

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
6 September 2016

Subject: **INDUSTRIAL ESTATES & INWARD INVESTMENT**

All Wards
Portfolio Holder for Economic Development and Finance: Councillor P Wilkinson

1.0 PURPOSE AND BACKGROUND:

- 1.1 This report explores the future of industrial estates/business parks and their development across the District, in the context of generating inward investment.
- 1.2 Research recently undertaken with existing businesses in the District indicates:-
 - A wide range of operational issues, some of which could be addressed in an improvement plan
 - There is still capacity at Stokesley and Thirsk/Dalton industrial estates
 - There is a need to explore expansion at Leeming Bar Industrial Estate
 - Business rates
 - Perceived as high in this area, that businesses get little in return for what they pay
 - Barrier to expansion when full rates are demanded on speculative new build that is not fully occupied immediately
 - Recruitment
 - Many businesses struggle to recruit the workforce they require to support their growth
 - Industry Skills
 - Similarly businesses find it difficult to find people with the skills required for their industry
 - Training
 - Linked to the above two points, access to training to up skill the workforce is problematic
 - Competition
 - Many businesses highlight they are facing stern competition
 - Premises
 - Land and premises requirements have come through well to feed into the Local Plan
 - Low awareness of what is available locally in terms of land and premises
 - Broadband
 - Some estates are still struggling to get high capacity connectivity

- Mobile Coverage
 - Considerable issues with mobile connectivity
- Transport
 - Getting the workforce to work is challenging in a rural environment
- Roads and parking
 - Many estates face issues with inappropriate parking especially by HGVs
 - Others have issues with gritting and adoption and/or maintenance

- 1.3 The full findings from the research can be found in the report at Annex A.
- 1.4 No research has been done yet with businesses currently not based within the District.

2.0 CONTEXT:

- 2.1 Industrial estates/business parks in the District can be grouped under the following headings:-
- 1) Small scale private developments often reusing former farm buildings
 - 2) Industrial estates providing local services such as car tyre depots, tile warehouses car showrooms etc
 - 3) Strategic or specialised sites such as Leeming Bar (food cluster); Stokesley (engineering and innovation); Dalton (large scale and international businesses)
- 2.2 The first two groupings will develop and grow in line with market forces. The third group is the one which it is felt would most benefit from the Council's leadership.
- 2.3 It is important that the Council's leadership is cohesive and consistent across the authority and therefore what is needed from, and Economic Development must fit with planning policy and the new Local Plan.

3.0 PROPOSALS:

- 3.1 As the council is still prioritising inwards investment as one of its Economic Development Strategy themes it is felt that two interlinked strategies be developed:-
- 3.1.1 Via the Local Plan review process, more land be allocated for Economic Development purposes at:-
- a) The Leeming Bar Industrial Estate to be used with a food bias in conjunction with the new A1 corridor (this could be combined with skills improvement by working with a food-based university)
 - b) Dalton – having future-proofed access, this estate has potential to grow, but may need some stimulus from the Council
 - c) Stokesley – be developed in terms of its reputation, image, standing and publicity relating to innovation
- 3.1.2 An action plan be developed which looks at all aspects of inward investment and covers short, medium and long-term objectives within the Council's £5m 10-year strategy

4.0 LINK TO COUNCIL PRIORITIES:

4.1 This is part of the council's Economic Development priority.

5.0 RISK ASSESSMENT:

5.1 At this stage the risks are considered low.

6.0 FINANCIAL IMPLICATIONS:

6.1 At this stage all costs are contained within the existing Economic Development Strategy.

7.0 LEGAL IMPLICATIONS:

7.1 There are likely to be legal issues in the future associated with the possible purchase of land, but at this stage none.

8.0 EQUALITY/DIVERSITY ISSUES

8.1 Equality and Diversity issues have been considered however there are no equality and diversity issues associated with this report.

9.0 CONCLUSION:

9.1 Further work needs to be undertaken in relation to:-

- Companies outside the District
- Ensuring the Economic Development fit with the emerging Local Plan
- Further exploration of improvements needed at Dalton Industrial Estate, Leeming Bar and Stokesley Industrial Estates

10.0 RECOMMENDATION(S):

10.1 It is recommended that:-

- a) some research with external companies be undertaken; and
- b) using the groupings identified in paragraph 2.1 a strategy and action plan be developed in relation to inward investment and that this be submitted to the next Cabinet meeting.

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Background papers: None

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Hambleton Industrial Estates Review

Final Draft – March 2016

Hambleton Industrial Estates Review

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1 - Executive Summary

During the last quarter of 2015, 561 of the districts industrial estate residents were asked to take part in our Industrial Estates Review. Through our online survey and face to face meetings 134 responses were received representing a 24% return rate.

Geographical distribution was reasonably balanced but it would be worth verifying findings with some estates ahead of any potential project delivery to ensure actions are appropriate to the estate. Smaller estates proved difficult to get returns from but healthy levels of responses were received from the major centres of employment in the district.

There is significant growth ambition amongst the industrial estate businesses and land demands have been established to help inform the new Local Plan.

Returns showed some consistent areas of concern amongst businesses these being:

- Business Rates
- Recruitment
- Industry Skills
- Training
- Competition
- Premises
- Broadband
- Mobile Coverage
- Transport
- Roads and Parking

This report analyses the returns and outlines in more detail the issues in each of these areas of concerns. Some suggested actions have been detailed too and could be used as the initial basis for the development of an Industrial Estates Action Plan for the Business and Economy Team to deliver.

2 – Introduction

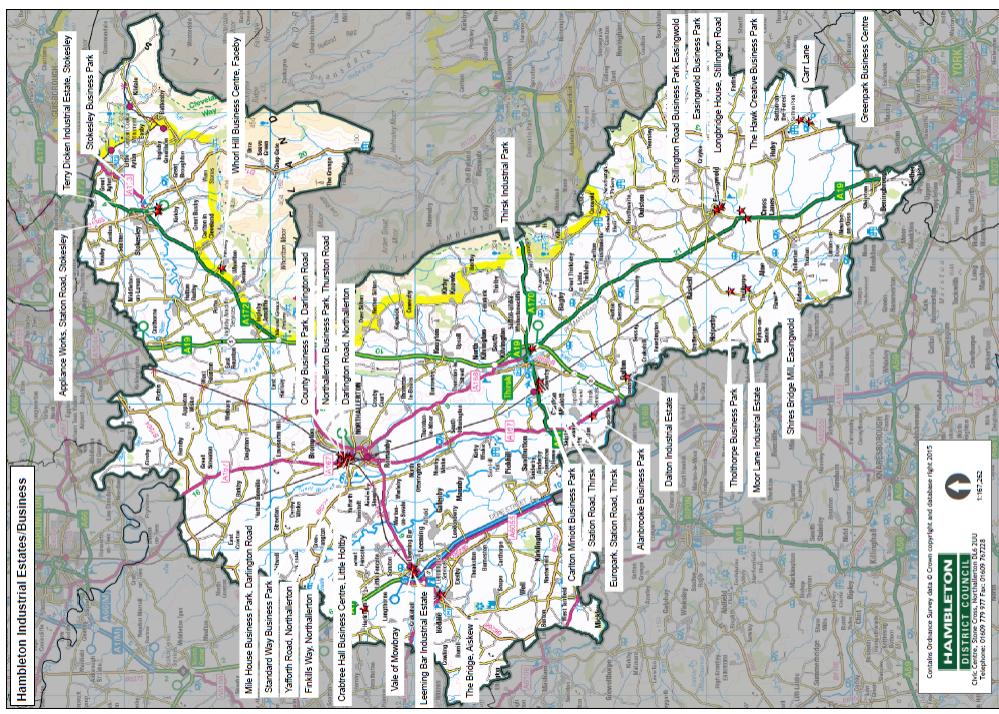
Hambleton District Council places the economy of the district as its top priority. In an era of austerity it has placed extra emphasis on ensuring our area stays vibrant and prosperous. The last extensive Economic Study highlighted the relative strengths of the area and highlighted areas of focus for the Council's 10 year Economic Strategy which was developed from the study's findings.

A key section of the strategy is to Drive Growth and to do that it is important to understand what our businesses require to unleash their potential. Many of the districts larger businesses are resident on the 28 industrial estates which are spread across the district.

To ensure the Council could take actions that would support local business growth an extensive survey of our industrial estates was undertaken. This was aimed at understanding business needs across a range of issues including:

- Land requirements
- Premises suitability
- Expected Growth
- Finance
- Regulatory
- Workforce
- Infrastructure

A total of 561 businesses were invited to participate and the results are outlined in this report showing the areas that require support from the Council and should form the basis of new projects that support economic growth.



3 – Methodology

A questionnaire was prepared to elicit a response from each business about its future plans and requirements for growth. As well as a number of face to face meetings and telephone interviews conducted by Council officers an invitation to complete an online questionnaire was issued by email to all businesses based on industrial estates and business parks in Hambleton district.

The sample of face to face meetings was representative of size, sector and location within the district.

The returned results have been analysed by Geography, Business Size and Sector.

Returns analysis is colour coded to reflect the level of returns, red is poor through to green being good. This indicates the level of confidence in the results for each estate.

Within the analysis tables any topic that has registered with more than 33% of respondents is highlighted. Where this is a High Issue it is flagged red, Low Issues are flagged gold and No issue is Green. No responses are treated as No Issue.

Numbers vary slightly in the results tables due to inconsistencies in returns i.e. with the sector analysis some companies have flagged their principal activity as more than one sector.

4 - Response distribution

The tables here show the distribution of the businesses that returned survey results. The estates with larger numbers of businesses provided good levels of return whilst smaller estates proved difficult to get any returns from.

All parts of the district provided returns with the lowest level of returns being received from Northallerton.

Overall the level of returns is good for a survey but analysis does show there are some areas, some individual estates, that may benefit from further surveying to ensure issues are consistent amongst business and inform appropriate activity where necessary.

A number of businesses stated they did not want to participate.

A useful outcome of the survey was increasing our knowledge of the businesses on the estates, we now have an vastly improved database of estate residents. This is demonstrated in Easingwold Business Park where we received more returns than invitations issued.

Business Park	Bus No's	Returns	%
Stokesley Business park			
Standard way Business Park	104	34	33
Thirsk Industrial Park	82	6	7
Leeming Bar Industrial Estate	69	17	25
Terry dicken Industrial Estate	38	15	39
Dalton Old Airfield Industrial Estate	35	10	29
County Business Park	29	12	41
Station Road	20	3	15
Carr Lane	14	0	0
Bedale Craft Yard	13	5	38
Darlington Road	13	2	15
Greenpark Business Centre	12	5	42
Crabtree Hall Business Centre	12	3	25
Northallerton Business Park	12	9	73
Alanbrooke Business Park	10	4	40
Finkills Way	10	1	10
Hawk Creative Business Park	10	0	0
Skipton Old Airfield	9	0	0
Carlton Minniott Business Park	8	1	13
Appliance Works	7	0	0
Moor Lane Industrial Estate	7	0	0
Tholthorpe Business Park	5	0	0
Europark	4	0	0
Mile House Business Park	4	0	0
Whorlhill Business Centre	4	0	0
Easingwold Business Park	4	5	125
Longbridge House	2	0	0
Shires Bridge Mill	1	0	0
Stillington Road Business Park	0	0	0
Yafforth Road	0	0	0
Total:			
Totals			
Grand Total:			

Business Parks by Town	Bus No's	Returns	%	Area
BEDALE				
Bedale Craft Yard	13	5	38	
Crabtree Hall Business Centre	12	3	25	
Leeming Bar Industrial Estate	38	15	39	
Total:				37
EASINGWOLD				
Carr Lane	14	0	0	
Easingwold Business Park	4	5	125	
Greenpark Business Centre	12	5	42	
Hawk Creative Business Park	10	0	0	
Longbridge House	2	0	0	
Moor Lane Industrial Estate	7	0	0	
Shires Bridge Mill	1	0	0	
Stillington Road Business Park	0	0	0	
Tholthorpe Business Park	5	0	0	
Total:				18
NORTHALLERTON				
County Business Park	23	2	9	
Darlington Road	13	2	15	
Finkills Way	10	1	10	
Mile House Business Park	4	0	0	
Northallerton Business Park	12	9	75	
Standard way Business Park	82	6	75	
Yafforth Road	0	0	0	
Total:				144
STOKESLEY				
Appliance Works	7	0	0	
Stokesley Business park	104	34	33	
Terry dicken Industrial Estate	35	10	29	
Whorlhill Business Centre	4	0	0	
Total:				29
THIRSK				
Alanbrooke Business Park	10	4	40	
Carlton Muriott Business Park	8	1	13	
Dalton Old Airfield Industrial Estate	29	12	41	
Europark	4	0	0	
Skipton Old Airfield	9	0	0	
Station Road	20	3	15	
Thirsk Industrial Park	69	17	25	
Total:				37
Grand Total:				24
Totals				561
Grand Total:				134
Grand Total:				24

5 - Analysis of responses - by estate

Financial Issues

The table here shows the responses to the questions exploring access to finance and taxation.

Business rates came out consistently as the top issue in this section. There is a perception that the District has a high level of business rates which suggests business think this is set locally.

Some comments did suggest empty premises business rates and the need to pay full rates on extensions that only fill as business grows are seen as unfair.

"rates are too high for what is offered by the Council in terms of services"

"In an un-certain world having to pay business rates straight away on premises built speculatively which are not fully occupied is a significant issue."

There are a few businesses that indicate that access to finance is an issue. These can be identified and signposted to assistance such as the Lets Grow grants being delivered via the BE Group.

Corporation tax was seen as less of an issue and few business highlighted any

Regulatory Issues

This section of the survey returned some useful confirmations that whilst the Planning system is required, that it is perhaps a necessary evil in the eyes of business, it is not causing many businesses major concerns that undermine their business growth ambitions.

"Planning simply takes too long, is too involved and too expensive"

"In the last 5 years this position has improved significantly and businesses feel that HDC is much more supportive of business growth."

Health and safety compliance came up as a low issue. In the main the concern was complexity and frequency of change of legislation. More support to businesses in advising of changes and how to keep compliant would be valued.

"Not knowing what you need to know can be the main problem"

"This is a high issue of never ending legislation. Simple advice from the local authority would be helpful."

Workforce issues

Workforce issues are an area of greater concern to business and merit exploration by the Council of how we can assist. Recruiting and retaining staff is the principle issue, though businesses also report once they have the workforce they are loyal, sometimes to a fault. As the workforce ages, and as there is no mandatory retirement age, some businesses are placed in the sad position of dismissing long serving loyal staff on grounds of capability.

Public transport is part of the problem, often there are no services to the estates.

Finding local people with the right skills for some local industries is also a barrier and further work with schools and training providers would be valuable to help provide a local skills base in hard to fill occupations.

Likewise training support is flagged as a high issue. Many businesses have internal training programmes and like to develop their staff

through the ranks. There are businesses that we could help through working with training providers to try and ensure the skills they need can be met by the local labour pool.

Business Matters

Aside from businesses feeling the effects of competition this category returned few serious concerns.

Competition, or rather the competitiveness of our businesses is an area that may merit support from the Council. The Economic Study did highlight that businesses in the district weren't as productive as national averages and perhaps this is an area where support could be provided to increase competitiveness and encourage growth.

Export, Business Continuity and Innovation were flagged as moderately important issues and could be served by better sign posting to existing support offered by UKTI and InnovateUK for instance.

Business Premises

The responses to this section of the questionnaire highlight key geographical areas where assistance is required to bring forward land and help find new premises to enable the growth of some businesses.

Leeming Bar Industrial Estate flagged a particular problem with companies finding food grade space of the required size to move onto. It was also the estate that flagged the largest land need required by businesses, see Appendix 2.

Thirsk Industrial Park also has a number of residents that require more space in future, it returned the second highest demand for land in future.

Further investigation of Standard Way Business Park is advisable given the low return rate and high number of businesses.

These issues will be examined in more detail with Planning Policy to see if suitable sites have come forward in the call for sites undertaken for the new Local Plan development.

Energy costs are a moderate concern for businesses. A group buying approach could be explored to aid local business competitiveness.

Infrastructure

Business Park	Bus No's Returns	%	Infrastructure												Roads & Parks			Additional							
			Broadband			Mobile			Utils			Transport			Roads & Parks			Additional							
			H	L	N	H	L	N	H	L	N	H	L	N	H	L	N	H	L	N					
Stokesley Business Park	104	34	33	29	44	38	24	38	9	18	74	38	9	53	35	18	47	9	12	79	3	3	94		
Standard way Business Park	82	6	7	33	0	67	50	17	33	0	33	67	17	33	50	17	33	0	0	100	17	0	83		
Thirsk Industrial Park	69	17	25	18	29	53	12	41	47	12	24	65	0	35	65	35	18	47	12	0	83	12	0	88	
Leeming Bar Industrial Estate	38	15	39	13	27	60	7	40	53	0	40	60	13	33	53	40	33	27	7	7	87	7	0	93	
Terrydicken Industrial Estate	35	10	29	30	30	40	20	30	50	10	30	60	10	20	70	0	20	80	10	0	90	0	0	100	
Dalton Old Airfield Industrial Estate	29	12	41	33	42	25	0	33	67	33	42	25	33	33	33	0	25	75	8	33	53	0	0	100	
County Business Park	23	2	9	50	50	0	100	0	0	50	0	50	50	0	100	0	0	0	0	0	100	0	0	100	
Station Road	20	3	15	33	0	67	33	0	67	0	33	67	0	0	100	67	0	33	0	67	0	0	100		
Carr Lane	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bedale Craft Yard	13	5	38	40	0	60	60	0	40	20	0	80	20	0	80	40	20	40	20	0	80	0	0	100	
Darlington Road	13	2	15	0	100	0	0	100	0	0	100	0	0	100	0	0	50	50	0	50	50	0	50	50	
Greenpark Business Centre	12	5	42	80	20	0	60	20	0	0	100	20	0	100	20	0	60	20	0	80	0	0	100		
Crabtree Hall Business Centre	12	3	25	0	100	33	33	0	0	100	33	33	0	0	100	67	0	33	0	33	67	0	0	100	
Northallerton Business Park	12	9	75	11	56	33	22	33	44	11	44	33	22	44	67	22	11	0	11	89	33	0	67		
Alanbrooke Business Park	10	4	40	50	0	50	25	50	25	0	25	75	0	0	100	0	0	25	75	0	0	100	0	0	100
Finkills Way	10	1	10	0	0	100	0	0	100	0	0	100	0	0	100	0	0	100	0	0	100	0	0	100	
Hawk Creative Business Park	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Skipton Old Airfield	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Carlton Minniott Business Park	8	1	13	0	0	100	0	0	100	0	0	100	0	0	100	0	0	100	0	0	100	0	0	100	
Appliance Works	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Moor Lane Industrial Estate	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tholthorpe Business Park	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Europark	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Mile House Business Park	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Whorlhill Business Centre	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Easingwold Business Park	4	5	125	20	60	20	20	80	20	20	80	20	60	20	0	40	60	0	40	60	0	0	100		
Longbridge House	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shires Bridge Mill	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stillington Road Business Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Yafforth Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

This section returned the most areas of high concern to businesses.

Roads and parking on estates came out as the issue that affects most businesses that replied on most of the larger estates.

Mobile coverage is poor or of concern to a considerable number of businesses.

Broadband, whilst an issue on some estates, did not come out as big an issue as anticipated. Solutions are being explored for estates with issues and the returns here will help prioritise where efforts should be focused.

Transport presents an issue for many with the workforce unable to get to work via public transport. For some services do not match shift patterns.

Utilities concerns are also not highlighted as much as was anticipated ahead of the survey. A finer grain of analysis of this may be required though to see if there are interventions required by the Council. Utilities issues will likely have a long lead time to resolve and need to be considered over the time frame of the new Local Plan and included within it where they may restrict growth in this period.

Land requirements

The analysis of land requirements was a key purpose of the review to help inform the development of the new Local Plan. A number of questions were asked about the suitability of current premises, the awareness of premises availability and the locations favoured by businesses. This is summarised in the Business Premises section.

Land requirements returns demonstrated that most businesses that have a need for land to expand would ideally like to find further land on the estate they currently occupy.

The returns for locations not on the current estate are free text fields so the responses require individual analysis. From this is can be seen that businesses that cannot find land on their estate mainly have a preference to remain within Hambleton.

Some businesses are open to options and would look elsewhere and there are some returns from businesses that are looking to expand the business and so are requiring sites outside of the district.

From the tables in Appendix 2 which show the full returns by estate it can be seen the major land demands are coming from the largest estates with the largest employers. Dalton, Leeming and Northallerton Business Park. Many businesses however have already secured land to serve their growth ambitions particularly at Dalton.

Have you any Requirements for Additional Land and Floorspace?	
	On existing industrial estate:
Yes	52
Possibly	17
No	68

6 – Analysis of results – by business size

In Appendix 1 the tables show an analysis of the returns by business size.

An interesting point to note is that the survey has had good engagement with larger businesses, 50% of the returns were from businesses with a turnover of £1m or more.

There are similarities in responses in some areas, business rates, mobile coverage, competition, are flagged as universal concerns. Roads and parking and broadband are moderately important issues to most.

Key areas of difference between businesses by size are essentially:

Access to finance: the smallest businesses struggle with this the most, though returns for them are low.

Workforce issues: this struggling to recruit the right people with the right skill sets to fuel their growth. Whilst some businesses state they do their own in house training there is still a considerable requirement for access to training in the district from larger companies.

7 - Analysis of results – by sector

Analysis of results by sector can be seen fully in Appendix 1.

Returns show that the only area of real confidence in being able to develop activities to support specific industries is manufacturing.

There was a high level of response from manufacturing companies, response rates across other sectors are modest but well spread across a range of sectors.

The workforce table is section 6 it could be surmised that large manufacturers are the businesses struggling most to recruit a suitable workforce.

Returns otherwise reflected, in the main, the same pattern as the geographical analysis.

8 - Summary of Key Issues

Whilst there are a number of issues which require further examination, and some estates where further returns should be sought to validate results, there are a number of clear issues which present themselves.

- Business rates** – Perceived as high in this area, that businesses get little in return for what they pay
 - Barrier to expansion when full rates are demanded on speculative new build that is not fully occupied immediately
- Recruitment** – Many businesses struggle to recruit the workforce they require to support their growth
- Industry skills** – Similarly businesses find it difficult to find people with the skills required for their industry
 - Linked to the above two points access to training to up skill the workforce is problematic.
- Competition** – Many businesses highlight they are facing stern competition.
- Premises** – Land and premises requirements have come through well to feed into the Local Plan.
 - Low awareness of what is available locally in terms of land and premises.
- Broadband** – Some estates are still struggling to get high capacity connectivity.
- Mobile Coverage** – Considerable issues with mobile connectivity.
- Transport** – Getting the workforce to work is challenging in a rural environment.
- Roads and parking** – Many estates face issues with inappropriate parking especially by HGVs.
 - Others have issues with gritting and adoption and/or maintenance.

9 – Suggested actions

Suggestions made here are to flag areas where actions are required to tackle key issues raised. A detailed action plan will need to be developed, prioritised and programmed into the Business & Economy Teams work programme. Some areas will require deeper and more widespread analysis as issues and impacts are likely to be wider than the industrial estates.

Further Analysis – where there are issues flagged such as infrastructure, parking, roads or broadband for instance on estates where there are low levels of returns it would be prudent to undertake interviews with more businesses to validate results ahead of any actions being taken. In the main it is Northallerton and Easingwold estates where this may be an issue. In the case of the Easingwold estates they are at the smaller end of the spectrum in terms of business numbers and are also privately operated.

A Place to Grow: Information Resources – there are a number of issues raised by businesses that may be assisted through improved information and signposting. As part of the Economic Strategy the ‘A Place to Grow’ branding was created with the intention of developing a web resource that would promote the district and be the repository for information to assist business growth. This should include advice on export, regulatory issues, innovation, training, small business rate relief etc.

Business Rates – as devolution will mean rates are retained locally this already sensitive issue with businesses is likely to be exacerbated. A lot of businesses already feel the rates in the area are high compared to other areas. As they are not determined locally an education process may be useful, certainly an explanation of this should be on the Council and/or A Place to Grow website. If control over charging comes down to the local level it is likely there will be pressure from businesses for the Council to take some action to relieve businesses from what they see as a burden.

One area however that the Council may be well placed to assist with if it gains powers over setting or discounting of rates is the current position on speculative builds. Developers building speculative units or businesses developing new factory extensions are charged full rates from day 1 irrespective of the level of occupancy. More development may be encouraged if this punitive approach can be softened.

Workforce – ranks alongside infrastructure as one of the most significant issues of concern, an issue that deserves prioritisation.

Recruitment – the ability to locally recruit a workforce to feed growth ambitions is a major issue for our larger businesses. A range of actions are required on this issue including developing better school-industry links and ensuring people in lower skilled or entry level occupations can afford to live in the area. This has obvious links to Local Plan policy on affordable housing. Encouraging better links between businesses and the Job Centres may also be useful.

Skills & Training – as well as struggling to find workforce businesses struggle to find appropriately skilled individuals. This is at a number of levels including managerial levels. The survey results indicate a clear market demand in the area just among the industrial estates. This demand may be wider than the estates and a wider business analysis of training needs may be beneficial if the council wishes to further engage with Higher Education providers and encourage them to have a presence in the district.

Transport – even when a workforce can be recruited locally there are barriers to getting people to the jobs due to the challenge of being a rural district with limited public transport provision. Work could be undertaken to demonstrate to transport providers that a market exists on the estates to encourage them to extend their services or adapt their timetables to serve estates better.

Where this isn't possible new or improved community transport initiatives like Wheels to work could be explored. Car share schemes or even estates businesses collaborating to provide private transport provision may be options to explore.

Competition – a significant proportion of businesses flagged competition as an issue. This resonates with a finding of the Economic Strategy that Hambleton businesses were on average less productive than the UK generally. Measures to increase productivity and innovation in the local economy could assist with competitiveness. Increased productivity would potentially help reduce issues around recruitment too. If staff are upskilled to increase productivity, growth may be possible with a reduced demand for further staff. Closer working with organisations such as InnovateUK and skills providers, especially those with specialism that suit our businesses, should be explored further.

Broadband - there some estates that still struggle to get high capacity connectivity. They are known to the council and actions are already being taken to identify solutions for estates where they are required.

Mobile Coverage - a greater issue than broadband and one flagged in the Economic Strategy as requiring improvement. Engagement is required with mobile operators to encourage greater coverage of the district and to understand if it is possible to make a business case for them improving coverage of the industrial estates. Some may be too small to do this but larger estates with significant numbers of employees on site, especially if they sit near other settlements, may present an attractive case.

Roads & Parking - is well known as an issue and that is it difficult to resolve. However it is so prevalent in the returns that it would be difficult not to re-examine this issue and seek solutions.

Maintenance and adoption needs to be examined and dealt with on an estate by estate basis.

HGV parking is a particular issue too. Where alternative provision can be identified in the vicinity perhaps using third party land e.g. in the case of Thirsk the Auction Mart. Third parties offering good facilities for overnight parking at no cost or a modest cost combined with more enforcement or dis-incentivising inappropriate parking may help alleviate the issue. Different estates will no doubt require bespoke solutions.

Utilities - need to be considered in more detail on an estate by estate basis and over a longer time period than the survey was considering. The time span should match that of the Local Plan and estates utilities capacity to meet growth requirements over this period considered. Utilities improvements are costly, time consuming and require significant lead times to resolve so need a particular long term focus and strategy to ensure they are not a growth restraint.

10 – Appendix 1 – Analysis tables by geography, business size and sector

11 – Appendix 2 – Analysis of land requirements

Land Requirements					
		Do you have any requirements for additional land or floor space?	Land (insert amount in hectares/acres):	Land required not owned	Total land required
Business name:	IND. EST.				
J.G. Engineering Ltd	Alanbrooke Business Park	No	0	0	0
Lecaflor Ltd	Alanbrooke Business Park	Yes	0	0	0
Sindery Stainless Ltd	Alanbrooke Business Park	No	0	0	0
The Tube Creation Co Ltd	Alanbrooke Business Park	Yes	0	0	0
		Estate Sub Total		0	0
Northallerton Glass	Anchorage Lane, Northallerton	Yes	0	0	0
		Estate Sub Total	0	0	0
alpha dental Studio	Bedale Craft Yard	No	0	0	0
Bedale Flooring	Bedale Craft Yard	Yes	0	0	0
Holme Design Ltd	Bedale Craft Yard	Possibly	0	0	0
Karl Masons Gin	Bedale Craft Yard	Yes	not known	0	0
White Rose Modelworks	Bedale Craft Yard	No	0	0	0
		Estate Sub Total		0	0
Vision pvc	Carlton Miniott Business Park	Possibly	0	0	0
		Estate Sub Total		0	0
Mike Place Transport	County Business Park	No	0	0	0
Millhawk Services Ltd.	County Business Park	No	0	0	0
		Estate Sub Total		0	0
Crabtree Hall Management Co Ltd	Crabtree Hall Business Centre	Possibly	0	0	0
J Pybus & Son	Crabtree Hall Business Centre	No	0	0	0
Stone Executive	Crabtree Hall Business Centre	Yes	0	0	0
		Estate Sub Total		0	0
Cargill (Provimi)	Dalton Old Airfield Industrial Estate	Yes	2 acres , land already owned by Cargill	0	0
Cleveland Steel and Tube Ltd	Dalton Old Airfield Industrial Estate	No	0	0	0
Firmenich	Dalton Old Airfield Industrial Estate	Yes	2 acres owned by Firmenich	2	2
Cod Beck Blenders	Dalton Old Airfield Industrial Estate	Yes	15 acres of land already owned by Cod Beck Blenders	0	15
Dalton D009 Ltd	Dalton Old Airfield Industrial Estate	No	0	0	0
John Smith & Sons Ltd	Dalton Old Airfield Industrial Estate	No	0	0	0
National Tube Stockholders Ltd	Dalton Old Airfield Industrial Estate	Yes	14 acres but in NT	0	14
Severfield Plc	Dalton Old Airfield Industrial Estate	No	0	0	0
Thermopatch Sports	Dalton Old Airfield Industrial Estate	Yes	0	0	0
Wagg Foods Ltd	Dalton Old Airfield Industrial Estate	Yes	1 - 4 acres	4	4
Wetherby Performance Building Products	Dalton Old Airfield Industrial Estate	Yes	Have 11 acres in total	0	11
White Horse Contractors (Northern) Ltd	Dalton Old Airfield Industrial Estate	No	0	0	0
		Estate Sub Total		6	46
Sam Turners (Face to Face)	Darlington Road	Yes	2 acres in two locations	2	2
Vasstech	Darlington Road	Yes	1 acre	1	1
		Estate Sub Total		3	3
Harpers Environmental Ltd	Easingwold Business Park	No	0	0	0
Industrial Textiles & Plastics Ltd	Easingwold Business Park	Yes	0	0	0
Oakleaf Bacon	Easingwold Business Park	No	0	0	0
Sue Overton Applied Practice (SOAP)	Easingwold Business Park	Possibly	0	0	0
Topp & Co.	Easingwold Business Park	No	0	0	0
		Estate Sub Total		0	0
LOOBY LOU'S NURSERY	Finkills Way	No	0	0	0
		Estate Sub Total		0	0
Control4 EMEA Limited	Greenpark Business Centre	No	0	0	0
Event Prop Hire	Greenpark Business Centre	Yes	would move if suitable	0	0
Green Developments	Greenpark Business Centre	No	0	0	0
Peter Thompson of York	Greenpark Business Centre	No	0	0	0
Twinseal Limited	Greenpark Business Centre	Yes	0	0	0
		Estate Sub Total		0	0
Alverton Press Limited	Leeming Bar Industrial Estate	Yes	0	0	0
Anglo Beef Processing	Leeming Bar Industrial Estate	No	0	0	0
Bleakers Smoke House Limited	Leeming Bar Industrial Estate	Yes	1.5 acres	1.5	1.5
Cawingredients Limited	Leeming Bar Industrial Estate	Yes	0	0	0
Full Control Networks Distribution	Leeming Bar Industrial Estate	No	0	0	0
Heckl Food Limited	Leeming Bar Industrial Estate	Yes	2.5 - 3 acres	3	3
Holmestorne Limited	Leeming Bar Industrial Estate	Yes	If they re-located	4	4
NLG 4X4	Leeming Bar Industrial Estate	Yes	4 acres already planned	0	4
Premier Property Services (North East) Limited	Leeming Bar Industrial Estate	Yes	0.5-1 acre	1	1
Proctors Coaches	Leeming Bar Industrial Estate	No	0	0	0
R & J BEARINGS	Leeming Bar Industrial Estate	No	0	0	0
R&R Ice Cream plc	Leeming Bar Industrial Estate	Yes	?	0	0
Sarnia Foods Limited	Leeming Bar Industrial Estate	Yes	No	0	0
Vale of Mowbray Limited	Leeming Bar Industrial Estate	Yes	0	0	0
Yorkshire Independent Building Supplies	Leeming Bar Industrial Estate	No	0	0	0
		Estate Sub Total		9.5	13.5
Allerton Steel	Northallerton Business Park	Yes	50000	3	3
Chopsticks	Northallerton Business Park	Possibly	1/2 acre	0.5	0.5
Coles Solicitors	Northallerton Business Park	No	0	0	0
Diagmed	Northallerton Business Park	No	0	0	0
HCS Mechanical	Northallerton Business Park	Yes	3 large offices req	1	1
JSW Coachbuilders	Northallerton Business Park	No	0	0	0
Mantaleda Bathroom Co Ltd	Northallerton Business Park	No	0	0	0
North Yorkshire Timber Company Limited	Northallerton Business Park	Yes	0	0	0
Sweet Moments Ltd	Northallerton Business Park	Yes	0	0	0
		Estate Sub Total		4.5	4.5

A2B Taxis (Northallerton) Ltd	Standard Way Business Park	Possibly	1/4 of an acre	0.25	0.25
Alverton Bacon Supplies Ltd	Standard Way Business Park	Possibly	0	0	0
Classic Gra	Standard Way Business Park	No	0	0	0
NFU Mutual	Standard Way Business Park	Possibly	0	0	0
Strutt & Parker	Standard Way Business Park	No	0	0	0
TA Services	Standard Way Business Park	Possibly	0	0	0
	Estate Sub Total			0.25	0.25
Cat napps	Station Road	No	0	0	0
JC Racing	Station Road	Yes	0	0	0
TRESKE HARDWOOD FURNITURE	Station Road	Yes	1 acre of land in T	0	1
	Estate Sub Total			0	1
ACEDA Limited	Stokesley Business Park	No	0	0	0
Alexa Hewit Photographer	Stokesley Business Park	No	0	0	0
Analox	Stokesley Business Park	Yes	0	0	0
Applied Integration UK Ltd	Stokesley Business Park	No	0	0	0
Armstrong Richardson	Stokesley Business Park	Yes	0	0	0
Dallas Keith Ltd	Stokesley Business Park	No	0	0	0
Diverse Health Solutions Ltd	Stokesley Business Park	No	0	0	0
DKS Architects	Stokesley Business Park	No	0	0	0
Fabricom GDF Suez (Engie)	Stokesley Business Park	No	0	0	0
First Steps Daycare (Stokesley) Ltd	Stokesley Business Park	No	0	0	0
Fulcran Ltd	Stokesley Business Park	Possibly	0	0	0
Generation Travel Ltd	Stokesley Business Park	Possibly	0	0	0
Genesis global systems	Stokesley Business Park	Yes	0	0	0
Geneva Instruments	Stokesley Business Park	Yes	0	0	0
IT-IS International Ltd	Stokesley Business Park	Possibly	In future - 1 acre t	1	1
Lithgow Sons and Partners	Stokesley Business Park	No	0	0	0
Maple Leaf Design Supplies	Stokesley Business Park	Possibly	0	0	0
MAS Ltd	Stokesley Business Park	No	0	0	0
MPI Offshore Ltd	Stokesley Business Park	No	0	0	0
North Yorkshire Physiotherapy	Stokesley Business Park	Possibly	0	0	0
Opentree	Stokesley Business Park	No	0	0	0
ProSalus Limited	Stokesley Business Park	No	0	0	0
Quality Care Services at Home	Stokesley Business Park	No	0	0	0
Quorn Foods	Stokesley Business Park	Yes	1 acre, land which	0	1
Roseworth A/c Ltd	Stokesley Business Park	No	0	0	0
SP&A Architects	Stokesley Business Park	No	0	0	0
Sterling GP Ltd	Stokesley Business Park	Yes	2 acres	2	2
Stokesley Lawnmower Services	Stokesley Business Park	No	0	0	0
Tanton Industries Ltd	Stokesley Business Park	No	0	0	0
Terry Dicken Stokesley Hardware t/a Terry D	Stokesley Business Park	No	0	0	0
TRHe North East Mortgage Centre	Stokesley Business Park	Yes	NA	0	0
Vibrotech Reliability Services Limited	Stokesley Business Park	No	0	0	0
Waterseal (Waterbar & Sealants) Ltd	Stokesley Business Park	No	0	0	0
Yellow Box Marketing	Stokesley Business Park	No	0	0	0
	Estate Sub Total			3	4
Simon Bailes Ltd	Tannery Lane, Northallerton	Yes	3 acres	3	3
	Estate Sub Total			3	3
Logistics and Promotional Services	Terry Dicken Ind Est, Stokesley	Yes	require large piec	0	0
Belts conveyors & accessories Ltd	Terry Dicken Industrial Estate	No	0	0	0
Castlegate Lights Ltd	Terry Dicken Industrial Estate	No	0	0	0
Direct Business Supplies	Terry Dicken Industrial Estate	Yes	2-3 acres	3	3
HFC Systems Ltd	Terry Dicken Industrial Estate	Possibly	0	0	0
North Shore Sea Kayaks	Terry Dicken Industrial Estate	No	0	0	0
Platinum Motors / Tyres	Terry Dicken Industrial Estate	No	0	0	0
Rooms of Stokesley limited	Terry Dicken Industrial Estate	No	0	0	0
Stokesley Pine Stripping & Timber	Terry Dicken Industrial Estate	Possibly	1-2 Acres	2	2
Synthetic Turf Management	Terry Dicken Industrial Estate	Yes	0	0	0
TK Catering Services	Terry Dicken Industrial Estate	No	0	0	0
	Estate Sub Total			5	5
Cardiologic Ltd	Thirsk Industrial Park	No	0	0	0
Compact Engineering	Thirsk Industrial Park	No	0	0	0
Crofters Foods	Thirsk Industrial Park	Yes	0	0	0
Cyrrus	Thirsk Industrial Park	Possibly	0	0	0
Dales of Thirsk	Thirsk Industrial Park	Yes	0	0	0
F.D.Todd & Sons Ltd	Thirsk Industrial Park	Yes	Land - 8 acres	8	8
J D Photography Ltd	Thirsk Industrial Park	No	0	0	0
Langver Ltd	Thirsk Industrial Park	Yes	0	0	0
NFU Mutual	Thirsk Industrial Park	No	0	0	0
Power Point (Northern) Ltd	Thirsk Industrial Park	No	0	0	0
Proportion Marketing Limited	Thirsk Industrial Park	No	0	0	0
Rydenor Ltd	Thirsk Industrial Park	No	0	0	0
TeleWare PLC	Thirsk Industrial Park	No	0	0	0
Thirsk Fabrications Ltd	Thirsk Industrial Park	No	0	0	0
Thirsk Furniture Products Ltd	Thirsk Industrial Park	Yes	0	0	0
Tomrods	Thirsk Industrial Park	Yes	not known, but ne	0	0
W GAUNT LTD	Thirsk Industrial Park	No	0	0	0
	Estate Sub Total			8	8
Lavelle Joinery	Tholthorpe Business Park	No	0	0	0
Regency Feeds	Tholthorpe Business Park	Yes	0	0	0
	Estate Sub Total			0	0
	Totals	(Acres)		42.25	88.25