

Employment Sites – Based on HCC 2019 data (to be updated Summer 2021)

This sets out the availability of vacant sites and premises that are employment development opportunities in the Borough. The sites in Gunnels Wood and Pin Green are taken from a vacant site search carried out by HCC in 2019. A new survey is due, however, it has been delayed by the pandemic.

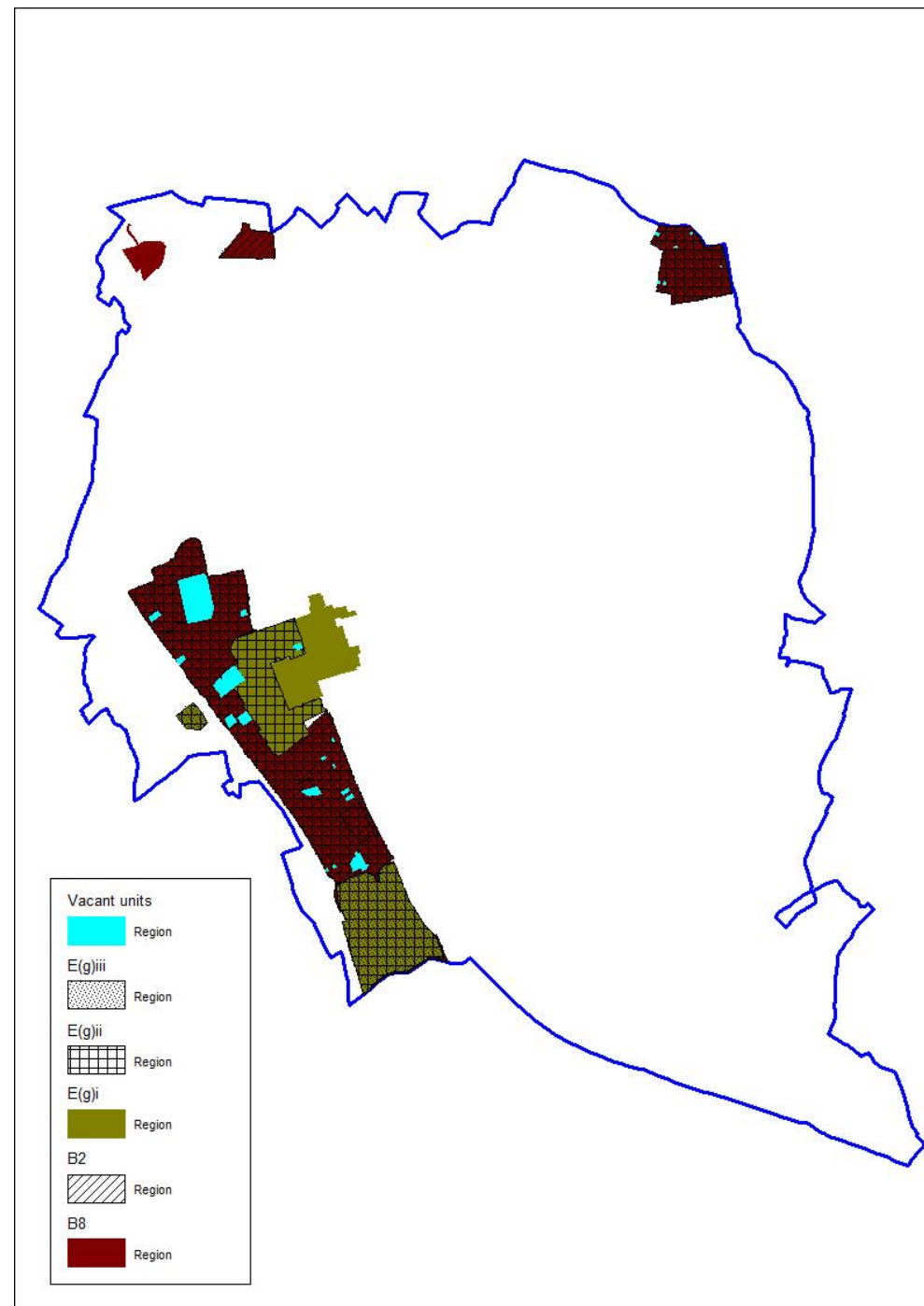
As well as identifying vacant sites, allocations and possible development opportunity sites are also included. Details of size and land ownership are also included, and also Use Classes as set out in the Local Plan where relevant.

Some of the sites may well have been developed since the survey was undertaken by HCC in 2019 and these can be discounted following an internal review with DM.

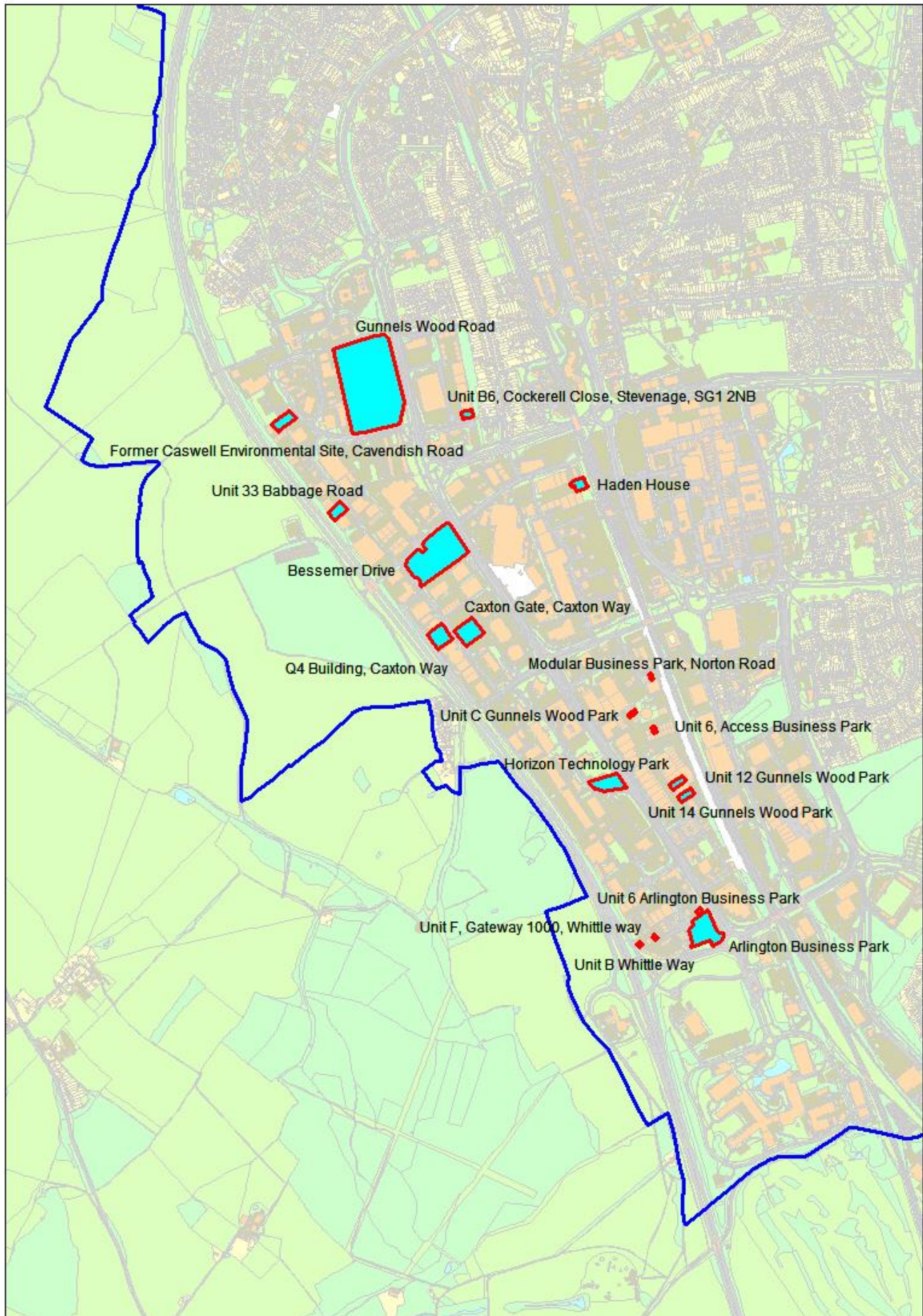
In July 2021, the Use Class orders will be replaced with updated ones. Use Class B1 has been changed to E(g) as set out in the table below. Use Classes B2 and B8 remain unchanged.

B1a	E(g)i
B1b	E(g)ii
B1c	E(g)iii
B2	B2
B8	B8

The map shows the current locations of the vacant sites as per the 2019 HCC survey.



Gunnels Wood



Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
1	Arlington Business Park	Vacant Land	District Plan allocation	0.83	Built out – Petrol station, coffee drive thru and Lok’n’ store (B8)	E(g)iii E(g)ii E(g)i B2 B8	



Landowner – details unnecessary due to site being built out

Site	Address	Land/Premises	Status	Approx site area	Updated status	Use Classes	Relevant Local
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				(ha)		Permitted	Plan Policy
2	Horizon Technology Park	Vacant Land	Unimplemented District Plan allocation. Has not been put forward for development	0.44		E(g)iii E(g)ii B2 B8	



Landowner – HD428656

MBDA UK Ltd

Six Hills Way, Stevenage, SG1 2DA

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
3	Haden House	Empty premises	Possible scope for redevelopment	0.15		E(g)i B2 B8	



Landowner – HD105387

Imperial Tobacco Pension Trustees Limited and Imperial Investments Ltd

121 Winterstoke Road, Bristol, BS3 2LL

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
4	Q4 Building, Caxton Way	Empty premises	Building in need of modernisation. Possible scope for redevelopment	0.37		E(g)iii E(g)ii B2 B8	



Landowner – HD224840

John & Ellen Cooper T/A John Cooper Plant Hire

25 Belmont Circle, Kenton Lane, Harrow, HA3 8RF

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
5	Bessemer Drive	Vacant Land	Permission granted for mixed employment use. Work has progressed on part of the site; the rest remains vacant	2.20		Part E(g)iii (w) Part E(g)ii (w) Part E(g)I (e) Part B2 (w) Part B8 (w)	



Landowner – HD589046

Capital Enterprise Centres (Jersey) Ltd

Charter Place, 23 – 27 Seaton Place, St Helier, Jersey, JE1 1JY

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
6	Former Caswell Environmental Site, Cavendish Road	Empty site and premises	Possible scope for redevelopment	0.27	Developed as Peaking and Capacity Reserve Power Plant	E(g)iii E(g)ii B2 B8	



Landowner – HD305860

Shared Property Investments LLP

c/o Srj Services Ltd, First Floor, Lumiere House, Elstree Way, Borehamwood, WD6 1JH

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
7	Gunnels Wood Road	Empty premises	Site being redeveloped – permission granted for Warehouse Club. Construction started	5.67	Costco site		



Landowner - – details unnecessary due to site being built out

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
8	Unit 33 Babbage Road	Empty premises		0.20		E(g)iii E(g)ii B2 B8	



Landowner – HD138809

Prudential UK Real Estate Nominee 1 Ltd & Prudentila Uk Real Estate Nominee 2

10 Fenchurch Avenue, London, EC3M 5AG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
9	Unit F, Gateway 1000, Whittle Way	Empty premises		0.02		E(g)iii E(g)ii B2 B8	



Landowner – HD468131

Beechwood Homes Contracting Ltd

Beechwood House, 5 Arlington Court, Whittle Way, Stevenage, SG1 2FS

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
10	Modular Business Park, Norton Road	Unit 6 Vacant		0.02		E(g)iii E(g)ii B2 B8	



Landowner – HD563103

Hadley James Ltd

23 Poppyfields, Gamlingay, Sandy, SG19 3DG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
11	Unit B, Whittle Way	Empty premises		0.02	ESS Group Ltd in unit	E(g)iii E(g)ii B2 B8	



Landowner – HD470048

Standard Life Trustee Co Ltd

SIPP Property Team, Pensions, Standard Life Trustee Co Ltd, 1 Baileyfield Crescent, Edinburgh, EH15 1ET

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
12	Unit 6, Arlington Business Park	Empty premises		0.03		E(g)iii E(g)ii E(g)i B2 B8	



Landowner – HD465915

Oxford London Holdings Ltd

14 Kings Meadow, Ferry Hinksey Road, Oxford, OX2 0DP

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
13	Caxton Gate, Caxton Park	Vacant Land	Possible scope for redevelopment	0.51		E(g)iii E(g)ii B2 B8	



Landowner – HD252039

Hertfordshire County Council

County Hall, Pegs Lane, Hertford, SG13 8DE

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
14	Unit B6, Cockerell Close	Empty premises	Possible scope for redevelopment	0.11		E(g)iii E(g)ii B2 B8	

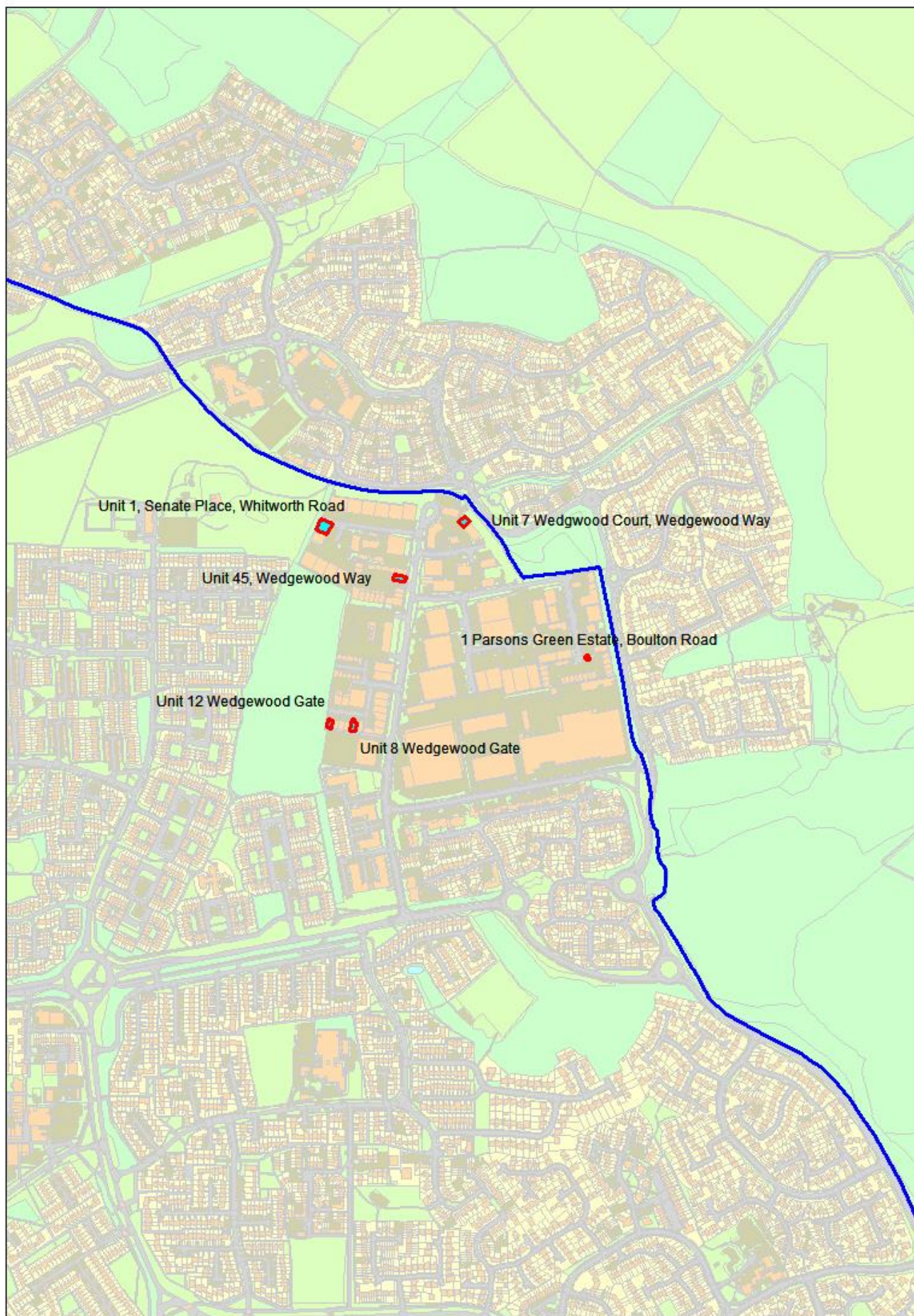


Landowner – HD445195

M&G UK Property Nominee 1 Ltd and M&G UK Property Nominee 2 Ltd

Governors House, 5 Laurence Pountney Hill, London, EC4R 0HH

Pin Green



Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
16	Unit 12, Wedgwood Gate	Empty premises	Possible scope for redevelopment	0.01		E(g)iii E(g)ii B2 B8	



Landowner – HD129628

Bartella Global Ltd

Dorey Court, Admiral Park, St Peter Port, Guernsey, GY1 3BG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
17	Unit 1, Senate Place, Whitworth Road	Empty premises	Possible scope for redevelopment	0.04		E(g)iii E(g)ii B2 B8	



Landowner – HD253059

Bipinchandra Vrajlal Pabari

7 Chestnut Walk, Stevenage, SG1 4DD

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
18	1 Parsons Green Estate, Boulton Road	Empty premises	Possible scope for redevelopment	0.01		E(g)iii E(g)ii B2 B8	



Landowner – HD268353

Phillip Joester

Unit 1 Parsons Green Estate, Boulton Road, Stevenage, Herts, SG1 4QG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
19	Unit 8 Wedgewood Gate	Empty premises	Possible scope for redevelopment	0.02		E(g)iii E(g)ii B2 B8	



Landowner – HD129628

Bartella Global Ltd

Dorey Court, Admiral Park, St Peter Port, Guernsey, GY1 3BG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
20	Unit 7 Wedgwood Court, Wedgwood Way	Empty premises	Possible scope for redevelopment	0.02		E(g)iii E(g)ii B2 B8	

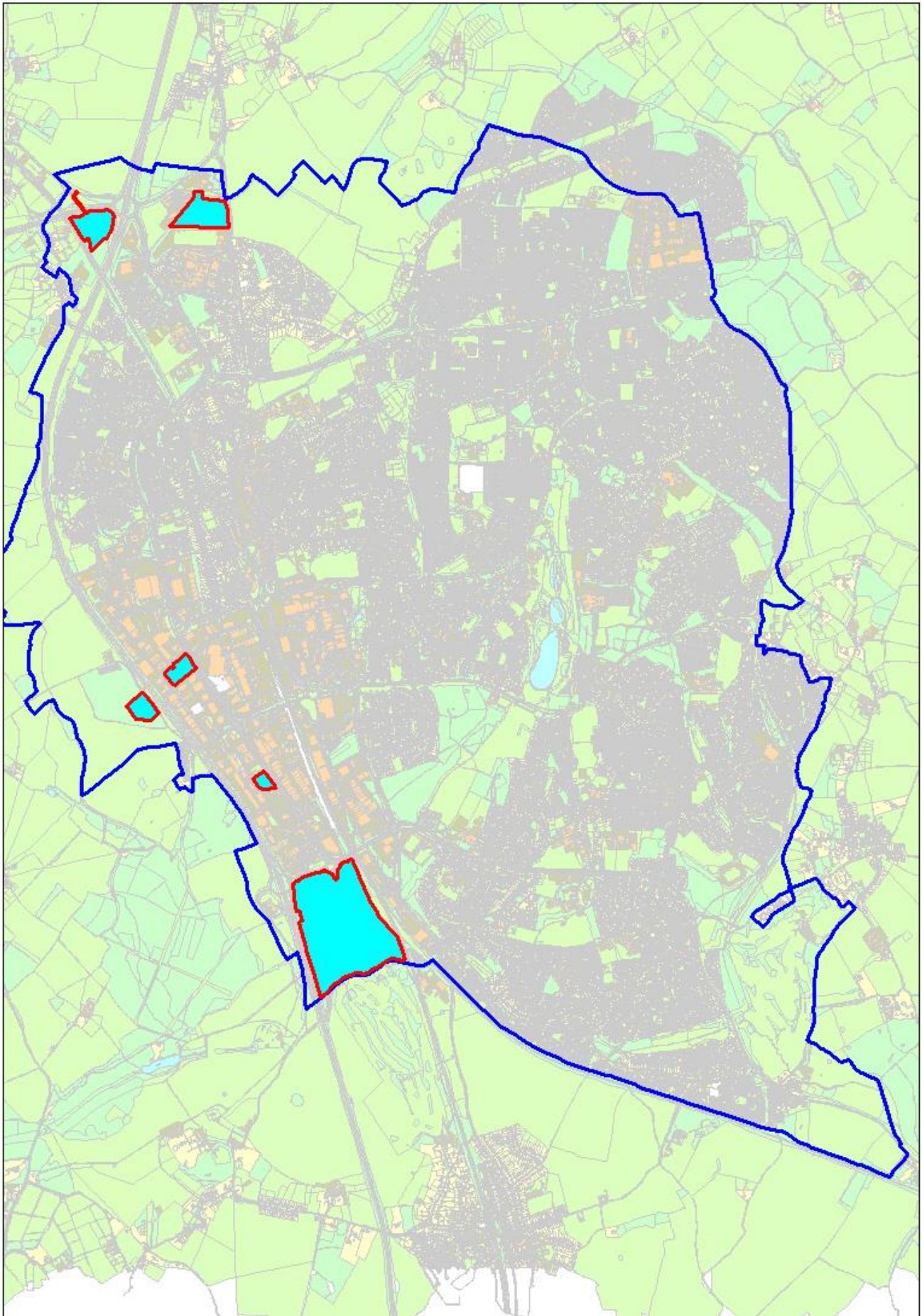


Landowner – HD251781

Tidey Electrical Ltd

Portmill House, Portmill Lane, Hitchin, SG5 1DJ

Local Plan Allocations



Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
21	Land west of North Road (EC1/4)	Vacant land		5.9	Application expected April 2021	E(g)iii B2 B8	EC1



Landowner – HD392396

Homes and Communities Agency

4th Floor, One Friargate, Coventry CV1 2GN

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
22	West of Stevenage (EC1/6)	Vacant land		2.4	Application received	E(g)iii E(g)ii E(g)i	EC1



Landowner – HD393019

Homes and Communities Agency

4th Floor, One Friargate, Coventry CV1 2GN

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
23	Land west of Junction 8	Vacant land		4.8		B8	EC1



Landowner – HD466167

Arthur Gates

Wymondley Bury, Little Wymondley, Hitchin, Herts, SG4 7JN

Jane Boxall

The Lodge, Wymondley Bury, Little Wymondley, Hitchin, Herts, SG4 7JN

Ann Harper

11a Pound Avenue, Chatteris, Cambs, PE16 0RL