

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

EMPLOYMENT LAND AVAILABILITY

MONITORING STATEMENT FOR THE PERIOD

01/04/2016 - 31/03/2017

Note: On the following spreadsheets a loss is counted if a planning permission which involves the loss of employment is either under construction or complete.

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1.0 Introduction

- 1.1 The National Planning Policy Framework (NPPF) contains the core planning principle that local planning authorities (LPAs) should proactively drive and support sustainable economic development to deliver the businesses and industrial units that the country needs. To build a strong and competitive economy LPAs should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. Planning policies should also support economic growth in rural areas in order to create jobs and prosperity.
- 1.2 This monitoring statement identifies the employment land supply in the borough and includes details of allocations, commitments and take-up at 1 April 2017. The information in the statement provides a basis for monitoring Local Plan policies with regards to delivering sustainable economic development and employment land in the borough of Hinckley & Bosworth.

2.0 The local context

Local Plan (2006-2026)

- 2.2 The adopted Core Strategy Development Plan Document (DPD) provides the vision and spatial strategy for the borough, and like the Local Plan (2001), provides the policy framework related to the delivery of housing and employment land. Spatial Objective 1 of the Core Strategy sets the target of strengthening and diversifying the economy by providing sufficient, sustainably located, good quality land and premises. The focus for new employment will be the urban areas within the borough; primarily Hinckley to reflect its status as a sub regional centre and in Earl Shilton and Barwell to support the regeneration of these areas, with smaller scale employment in the key rural centres to support the rural areas of the borough.

The Site Allocations and Development Management Policies DPD implements the policies within the Core Strategy and contains policies to help guide new employment development and protect existing employment floorspace.

Employment Land and Premises Study Review

- 2.3 The Employment Land and Premises Study review was undertaken by consultants and published in July 2013. The review has provided a local focus and evidence base that assesses the supply, need and demand for employment land and premises in the borough.

2.4 The review comprised of three main elements:

- An assessment of the economy that will inform the amount, location and type of employment land and premises required to facilitate its development and growth;
- A review of the current portfolio of employment land and premises; and
- Recommendations on the future allocation of employment land and premises.

2.5 There was a general consensus from the Employment Land and Premises Study review that the specific policies in the Core Strategy are sensible and will allow the vision and objectives of the document to be achieved. The review has also provided recommendations for the Key Rural Centres within the borough to ensure there are a range of employment opportunities in these settlements. However, a major finding of the study was that there is no longer a need for the provision of 34,000 square metres (sqm) of additional office floorspace within Hinckley town centre as specified in Policy 1 of the Core Strategy, so the council will not be allocating land for this redundant need. Additional office floorspace provided within the town centre will continue to be monitored within this document. A new Employment Land and Premises Study is currently being prepared which will help inform the approach to existing employment land in the new Local Plan.

Employment Land Availability Assessment (ELAA)

2.6 The NPPF requires local planning authorities to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified economic development needs (paragraph 161). The NPPF is supported by the National Planning Practice Guidance which guides councils in identifying appropriate land to meet development needs. Councils are expected to have regard to the guidance in preparing their assessments.

2.7 The local authorities that make up the Leicester and Leicestershire Housing Market Area (HMA) are working towards publishing a joint methodology for the production of ELAA's. This will follow the guidance set out in the NPPF and Practice Guidance and will include locally specific criterion as part of the methodology. This will ensure that each authority's individual document will follow the same methodology and appear in a similar format.

2.8 Hinckley & Bosworth Borough Council will undertake an ELAA when an additional need for employment land is identified, providing an important

evidence source to inform future plan making. The assessment will identify a future supply of land which is suitable, available and achievable for economic development uses over the plan period. However the assessment does not in itself determine whether a site should be allocated for employment development. The purpose of the study will be to assess employment potential only.

3.0 Employment position at 1 April 2017

- 3.1 This section describes the employment land position in the borough since the adoption of the Core Strategy. The relevant start point for monitoring the position is 1 April 2007 as this is the baseline date for the targets devised in the Leicester and Leicestershire HMA Employment Land Study (2008) and utilised in the Core Strategy.
- 3.2 Appendices 1, 2 and 3 list employment commitments and completions compared to the Core Strategy requirement for the urban areas, key rural centres, rural villages, rural hamlets and remaining settlements within the borough. A full list of each commitment and completion and the status of each site is provided in Appendix 4. The commitments and completions are divided into new employment sites or new buildings and extensions on existing employment sites. Appendix 5 lists employment losses.
- 3.3 Additional employment land to meet the Core Strategy requirement in the urban areas will be on sites not currently identified as existing employment sites. However, additional floorspace provided on existing employment sites has also been included in Appendices 1 to 3 as the council feel this makes a significant contribution towards providing additional employment through the intensification and consolidation of the existing sites, assisting in job creation and providing sustainable economic growth. The employment gain figures provided are net figures taking into account floorspace losses on existing sites, and where losses are identified the council will seek to address this issue.
- 3.4 Tables 1 to 3 summarise the employment land supply position since the adoption of the Core Strategy (earlier baseline date of 1 April 2007 applied compared to Core Strategy adoption). Table 1 overleaf summarises the employment land situation in the urban areas within the borough.

Table 1: Employment land situation in the urban areas at 1 April 2017

Employment requirement	Employment gains (net) (ha)
Allocate 6 ha for new office development (34,000 sqm of office space) within or adjoining the Hinckley Town Centre AAP boundary	No longer a requirement, however, figure as follows: -1.01
Allocate land for the development of 10 ha of B8 and 4 ha of B2 as an extension to Logix Park in Burbage	4.05
Provide a minimum of 6.2 ha of land for industrial and warehouses uses (B2 and B8) in Barwell SUE	6.2
Provide a minimum of 4.5 ha (including at least 0.5 ha of offices) of employment land in Earl Shilton SUE	4.5
Ensure there is a range of employment opportunities	0.86
Total built or committed	14.60

- 3.5 There has been a net loss of floorspace on existing employment sites within Barwell and Earl Shilton. These losses of industrial floorspace will be mitigated by additional gains of employment floorspace as guided by the Earl Shilton and Barwell AAP.
- 3.6 Table 2 overleaf summarises the employment land situation in the key rural centres within the borough. There has been a loss of **2.81** hectares of employment land within these centres as the land is utilised for alternative uses, primarily housing. Therefore the challenge remains in helping to ensure there is an increased provision of employment opportunities meeting the requirements of the Core Strategy.

Table 2: Employment land situation in the key rural centres at 1 April 2017

Core strategy requirement	Employment gains (net) (Ha)
Ensure there is a range of employment opportunities	-2.81
Provide small, flexible industrial/business/start up units	
Total built or committed	-2.81

- 3.7 There has been a net gain of floorspace on existing employment sites in the key rural centres. Most of this additional floorspace (62,483 square metres) is proposed on the Caterpillar (UK) Ltd complex on Peckleton Lane, Desford. A planning application to provide additional storage facilities, realignment of Peckleton Lane, construction of hardstanding areas and mounding and landscaping proposals was approved in 1999. However only the highway, mounding and landscaping proposals have been implemented. This gain has to be offset against a considerable loss in floorspace through the redevelopment of Timken Steel Ltd on Desford Lane, Ratby, completed in 2012.
- 3.8 Table 3 below summarises the employment land situation in the rural villages, rural hamlets and remaining settlements within the borough. There has been a positive gain of 10.34 hectares of employment land, ranging from large scale distribution proposed at the former Nailstone colliery site, to small scale employment opportunities within these settlements meeting the requirements of the Core Strategy. There was also a considerable net gain of floorspace on existing employment sites within these settlements, primarily due to the commitment of new research and development facilities at MIRA, Higham on the Hill.

Table 3: Employment land situation in the rural villages, rural hamlets and remaining settlements at 1 April 2017

Core strategy requirement	Employment gains (net) (Ha)
Support development enabling home working and other small scale employment uses in the Rural Villages	9.96
Support development enabling home working and other small scale employment uses in the Rural Hamlets	-0.11
Employment provided in the remaining settlements	0.5
Total built or committed	10.34

Note: On the following spreadsheets a loss is counted if a planning permission which involves the loss of employment is either under construction or complete.

Appendix 1. Employment Land Situation in the Urban Areas at 1 April 2017

New Sites

Settlement	Core Strategy Requirement	Commitments						Completions (since 1 April 2007)						Total committed or built (since 1 April 2007)						Losses (ha) (since 1 April 2007)*						Employment Gains (net) (ha)						Comments	
		Hectares						Hectares						Hectares						Hectares						Hectares							
		B1a	B1b	B1c	B2	B8	Mix unspecified	B1a	B1b	B1c	B2	B8	Mix unspecified	B1a	B1b	B1c	B2	B8	Mix unspecified	B1a	B1b	B1c	B2	B8	Mix unspecified	B1a	B1b	B1c	B2	B8	Mix unspecified		Total
Hinckley	Allocate 6 ha for new office development (to provide 34,000 sqm of office space) within or adjoining the Hinckley Town Centre AAP boundary	0.0065						2.46						2.47						0.3948		1.7347	1.2568	0.0896		2.07		-1.73	-1.26	-0.09		-1.01	Gains or losses in office floorspace on existing employment sites within the Hinckley Town Centre AAP boundary have also been included. The Flude site commitment and completion has been divided by 2 for the purposes of this assessment
	Ensure there is a range of employment opportunities							0.431	0.101	0.101	0.30223	0.3122		0.43	0.10	0.10	0.30	0.31		0.13		0.03	0.02	0.19		0.30	0.10	0.07	0.28	0.12		0.88	Total of sites not included within the Hinckley Town Centre AAP boundary. New sites are not identified as current employment sites. Non-office uses (B1(b), B1(c), B2 & B8) within the AAP boundary are also included
Burbage	Allocated land for the development of 10 ha of B8 and 4 ha of B2 adjacent to the railway line as an extension to Logix Park											15.94						15.94							11.89						4.05	18.7 ha of employment was proposed on 10/00518/OUT, reduced to 15.94 ha combined on two reserved matters schemes for B2 and B8 uses (13/00128/REM & 13/00345/REM). 11.89 ha of employment land has been lost, which has to be replaced, leaving a shortfall of 9.95 ha in line with the requirement of 14 ha. However the potential job creation on the site is considered sufficient to cover this shortfall	
	Ensure there is a range of employment opportunities	0.0052											0.07	0.01					0.07								0.01			0.07	0.08		
Barwell	Provide a minimum of 6.2 ha of land for industrial and warehouses uses (B2 and B8) in the SUE				3.1	3.1											3.10	3.10										3.10	3.10	6.2	Informed by the Earl Shilton and Barwell Area Action Plan		
	Ensure there is a range of employment opportunities																																
Earl Shilton	Provide a minimum of 4.5 ha (including at least 0.5 ha of offices) of employment land in the SUE	0.5			2	2								0.50			2.00	2.00								0.50		2.00	2.00	4.5	Informed by the Earl Shilton and Barwell Area Action Plan		
	Ensure there is a range of employment opportunities							0.01						0.01								0.1				0.01		-0.10		-0.09			
																													Total	14.60			

Extensions on Existing Sites

Settlement	Core Strategy Requirement	Commitments						Completions (since 1 April 2007)						Total committed or built (since 1 April 2007)						Losses (since 1 April 2007)*						Employment Gains (net)						Comments	
		Square Metres						Square Metres						Square Metres						Square Metres						Square Metres							
		B1a	B1b	B1c	B2	B8	Mix unspecified	B1a	B1b	B1c	B2	B8	Mix unspecified	B1a	B1b	B1c	B2	B8	Mix unspecified	B1a	B1b	B1c	B2	B8	Mix unspecified	B1a	B1b	B1c	B2	B8	Mix unspecified		Total
Hinckley	Ensure there is a range of employment opportunities	3471		920	3020			2148		893	4026	4389	5219	5619		1813	7046	4389	5219		852	3954	13574			5619	-852	-2141	-6528	4389	5219	5706	Total of sites not included within or adjoining the Hinckley Town Centre AAP boundary
Burbage	Ensure there is a range of employment opportunities					900					171	27700	900				171	27700	1800	50	84	81	1985	2300		-50	-84	-81	-1814	25400	1800	25171	
Barwell	Ensure there is a range of employment opportunities									2323			882			2323			882			4650	3862	882				-2327	-3862	-882	882	-6189	
Earl Shilton	Ensure there is a range of employment opportunities											1072						1072		315		7023	1000			-315		-7023	-1000	1072		-7266	
																													Total	17422			

Appendix 4. Employment Land Availability at 1 April 2017

Application Reference	Settlement	Address	Year Permitted	Year Commenced	Completion/Expiry Year	Status at 1/4/17	Floorspace gained (Hectares)					Site Area		Expiry Date	Hinckley Town Centre AAP Site?	Additional observations
							*B1a	*B1b	*B1c	*B2	*B8	*Mix unspecified	m2			
14/00426/OUT	Bagworth	Dunlop Limited	2015_16			Outline Permission					0.28	20900	2.09	19.01.2019	no	Not likely to come forward if pending application 17/00634/FUL approved.
15/01134/FUL	Botcheston	Hill Farm Markfield Lane	2016_17			Permitted but N/S			0.044			2380	0.238	03.05.2019	no	
15/00157/COU	Burbage	46 Windsor Street	2015_16			Permitted but N/S	0.005					233	0.0233	23.04.2018	no	
16/00532/FUL	Carlton	36 Main Street	2016_17			Permitted but N/S	0.022					5400	0.54	17.08.2019	no	
13/00195/FUL	Carlton	36 Main Street	2013_14			Expired				0.028		1700	0.17	06.06.2016	no	
15/01203/FUL	Desford	17 Merrylees Industrial Estate	2016_17			Permitted but N/S			0.003			2293	0.2293	21.04.2019	no	
16/00434/FUL	Desford	Acacia Lodge Leicester Lane	2016_17			Permitted but N/S	0.012	0.044		0.015		271	0.0271	17.08.2019	no	Temporary buildings - check when the use will cease (09/17)
13/00577/COU	Earl Shilton	53 Hinckley Road	2013_14			Expired	0.009					90	0.009	14.10.2016	no	
16/00293/COU	Hinckley	27 The Borough	2016_17			Permitted but N/S	0.007					65	0.0065	15.06.2019	yes	
16/00451/FUL	Kirkby Mallory	23 Newbold Road	2016_17	2016_17	2016_17	Complete				0.050		540	0.054	10.02.2020	no	
16/00080/COU	Market Bosworth	10 Park Street	2015_16			Permitted but N/S	0.024					700	0.07	22.03.2019	no	
15/00776/COU	Market Bosworth	10 Park Street	2015_16	2016_17		Under Construction	0.015					400	0.04	08.09.2018	no	
14/01116/COU	Market Bosworth	Police Station 2 Sherton Lane	2014_15	2015_16	2016_17	Complete	0.016					470	0.047	10.02.2018	no	
16/00208/FUL	Markfield	90 Main Street	2016_17			Permitted but N/S				0.006		60	0.006	20.05.2019	no	
15/01028/FUL	Markfield	273 Leicester Road	2015_16			Permitted but N/S	0.007					4450	0.445	17.11.2018	no	
14/00951/REM	Nailstone	Nailstone Colliery	2015_16	2016_17		Under Construction		0.030	0.030	9.340		94036	9.4036	24.04.2018	no	
14/00556/FUL	Ratcliffe Culey	Westlands Farm Sibson Road	2014_15			Permitted but N/S			0.029			26266	2.6266	10.02.2018	no	
15/00586/FUL	Suton Cheney	Forge Cottage Main Street	2015_16			Permitted but N/S	0.006					2318	0.2318	28.08.2018	no	

Appendix 4 Contd: Extensions on Existing Employment Sites 2016-17

Application Reference	Settlement	Address	Year permitted	Year commenced	Completion/Expiry Year	Status at 1/4/17	Floorspace gained (Square Metres)						Site Area		Name of existing employment site	Employment Category (2013)	Additional observations
							*B1a	*B1b	*B1c	*B2	*B8	*Mix unspecified	m2	Ha			
15/00546/OUT	Burbage	Land Adjacent 4 Watling Drive	2015_16			Outline Permission						900	2100	0.21	Sketchley Meadows Industrial Estate	A	
16/01092/FUL	Cadeby	FP McCann, Brascote Lane	2016_17	2016_17		Under Construction				1820			128700	12.87	FP McCann, Brascote Lane	B	
12/00370/FUL	Cadeby	FP McCann, Brascote Lane	2012_13			Permitted but N/S				600			128700	12.87	FP McCann, Brascote Lane	B	
16/00314/FUL	Stanton Under Bardon	Land South Of Beveridge Lane Ellistown	2016_17	2016_17	2016_17	Complete				2952.8	2952.8		17000	1.7	Interlink Park, Beveridge Lane, Stanton Under Bardon	A	
16/00553/FUL	Desford	Neovia Logistics Services (UK) Ltd Peckleton Lane Desford	2016_17			Permitted but N/S					8020		23950	2.395	Caterpillar/Neovia, Desford	A	Replacement B8 building, however new building larger so additional element recorded as gain.
15/00054/FUL	Desford	8 The Sidings	2015_16	2016_17		Under Construction				900			900	0.09	Merrylees Road, Desford	A	
99/00853/FUL	Desford	Caterpillar (UK) Ltd Peckleton Lane Desford Leicester	2000_1			Under Construction					61583		971000	97.1	Caterpillar/Neovia, Desford	A	Work only completed on highway, mounding & landscaping proposals - considered a material start
16/00277/FUL	Higham on the Hill	Horiba Mira Ltd	2016_17			Permitted but N/S		3652					680000	68	MIRA Ltd, Watling Street	A	
16/00947/FUL	Higham on the Hill	Horiba Mira Ltd Watling Street Caldecote Nuneaton	2016_17			Permitted but N/S		835					680000	68	MIRA Ltd, Watling Street	A	
16/01076/FUL	Higham on the Hill	Horiba Mira Ltd	2016_17			Permitted but N/S		175					680000	68	MIRA Ltd, Watling Street	A	
15/00728/FUL	Higham on the Hill	Mira Ltd Watling Street Caldecote Nuneaton Warwickshire CV10 0TT	2015_16			Permitted but N/S		2592					680000	68	MIRA Ltd, Watling Street	A	
11/00360/OUT	Higham on the Hill	Mira Ltd	2011_12			Outline Permission		131656					680000	68	MIRA Ltd, Watling Street	A	This site is an LDO - various applications which take off the total are now coming in. Various separate REMs will be coming in over the next few years. Area of original application 132716m2
15/00841/FUL	Hinckley	Triumph Motorcycles, Dodwells Road	2015_16	2016_17	2016_17	Complete	1650.00						1650	0.165	Triumph Motorcycles, Dodwells Road	A	
10/00847/FUL	Hinckley	Flude House Rugby Road Hinckley Leicestershire	2010_11	2011_12		Under Construction	3471.00						21400	2.14	Flude House/Hawley Road Industrial Estate	B	10/00847/FUL Mixed use development including retention, refurbishment and extension to existing buildings and demolition of factory buildings to create 48 dwellings and 6 apartments with associated parking. Fludes site = 1.8ha/3377m2 B1, completed in 2012/13. Huckerby site = 0.15ha/1575m2 B1, not started in 2014/15 (increased by 118m2 B1 as part of 12/00251/FUL). Alton site = 0.19ha/1896m2 B1, not started in 2014/15
16/00543/FUL	Hinckley	Land South Of Lime Kilns Way Hinckley	2016_17	2016_17		Under Construction				1108			9946	0.9946	Nutts Lane / EME Site / Lime Kiln	A	
17/00122/FUL	Hinckley	Triumph Motorcycles Ltd Dodwells Road Hinckley	2016_17	2016_17	2016_17	Complete	300.00						167000	16.7	Triumph Motorcycles, Dodwells Road	A	
15/00835/FUL	Hinckley	Former Emesite Nutts Lane Hinckley Leicestershire	2015_16	2016_17		Under Construction				1912			4400	0.44	Nutts Lane / EME Site	A	
14/00580/FUL	Hinckley	Unit D Maple Drive	2014_15	2016_17	2016_17	Complete			323	323	821		5300	0.53	Maple Drive	A	
11/00656/EXT	Hinckley	Former Emesite Nutts Lane Hinckley Leicestershire	2011_12		2014_15	Expired			886				886	0.0886	Nutts Lane / EME Site	A	
12/00229/FUL	Market Bosworth	Station Yard 8 Station Road	2012_13			Expired			800				15300	1.53	Industrial Estate, South of Station Road	A	
14/00937/FUL	Markfield	21 Shaw Lane	2014_15	2016_17	2016_17	Complete				1553			15000	1.5	Markfield Industrial Estate, Shaw Lane	A	
17/00037/FUL	Thornton	Unit 4 Engine Block Merrylees Road	2016_17			Permitted but N/S					360		550	0.055	Merrylees Road, Desford	A	
16/00068/COU	Hinckley	Unit 6 Brindley Road Hinckley	2016_17			Permitted but N/S			650				650	0.065	Harrowbrook Industrial Estate	A	
16/00494/FUL	Hinckley	25 Faraday Road Hinckley Leicestershire	2016_17			Permitted but N/S			270				2500	0.25	Harrowbrook Industrial Estate	A	
15/01318/OUT	Stanton Under Bardon	Land At Battleflat Lodge Farm Victoria Road	2017_18			Outline Permission				40257	40257		21.73	217300	Interlink Park, Beveridge Lane, Stanton Under Bardon	A	Approximately one third of the development falls within North West Leicestershire however the breakdown for the parts of the development in Hinckley and Bosworth is not given. Therefore, an approximate floorspace has been estimated at 80000m2. The total overall is 217,300.

Appendix 5. Employment Losses 2016-17

Application Reference	Settlement	Address	Year Permitted	Year commenced	Completion/Expiry Year	Status at 1/4/17	Floorspace (Hectares)						Site Area		Expiry Date	Hinckley Town Centre AAP Site?	Additional observations
							*B1a	*B1b	*B1c	*B2	*B8	*Mix unspecified	m2	Ha			
14/00426/OUT	Bagworth	Dunlop Limited Station Road	2015_16			Outline Permission	0.066			0.6642			20900	2.09	19.01.2019	no	Not likely to come forward if pending application 17/00634/FUL approved. Site was
16/00185/COGDO	Barwell	2A Queen Street	2016_17	2016_17		Under Construction					0.01		100	0.01	26.04.2016	no	
16/00476/COU	Barwell	41 High Street	2016_17			Permitted but N/S	0.00563						100	0.01	01.08.2019	no	
16/00555/FUL	Barwell	3 Shilton Road	2016_17			Permitted but N/S	0.0054						130	0.013	09.08.2019	no	
16/01017/FUL	Barwell	Land Rear Of 102 High Street Barwell	2016_17	2016_17		Under Construction	0.0076						140	0.014	20.01.2020	no	
15/01294/COGDO	Barwell	3 Shilton Road	2015_16	2015_16		Under Construction	0.0115						115	0.0115	02.02.2019	no	
16/00265/COU	Earl Shilton	13 Derby Road	2016_17			Permitted but N/S	0.026						260	0.026	10.08.2019	yes	
16/00208/FUL	Markfield	90 Main Street	2016_17			Permitted but N/S				0.0055			60	0.006	20.05.2019	no	
16/00350/FUL	Hinckley	39 - 41 Station Road	2016_17			Permitted but N/S	0.0413						700	0.07	02.06.2016	no	
16/00483/COU	Hinckley	First Floor 13 Derby Road Hinckley	2016_17			Permitted but N/S	0.0262						234	0.0234	03.08.2019	no	
14/00556/FUL	Ratcliffe Culey	Westlands Farm Sibson Road	2014_15			Permitted but N/S				0.0292			26266	2.6266	10.02.2018	no	
16/00773/COU	Hinckley	27 New Street	2016_17			Permitted but N/S	0.0321						5000	0.5	08.11.2019	no	
15/00481/COU	Hinckley	29 Station Road	2015_16	2015_16	2016_17	Complete	0.0315						700	0.07	22.06.2018	no	
16/00262/COGDO	Hinckley	The Mead House Hill Street	2016_17			Permitted but N/S	0.012						700	0.07	16.05.2019	no	
15/01118/COU	Ratby	81 Stamford Street	2015_16	2016_17	2016_17	Complete	0.0435						435	0.0435		no	
16/00837/FUL	Hinckley	All Cars Repaired Ltd 17 Alma Road	2016_17	2016_17	2016_17	Complete				0.01266			1960	0.196	16.11.2019	no	