins Huntercombe Manor, which is an historic park/garden, and part of wider Huntercombe conservation area. Part of overall site is within adjoining Slough administrative area; possible extant planning permission for further B1 floor space in this part of the site.	Current occupier Wyeth Pharmaceuticals (recently acquired by Pfizer) will be vacating the site in the near future. Age/condition of building potential issue for market attractiveness.	Key employment site, should be retained in employment use.
Denham EMP 16 Broadwater Park (includes smaller sites 17-20)	Mostly Occupied Developed Land, some unoccupied developed	British Movietone Ltd, Eurofilm Services, Finishing Post Productions Ltd, Ferrox Effects 'Deluxe London Finance plc	North Orbital Road, Denham, UB9 5HU & UB9 5HQ	14.08	Predominantly B1, some B2 92111 (Motion picture production on film or video) 9212 (Motion picture and video distribution) 36639 (Other manufacturing)	in excess of 42,000	Direct access onto the A412 North Orbital Road. Excellent access to the M40 and M25. Located on eastern edge of Denham Green, a secondary settlement, but severed from the services and facilities by the A412. Good public transport access by both bus and train (Denham station within 1 km). The area contains 4 separate sites, all fully developed. Northern part of site contains a variety of buildings associated with film industry uses; central part contains a substantial (4 storey) unoccupied modern office block with large open car parking area to front; southern part has two large industrial buildings. Multiple ownerships and potential contamination issues could constrain redevelopment.	Site is excluded from Green Belt and most of it is designated as an Industrial Area in the adopted Local Plan. Adjoins a SSSI to the northeast. Northern Part of site (an area of approx. 4.27 ha, presently occupied by Denham Media Park and Deluxe) has permission for redevelopment for residential, which will result in the loss of approx. 14,600 sqm of employment floor space.	Relatively recent investment indicates potential. Long vacancy of office block could either be a result of the downturn, or a reflection of its market attractiveness.	Significant employment space resource, already likely to be reduced by implementation of outstanding permission for residential redevelopment.

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes	Floorspace (sqm.)	Physical Characteristics	Planning and Other Policy Characteristics	Economic Characteristics	Overall Suitability of Site
EMP 24 Martin Baker Engineering	Occupied Developed Land	Martin Baker Engineering	Lower Road, Higher Denham, UB9 5AJ	2.84	B1, B2	15,000	Immediate road access (via Lower Lane) is poor; approx. 2km distant from the A412, which then provides good access to strategic road network M40 and M25. Site is within Higher Denham, small rural settlement within the Green Belt, few services or facilities. Limited public transport access (low frequency buses: close to Denham Golf Club station but limited services). Mix of office/light industry buildings, predominantly 1-2 storey, associated with aviation industry use involving design and development engineering, manufacturing and testing conducted on the site. The site is just north of the River Misbourne and is identified in the SFRA as being within Flood Zone 3a (high probability of flooding). Potential contamination issues constraint to redevelopment.	Green Belt site in small settlement, relatively rural area. Important existing component of employment land which should be retained in employment use in line with existing and emerging policy	Average site environment. Specialist/purpose built facilities; buildings likely to need replacing in the medium to long term.	Key employment site, should be retained in employment use.
EMP 29 Uxbridge Business Park	Occupied Developed Land	Cadbury, Angem, Bristol-Wyers Squibb, Mead Johnson	Oxford Road, Uxbridge, UB8 1DH	6.63	B1 15841 (Manufacture of cocoa and confectionary) Sector: Confectionary manufacture	33,776 (25,551 built; additional 11,225 permitted but not yet started)	Good (improved) access onto the A4020, providing good access to the M40 and M25, and Uxbridge Town Centre. Site is located near tertiary settlement of New Denham and Willowbank on eastern edge of SB District, adjoins Uxbridge which has good range of services, and is important an workforce catchment. High public transport accessibility. The SFRA identifies the site as being affected by medium probability of flooding (Flood Zone 2) Recent redevelopment providing high quality office accommodation, predominantly 3-storey	The developed part of the site is excluded from the Green Belt and is designated as a Business Area in the adopted Local Plan. Implementation of outstanding permission will see further employment floor space constructed.	Prime high quality office floorspace, with good parking provision.	Key employment site, should be retained in employment use.

Site Name/Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes	Floorspace (sqm.)	Physical Characteristics	Planning and Other Policy Characteristics	Economic Characteristics	Overall Suitability of Site
Iver EMP 39 Thorney Business Park (formerly the Bison Estate)	Occupied Developed Land		Thorney Business Park, near Iver Village, SL0 9HQ	14.44	B2, B8 6022 (Taxi operation) and warehousing Sectors: Airport transportation and transfer services, storage facilities	Not known	Relatively poor access to the Strategic road network, necessitating large numbers of HGV movements through Iver Village and Richings Park. The site is bounded by the Grand Union Canal (Slough Arm) to the north and the Bristol Paddington rail line to the south, potential good alternative transport options. The site is close to the tertiary settlement of Richings Park, though severed from it by the rail line. Iver Village, a secondary settlement with reasonable range of services is approx. 2km away by road. Potential contamination issues constraint for redevelopment.	Most of the site is excluded from the Green Belt, and is designated as an Industrial Area in the adopted Local Plan. A Regionally Important Geological Site is nearby to the south, though separated from the site by the railway line. Emerging policy supports employment generating development on this site with encouragement to uses that reduce HGV movements. Any redevelopment proposals would also need to improve access to train services at Iver station. Land immediately west of the site is safeguarded in the emerging Minerals and Waste LDF for possible waster transfer facility.	Site quality associated with general industry. This is a significant site already excluded from Green Belt, thus potential to redevelop in line with emerging policy approach to reduce HGV movements. However, proposals in the shorter term affected by uncertainty of future Minerals and Waste Plans.	Significant employment site which should be retained in employment use, though with preference for uses that reduce HGV movements. More comprehensive redevelopment within policy framework possible in longer term.
EMP 48 Pinewood Studios	Occupied Developed Land	Large number of occupants	Pinewood/Shepperton Studios, Iver Heath, SL0 0NH	36.5	Mixed Use (film industry related)	Planning permission granted for staged redevelopment of outdated facilities through 91,400m2 of film and television production, post production and media facilities.	Reasonable access to Strategic Road network - Pinewood Road leads to A412 (approx. 1km), which then provides good access to M40, M25. Adjoins Iver Heath, a secondary settlement with reasonable range of services. However the site has little or no public transport access (although company shuttles provided). Specialised film uses with some average condition and site environs, though gradual improvements are taking place and some there is some good quality buildings, landscaping/public realm on site. Adjoins Black Country Park, but generally not inconsistent with surrounding uses and green space.	Most of existing developed part of site excluded from Green Belt. Planning Permission granted for phased redevelopment of existing facility (includes 9,530 sqm replacement premises for Deluxe to relocate from North Orbital Road). Existing and emerging policy supports retention and improvement of existing site, however surrounding Green Belt constrains expansion. (Recent application for Project Pinewood proposals was refused permission.)	Established companies in occupation. Gradual redevelopment to update will improve competitiveness and ensure long term sustainability of business on the site.	Significant employment site for District, but also at the regional and national level. Support retention and improvement of existing facility, but not expansion into Green Belt.

Site Name/Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes	Floorspace (sqm.)	Physical Characteristics	Planning and Other Policy Characteristics	Economic Characteristics	Overall Suitability of Site
EMP 49 Ridgeway Trading Estate	Mostly Occupied Developed Land, some unoccupied developed	Large number of occupants e.g. Muller/MarChini Ltd, Yamato Transport Europe BV, Flexspring Engineering Ltd, J N Fox & Sons UK Ltd, Bucks Copiers, Cummins Engine, Morgans Airport Services	The Ridgeway Farm Trading Estate, off Thorney Lane, Iver, SL0 9HW	14.5	B2, B8 Examples of SIC codes and sectors: 5187 (Whole sale of other machinery for use in industry, trade or navigation) 6340 (Activities of other transport agencies) 7482 (Packaging activities) 5131 (Wholesale of fruit and vegetables) 2852 (General mechanical engineering) Industrial machinery suppliers and manufacturers, aviation supplies, freight forwarders, packagers, fruit and vegetable wholesale. Engineering services	Estimated approx. 50,000	Relatively poor access to the Strategic road network, necessitating large numbers of HGV movements through Iver Village and Richings Park. The site is just south of Iver Village, and bounded by the Grand Union Canal (Slough Arm) to the south, a potential alternative transport option for the site. Various tenancies/units suited to a wide range of industrial uses.	Emerging policy supports employment, generating redevelopment/change of use on this site with encouragement to uses that reduce HGV movements. Redevelopment is likely to be incremental. Several planning permissions in recent years have involved changes in use from B2 to B1c or B8 uses. There remain a number of outstanding planning permissions on the site for various changes of use, alterations and extensions, and redevelopments, indicating ongoing but piecemeal investment in the site.	Several industry/warehouse units currently available to the market	Significant employment site, which should be retained in employment use, though with preference for uses that reduce HGV movements.
Stoke Poges EMP 55 Sefton Park	Occupied Developed Land	Hitachi Data Systems, Executive Briefing Centre	Sefton Park, off Bells Hill Road, Stoke Poges, SL2 4HD	5.6	B1 3002 (Manufacture of computer and other IT equipment) 70201 (Letting of conference and exhibition centres) Sectors: PC manufacturers, conference centres and facilities	12,770	High quality business park on the edge of Stoke Poges, a Secondary settlement. The site has relatively poor access to the Strategic Road Network and limited public transport services. Buildings are relatively new, predominantly two storey, and set within a high quality landscaped environment.	The site is within the Green Belt and incorporates two listed buildings. Existing and emerging policy seeks to generally retain existing employment sites in employment use.	High quality, successful site offering prestige HQ/R&D. However, some long-term vacancy issues.	Significant employment site, should be retained in employment use.

Site Name/Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes	Floorspace (sqm.)	Physical Characteristics	Planning and Other Policy Characteristics	Economic Characteristics	Overall Suitability of Site
Taplow EMP 61 Mill Lane (inc. EMP62-63)		National Grid, Paper Recycling Depot	Mill Lane, Taplow, SL6 0AF	8.72	B2, B1, B8 (Gas holder, paper recycling depot, boatyards)	13,223	Redundant mill building (closed in 2006). Various other built forms on site generally poor quality and/or specialist use (e.g. gas holder). Improvements needed to public realm correspondent to riverside location and conservation interests. Redevelopment constrained by serious flood risk concerns, as parts of the site are within Flood Zones 3b (functional flood plain) and 3a (high risk), and the rest affected by medium risk (Zone 2)	Green Belt site; Taplow Riverside Conservation area covers most of the site, contains Grade II listed building, adjacent to Grade I listed bridge. Emerging policy seeks high-quality mix of uses, including redevelopment of Skindles hotel site and other commercial uses (such as B1, hospitality, marina/boating uses) along with some residential. Policy calls for no net loss of employment based on previous use of site (circa 200 jobs) There is currently an outstanding permission on a cleared part of the site for small offices.	Two office premises on the site are currently available to the market (The Old Boat House, 315 sqm, and The New Boat House, 207 sqm).	Significant source of employment land which is need of conservation-led redevelopment incorporating some employment development.
Wexham EMP 68 Wexham Springs (inc. EMP69-72)	Occupied Developed Land	Servier Laboratories Timberland Vicorp UK Ltd	Wexham Springs, off Framewood Road, Wexham, SL3 6PJ	2.78	B1 7310 (Research and experimental development on natural sciences and engineering) 52431 (Retail sale of footwear) Sectors: Not for profit organisations, Retail - non-food	Estimated approx. 12,000	Relatively poor access to the Strategic Road Network. Located north of Wexham with limited public transport access. Reasonably new, good quality buildings, predominantly 2 storey	Green Belt Site	Prestige HQ/R&D campus office site. Generally successful, however some long term vacancy issues Servier are likely to vacate the site; uncertainty over attractiveness/adaptability to new businesses.	Significant employment site, should be retained in employment use.

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Appendix 2 - All Employment Sites in South Bucks (0.25 hectares and above)

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes
Beaconsfield					
BE/BC1 Butlers Court	Under construction for residential redevelopment, part retained as offices	N/A (Retained offices temporarily occupied by developers for site management during construction)	Butlers Court, Redwood Place, Beaconsfield, HP9 1RT	1.86	B1
BE/HC2-10 Horseshoe Crescent (former Blue Dragon Laundry site)	Part unoccupied developed land, part under construction for residential	N/A	Horseshoe Crescent, Beaconsfield, HP9 1LJ	0.5	N/A - to be redeveloped for residential (formerly mixed use)
BE/HC1 Grosvenor House	Occupied Developed Land	Countdown Property Developments Ltd; Pure Water Co Ltd; Mark Pitt; Piper-Island Footwear Company Ltd (not sure if this site of EMP2 or other?)	Grosvenor House	0.29	B1
BE/PR1 Pyebush Lane, South Bucks Estates site	Occupied Developed Land	Capital Forest Products Ltd (S. Bucks Estates Ltd)	Estate Yard, Pyebush Lane, HP9 2RX	1.49	Sui generis
BE/PR2 Bartley Shaw Mills	Occupied Developed Land	Shepherd Timbercraft, Beaumont Forest Holdings Ltd	Burtley Saw Mills, Windsor Road, HP9 2SE	1.86	3614 (Manufacture of other furniture)
Burnham					
BU/BR2-3 Grenville Court/The Coach House	Occupied Developed Land	Eacotts, Clutterbuck Associates, Hookstone Systems Ltd, Research Information, Midland Research Labs., Mash Aviation UK, Sdi Property Ltd., N H A Project Services Ltd,	Grenville Ct/Coach House, SL1 8DF	2.11	74121 (Accounting and auditing activities) 74149 (Business and management consultancy activities) 5184 (Wholesale of computers and peripheral equipment and software) 2215 (Other publishing) 4100 (Collection, purification and distribution of water) 74201 (Architectural activities)
BU/BR1 Britwell Road	Occupied Developed Land	Tudor Barn Ltd	58 Britwell Road, SL1 8DF	0.28	55401 (Licensed clubs)
BU/CN4 24 Britwell Road	Occupied Developed Land	Laboratory Facilities Ltd	24 Britwell Road, SL1 8AG	0.34	7482 (Packaging activities)

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes
BU/CS3 Britannia Foundry	Occupied Developed Land	Thermotec Systems Ltd, Greenwood Press, Patay Bucks Castings Ltd, Thames Valley Care At Home	3 Lincoln Hatch Lane (Britannia Foundry), SL1 7JN	0.32	2224 (Pre-press activities) 2222 (Printing not elsewhere classified) 85321 (Charitable social work activities without accommodation)
BU/DR1 Former Depot, Dropmore Road	Occupied Developed Land	Aladdins Depot, Dropmore Garage,	Dropmore Depot, Dropmore Road, SL1 8ND	0.71	51479 (Wholesale of other household goods)
BU/DR2 Dropmore Road	Occupied Developed Land	Whelehan Construction	Dropmore Road, SL1 8NE	0.25	B2 45213 (Construction of civil engineering constructions) Sector - Construction and Building Services
BU/HS1-2 Wyeth Pharmaceutica ls site	Occupied Developed Land	S M A Nutrition Wyeth Laboratories Wyeth Pharmaceuticals	Huntercombe Lane South, near Burnham, SL6 0PH	4.68	B1 24421 (Manufacture of medicaments)
BU/LE1-11 Lake End Court	Occupied Developed Land	Stiles & Co, Idea Haus, Dew Construction, Preact, Lime White, Barrington Mcdonnell, Lda, Active Service UK, Avis Insurance Services, Thomas Lawrence & Sons , Roadcoat UK , Mandeville Resources, Fastener Direct, K T S Graphics	2-11 Lake End Court, SL6 0JQ	0.38	B1 74121 (Accounting and auditing activities) 45211 (Construction of commercial buildings) 9111 (Activities of business and employers organisations) 4511 (Demolition and wrecking of buildings; earth moving) 74205 (Engineering design activities for industrial process and production) 7450 (Labour recruitment and provision of personnel) 4525 (Other construction work involving special trades) 7011 (Development and selling of real estate) 6720 (Activities auxiliary to insurance and pension funding) 2874 (Manufacturers of fasteners, screw machine products, chains and springs) 2224 (Pre-press activities)
BU/MG 1-14 Marshgate Industrial Estate	Occupied Developed Land	Airport Transfers, Parkford Coachworks Ltd, Powerbell Garage, Lent Rise Cars,	Marshgate Trading Estate, Hitcham Road, SL6 0ND	0.75	B1, B2 5040 (Sale, maintenance and repair of motorcycles, related parts and accessories) 5020 (Maintenance and repair of motor vehicles)

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes
BU/PR1 (A-C) The Priory	Occupied Developed Land	Deepwood Properties, Building Engineering Services Training, Clicksoftware Europe Ltd, Aelita Software Ltd	The Priory, Stomp Road, SL1 7LW	1.4	80421 (Activities of private training providers) 5184(Wholesale of computers and peripheral equipment and software) 7011 (Development and selling of real estate)
Denham					
DE/BP1-4 Broadwater Park (includes smaller sites 17-20)	Mostly Occupied Developed Land, some unoccupied developed	British Movietone Ltd, Eurofilm Services, Finishing Post Productions Ltd Ferox Effects 'Deluxe London 'Robert Bosch Finance plc	North Orbital Road, Denham, UB9 5HJ & UB9 5HQ	14.08	(4.27 permitted for residential development). Predominantly B1, some B2 92111 (Motion picture production on film and video) 9212 (Motion picture and video distribution) 36639 (Other manufacturing)
DE/DA1-3 Denham Aerodrome	Occupied Developed Land	Heliair, Premiair Aviation Services Ltd., Air Hamson Engineering Ltd., T A A UK Ltd., Lapwing Flying Club, Pilot Centre Ltd., Biggles	Denham Airport Hanger Road, Tilehouse Lane.UB9 5DF	38.9	71231 (Renting of passenger air transport equipment) 7485 (Secretarial and translation activities) 6323 (Other supporting air transport activities) 55301 (Licensed restaurants)
DE/DC1-4 Cheapside Lane	Occupied Developed Land	Sanderson, Zoffany	Sanderson House, off Oxford Road, UB9 4DX	3.63	B1 5244 (Retail sale of furniture, lighting equipment and household articles)
DE/HD1 Martin Baker Engineering	Occupied Developed Land	Martin Baker Engineering	Lower Road, Higher Denham, UB9 5AJ	2.84	B1, B2
DE/OR1-5 Oxford Road (1)	Occupied Developed Land	New Denham Texaco, First Choice Marshalls Ltd, J M Steels, Allotrope Ltd., Majestic Wine Warehouses Ltd., Denham Technical Services, BDL Group plc	54-66 Oxford Road, New Denham, UB9 4DN	0.89	B1, B2 5050 (Retail sale of automotive fuel) 51439 (Wholesale of radio and television goods; wholesale of electrical household appliances) 5186 (Wholesale of other electronic parts and equipment) 2852 (General mechanical engineering) 5225 (Retail sale of alcoholic and other beverages_ 60249 (Freight transport by road) 4541 (Plastering)
DE/OR6-7 Oxford Road (2)	Occupied Developed Land	HSS Hire	52 Oxford Road, New Denham, UB9 4DN	0.56	7132 (Renting of construction and civil engineering machinery and equipment)

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes
DE/OS1-3 Oxford Road South	Occupied Developed Land	Unicon Seminars Ltd., Securitais Communications Ltd	1 Oxford Road & Osborne Farm, UB9 4DA	1.69	6420 (Telecommunications) 5552 (Catering)
DE/SA1 Uxbridge Business Park	Occupied Developed Land	Cadbury, Angem, Bristol-Myers Squibb, Mead Johnson	Oxford Road, Uxbridge, UB8 1DH	6.63	B1 15841 (Manufacture of cocoa and chocolate confectionary) Sector: Confectionary manufacture
DE/TE1a-1b Capswood	Occupied Developed Land	South Bucks District Council Danfoss	Capswood, Oxford Road, UB9 4LH	1	B1a
DE/TE3 Pheonix House	Unoccupied Developed Land	N/A	Phoenix House, Oxford Road, Tatling End, SL9 7AR	0.55	B1a
DE/TE5 Unitek Holdings	Occupied Developed Land	Floors Of Distinction	Unit 2 Unitek BSNS Park, SL9 7BB	1.46	B8 50101 (Sale of new motor vehicles)
DE/WM1-2 Willow Ave	Occupied Developed Land	Balticare Ltd	Waters Meet, Willow Avenue, UB9 4AF	0.28	B1c 4533 (Plumbing)
DE/WM3 William King Flour Mill site	Vacant previously developed land - awaiting redevelopment	N/A	Allied Flour Mills, New Denham and Willowbank, UB9	1.44	N/A - to be redeveloped for residential (formerly B2)
Farnham					
FA/CL2 Crown Lane	Occupied Developed Land	Bishop Sports & Leisure Ltd	Bishops House Crown Lane, SL2 3SF	0.36	B1 5261 (Retail sale via mail order house)
FR/FR1 Farnham House	Occupied Developed Land	Imperial Tobacco International Ltd	Farnham House, Farnham Lane, SL2 3RQ	0.5	B1 5117 (Agents involved in the sale of food, beverages and tobacco) Sector: Tobacco agents importers and distributors
Fulmer					
FU/FH 1A, 1B Fulmer Hall	Unoccupied Developed Land	N/A	Fulmer Hall, Windmill Road, SL3 6HD	10.3	B1
Gerrards Cross					
GC/PR2-4 Packhorse Road South	Occupied Developed Land	Kerzner One&Only Resorts	2-8 Packhorse Road (South), Gerrards Cross, SL9 7QE	0.36	B1
Iver					
IV/B1 1-8 Thorney Business Park (formerly the Bison Estate)	Occupied Developed Land	Simon Transport Services, Accelerate 2000	Thorney Business Park, near Iver Village, SL0 9HQ	14.44	B2, B8 6022 (Taxi operation) 63129 (Other storage and warehousing) Sectors: Airport transportation and transfer services, storage facilities

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes
IV/CL1-12 Court Lane (inc. EMP41- 43)	Occupied Developed Land	Thames Valley Salvage, A1 Auto, Courts Recovery Ltd, Euromade Management Ltd, Redline Tuning, Fowles Crushed Concrete, K Mcmahon & Sons Ltd, Truck Spares	Court Lane, Iver, SLO 9HL	5.23	Mixed B and sui generis 3710 (Recycling of metal waste and scrap) 5020 (Maintenance and repair of motor vehicles) 5030 (Sale of motor vehicle parts and accessories) 7031 (Real estate agencies) 4525 (Other construction work involving special trades) 7132 (Renting of construction and civil engineering machinery and equipment) 5157 (Wholesale of waste and scrap) Sectors: Retail - non-food; Wholesale - non-food; Property and real estate; Construction and building services; Rental (plant hire); Utilities
IV/DF 1-11 Duttons Farm	Occupied Developed Land	Production Engineering, Classic auto mobile air conditioning, Wood & Window Co, Global Windows, Natural Choice, Prihemal Shipping & Trading Company Ltd, Coln Valley Frames Window Frame Manufacturers, Iver Sash Weights	Duttons Farm, Bangors Road South, Iver, SLO 0AY	0.95	B2, B1c 5187 (Wholesale of other machinery for use in industry, trade and navigation) 2923 (Manufacture of non- domestic cooling and ventilation equipment) 4542 (Joinery installation) 4544 (Paining and glazing) 2030 (Manufacture of builders carpentry and joinery) Sectors: Industrial machinery suppliers and manufacturers, air conditioning equipment, joinery and carpentry, double glazing installers, shipping companies
IV/FR2A-2B Poveys Yard	Occupied Developed Land	Thames Valley Security	Poveys Yard, Uxbridge Road, SLO 0LR	0.35	B2 2661 (Manufacture of concrete products for construction purposes) Sector: Building block manufacturers and suppliers
IV/HH1 High Line Yachting	Occupied Developed Land	High Line Yachting Ltd	Hollow Hill Lane, Iver SLO 9RG	0.59	Sui generis (Boat Yard)
IV/HS1-2 Iver High Street	Occupied Developed Land	SMB Auto Parts, Fontain Motors, Lloyds Pharmacy	High Street, Iver SLO 9ND	0.83	Mixed use (including A and B classes)
IV/PW1 Pinewood Studios	Occupied Developed Land	Large number of occupants	Pinewood/Sheppe rton Studios, Iver Heath, SLO 0NH	36.5	Mixed Use (film industry related)

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes
IV/R1-40 Ridgway Trading Estate	Mostly Occupied Developed Land, some unoccupied developed	Multiple occupants e.g. Muller Martini Ltd, Yamato Transport Europe BV, Flexspring Engineering Ltd, J N Fox & Sons UK Ltd, Bucks Copiers, Cummins Engine, Morgans Airport Services	The Ridgeway Farm Trading Estate, off Thorney Lane, Iver, SL0 9HW	14.5	B2, B8 Examples of SIC codes and sectors: 5187 (Whole sale of other machinery for use in industry, trade or navigation) 6340 (Activities of other transport agencies) 7482 (Packaging activities) 5131 (Wholesale of fruit and vegetables) 2852 (General mechanical engineering) Sectors: Industrial machinery suppliers and manufacturers, aviation supplies, freight forwarders, packagers, fruit and vegetable wholesale. Engineering services
IV/TL1-2 Aggregate Industries	Occupied Developed Land	Aggregate Industries UK Ltd	Thorney Mill Road, Iver, UB7 7EZ	10.1	B2 5153 (Wholesale of wood, construction materials and sanitary equipment) Sector: Wholesale - non food
Stoke Poges					
SP/HH1 Pioneer- Hollybush Hill	Occupied Developed Land	Pioneer Hi Fi GB Ltd	Hollybush Hill, SL2 4PX	4.15	B1c 3162 (Manufacture of other electrical equipment) Sector: Electronic Equipment and Component Manufacture
SP/SC1 Stoke Court	Occupied Developed Land	Etiologics Ltd	Stoke Court Drive, Stoke Poges SL2 4SY	3.72	B1 and sui generis 7310 (Research and experimental development on natural sciences and engineering) Sector: Research and laboratory based activities
SP/SG1 Stoke House	Occupied Developed Land		Stoke House, Grays Park Road, Stoke Green, SL2 4	2.37	B1a
SP/SG2 Duffield House	Occupied Developed Land	Duffield House Conference Facility	Duffield House, Grays Park Road, Stoke Green, SL2 4HX	2.02	Sui generis 70201 (Letting of conference and exhibition centres) Sectors: Conference centres and facilities
SP/SP1-5 Sefton Park	Occupied Developed Land	Hitachi Data Systems, Executive Briefing Centre	Sefton Park, off Bells Hill Road, Stoke Poges, SL2 4HD	5.63	B1 3002 (Manufacture of computers and other information processing equipment) 70201 (Letting of conference and exhibition centres) Sectors: PC manufacturers, conference centres and facilities
Taplow					

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes
TA/BR1-20 Bishops Gate	Occupied Developed Land	GS Product Ltd, G & W Motor Co, Stone by Design Ltd, Creative Computer Solutions, Auto options Ltd	Bishops Gate, Station Road, Taplow (near Burnham) SL6 ONU	0.78	Mix of B2, B1 7221 (Publishing of software) 67122 (Security broking and related activities) Sector: manufacture of stone articles; computer software development; Finance brokers;
TA/BR21 SGT Garage site	Occupied Developed Land - awaiting redevelopment for residential	SGT Garage	Station Road, Taplow, (near Burnham) SL6 ONT	0.51	B1
TP/ML1-2 Marsh Lane	Occupied Developed Land	Future Events Ltd, Surefoot Communications Ltd	Morlew Yard, Marsh Lane, Taplow SL6 ODF	1	B1 74201 (Architectural activities) Sectors: Creative services and media
TP/TM1-6 Mill Lane inc. EMP62-63)	Part occupied/part unoccupied developed land	National Grid, Paper Recycling Depot	Mill Lane, Taplow, SL6 OAF	8.72	B2, B1, B8 (Gas holder, paper recycling depot, boatyards)
TP/TR1 Riverside Mast			Bath Road, Taplow SL6 0	0.44	Predominantly B1
Wexham					
WE/MG1-3 Marish Wharf	Lakes, Straight Impact Furniture Supplies Ltd, Alpha Kitchens & Bedrooms, Vario Press Ltd		Marish Wharf, SL3 6DA	1.21	Mix of B classes (workshops/warehouse) 5245 (Retail sale of electrical household appliances and radio and television goods) 5244 (Retail sale of furniture, lighting equipment and household articles) 4542 (Joinery installation) 2924 (Manufacture of other general purpose machinery) 2222 (Printing) Sectors: Creative services and media, Retail - Non-food, Packing and Importing, Publishing and printing.

Site Name/ Reference	Site Status	Occupiers	Site address	Site size (ha.)	Use class and/or Standard Industry Classification codes
WE/LC1-8	Occupied Developed Land	Plansee S E Sales Office UK, Mcbains Cooper Consulting Ltd, Biz Help Ltd, Insight Marketing & People Ltd, Structural Renovations Ltd	Lidstone Court, Uxbridge Road, SL3 6AG	0.61	B1 2626 (Manufacture of refractory ceramic products) 74201 (Architectural activities) 7230 (Data processing) 80421 (Activities of private training providers) 4525 (Other construction work involving special trades) Sectors: Manufacturing - non- food, Construction and building Services, Information technology and telecom
WE/WS1-4	Occupied Developed Land	Servier Laboratories Timberland Vicorp UK Ltd	Wexham Springs, off Framewood Road, Wexham, SL3 6PJ	2.78	B1 7310 (Research and experimental development on natural sciences and engineering) 52423 (Retail sale of footwear) Sectors: Not for profit organisations, Retail - non-food
Total Employment Land Area				220.12	
Employment land area lost to actual or permitted redevelopment (highlighted in red)				8.58	

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