

Industrial Estates Survey November 2014 – Summary

In 2014 Gosport Borough Council carried out an update to the Industrial Estates Survey which had previously last been carried out in 2012 to inform the Employment Land Review.

The 2014 Survey measured vacancy levels across the industrial estates in the Borough based upon numbers and percentages of vacant units. 18 industrial estates were monitored across the Borough. Of these estates the lowest vacancy rate was 0% and the highest 31.2% with an average of 8.9%.

The low average vacancy rates and the absence of any significant number/ proportion of vacant units on any individual estate gives an indication of the success of the Gosport industrial estates and the ongoing demand for the industrial floor space in the Borough.

Details of the vacancy rate of each of the industrial estates are set out below:

All Estates Monitored					
Estate Name	Total number of units	Number		Percentage	
		occupied	Vacant	occupied	Vacant
Venture Industrial	7	7	0	100	0
Fareham Reach	26	22	4	84.6	15.4
Gosport Business Centre	74	66	8	89.1	10.9
Oaklands Business Park	8	7	1	87.5	12.5
Glenmore Business Park	12	10	2	83.4	16.6
Ordnance Business Park	12	11	1	91.6	8.4
Frater Business Park	7	6	1	85.7	14.3
Heritage Business Park	44	42	2	95.4	4.6
Cranborne Industrial Estate	21	18	3	85.7	14.3
Forton Industrial Estate	38	37	1	97.3	2.7
Regents Trade Park	32	28	4	87.5	12.5
Westfield Industrial Estate	23	22	1	95.6	4.4
Cooperage Green	26	23	3	88.4	11.6
North Meadow	17	11	5	68.8	31.2
Mumby Road Industrial Estate	35	31	4	88.5	11.5
Brockhurst Industrial Estate	29	28	1	96.5	4.5
Quay Lane Industrial Estate	30	30	0	100	0
Quay West Business Centre	13	13	0	100	0
Total / Average	454	414	40	91.1	8.9

In addition to these estates development work is currently underway at Fareham Business Park (154 Fareham Road) which will add a number of additional industrial units, the estate will be included in future monitoring. The Sanderson Centre also provides for a number of small start-up businesses; however data is not currently available on the occupancy rate of this centre.

Assisted Areas

Seven Wards within the Borough have been designated as having Assisted Area status where the government can offer additional financial support to businesses under European Commission state aid rules. These areas were designated in recognition of the need for business/employment growth in the Borough and the potential of sites within wards to generate growth. The table below sets out those estates which fall with Assisted Areas.

Venture Industrial
Fareham Reach
Gosport Business Centre
Oaklands Business Park
Glenmore Business Park
Ordnance Business Park
Frater Business Park
Heritage Business Park
Cranborne Industrial Estate
Regents Trade Park
Cooperage Green
North Meadow
Mumby Road Industrial Estate
Brockhurst Industrial Estate
Quay Lane Industrial Estate
Quay West Business Centre

Industrial Estates identified under Policy LP16

In the Gosport Borough Local Plan Publication Version (2014), Policy LP16 looks to continue to protect a number of estates as employment land for the plan period. The table below shows those estates which are protected:

Estates identified under policy LP16					
Estate Name	Total number of units	Number		Percentage	
		occupied	Vacant	occupied	Vacant
Venture Industrial	7	7	0	100	0
Quay Lane Industrial Estate	30	30	0	100	0
Cranborne Industrial Estate	21	18	3	85.7	14.3
Forton Industrial Estate	38	37	1	97.3	2.7
Fareham Reach	26	22	4	84.6	15.4
Frater Business Park	7	6	1	85.7	14.3
Glenmore Business Park	12	10	2	83.4	16.6
Gosport Business Centre	74	66	8	89.1	10.9
Oaklands Business Park	8	7	1	87.5	12.5
Ordnance Business Park	12	11	1	91.6	8.4
Heritage Business Park	44	42	2	95.4	4.6
Regents Trade Park	32	28	4	87.5	12.5
Cooperage Green	26	23	3	88.4	11.6
North Meadow	17	11	5	68.8	31.2
Brockhurst Industrial Estate	29	28	1	96.5	4.5
Quay West Business Centre	13	13	0	100	0
Total / Average	396	36	360	90.9	9.1

In addition to those estates monitored under Policy LP16 set out above there are a number of other employment allocations protected by Policy LP16 which are not monitored through the industrial estates survey due to them being in single ownership. These sites include the Haslar Marine Technology Park, Vector Aerospace, Huhtamaki (Grange Road and Rowner Road) and the Defence Munitions Gosport site.

Employment sites designated under other policies

The Mumby Road Industrial Estate is identified under Policy LP4 of the Gosport Borough Local Plan Publication Version (2014) as part of the mixed use allocation for Gosport Waterfront:

Protected as part of a mixed use allocation under policy LP4					
Estate Name	Total number of units	Number		Percentage	
		occupied	Vacant	occupied	Vacant
Mumby Road Industrial Estate	35	31	4	88.5	11.5

Other areas identified as mixed use allocations in Gosport Borough Local Plan Publication Version (July 2014) under policies LP3, LP4, LP5, LP6 and LP9A include: The Gosport Waterfront and Town Centre, Daedalus, Haslar Peninsula, and Priddy's Hard. These sites are planned to have an element of employment as part of the wider regeneration

Estates which are no longer identified for employment in the Local Plan

The Westfield Industrial Estate is no longer specifically identified in the Gosport Borough Local Plan Publication Version (2014) for employment use:

No Longer Protected					
Estate Name	Total number of units	Number		Percentage	
		occupied	Vacant	occupied	Vacant
Westfield Industrial Estate	23	22	1	95.6	4.4

Conclusion

Gosport contains a large number and variety of vibrant employment and industrial sites, which contribute greatly to the Borough's Economy and which need to continue to be protected to ensure a healthy and balanced economy in the Borough.