

# Draft Employment Background Paper

## 1.0 Introduction

1.1 The following paper provides a background to employment land provision in North Warwickshire. Split into 4 sections, the first section discusses the situation generated by the Local Plan, adopted in 1995. As such it primarily provides an up to date position of the employment sites allocated in that plan. The paper then discusses the requirements for the period 1996-2011, set by the Warwickshire County Council Structure Plan (WASP). The employment land situation as it stood in 2002 is then highlighted which is followed by a discussion of the implications of this for the deposit draft of the new Local Plan.

## 2.0 Local Plan 1995

2.1 The adopted Local Plan allocated 5 employment sites. Provision was also made in policy BEM5 to facilitate the expansion, conversion or redevelopment of premises on a number of existing industrial estates in the Borough. Table 1. lists the allocated sites along with a description of their current status.

Table 1. Current Status of Employment Sites Local Plan 1995

Policy No.	Location	Site Size	Use	Current Situation
BEM1	Regional Channel Tunnel Freight Terminal & Manufacturing & Distribution Park, Hams Hall, Coleshill	170ha	B1, B2, B8	Outline consent for development permitted 1994. Subsequent applications for warehousing, distribution and ancillary office developments. As of 2002 68.5ha developed with 29.6 under construction (figures to be verified). Outline extension to BMW plant approved 2003.
BEM2	New Employment Land - Holly Lane Atherstone	6.9ha	B1, B2	Not developed in last plan period 1st deposit draft LP 2003 ECON2 site allocated for B1 or B2 use
BEM3	Gasworks Site, Gorse Lane, Coleshill	24ha	B1, B2, B8	Highway Point Development. Outline application for redevelopment of the site for B1, B2 & B8 uses with ancillary office development, access roads and landscaping approved 1993. Subsequent detailed applications to develop site 1994 onwards. As of 2002 12.47ha complete, further 7.28 under construction.
BEM4	Re-Use and Redevelopment of Coleshill Hall Hospital	12,500sq m	B1	Permission granted 1996 to change use to offices and refurbish hall. Also new office accommodation to replace demolished buildings and new access driveway. Amended 2002. Development under construction.
BEM5	Expansion, conversion or redevelopment of premises in following industrial estates Holly Lane, Atherstone Carlyon Rd/ Ratcliffe Rd/ Netherwood Est, Atherstone Station Rd/ Roman Way, Coleshill Kingsbury Rd, Curdworth Manor Rd, Mancetter Colliers Way, New Ar			Applications for development submitted at following locations; Holly Lane, Carlyon Road, Kingsbury Road, Colliers Way, Kingsbury Colliery and Station Road and still ongoing
ENV9	Land East of Tamworth Road, Near Dosthill (former stoneware clay pipe works)	1		Not developed in last plan period 1st deposit draft LP 2003 ECON2 site allocated for B1, B2, B8 use

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- 2.2 As highlighted in the table, the sites have been developed for B1, B2 or B8 use with most being at an advanced stage of development. Only two of the sites have not come forward. The two sites are at Holly Lane, Atherstone (policy BEM2) and east of Tamworth Road near Dosthill (policy ENV9). Reasons for the lack of development of the sites include a lack of appropriate application (at Holly Lane) and land fragmentation, the need for restoration and need to fund a new access road (at Dosthill). With the anticipation that these issues are resolvable the sites have been carried forward to the new draft deposit plan (discussed further in 5.1).
- 2.3 In addition to the allocated sites, the other most significant employment site to come forward is Birch Coppice, the former colliery on the Watling Street, Dordon. The site covers an area of 98.7 hectares, 68.1 of which are developable. In 2000 outline planning permission was granted for the construction of an office, industrial and warehousing park on the site and has subsequently been followed by detailed applications submitted by IM Properties and TNT. In addition to office, industrial, warehousing and distribution development there has also been engineering and highway works. As of 2002 18 hectares were complete.

### **3.0 Structure Plan Requirements**

- 3.1 The future employment land requirements for the Borough are set within the context of regional and county guidance. At a county level the Warwickshire Structure Plan (WASP) has stated that for the period 1996-2011 there should be an industrial land allocation of 768 hectares. This comprises of a current land supply of 680 hectares plus a further 88 hectares of new releases.
- 3.2 The land requirement for the period is calculated using the 'gross approach'. The approach calculates land requirements taking into consideration the following factors; redundancies from manufacturing and extraction, service sector land requirements and measures needed to reduce unemployment. WASP allocates 170, 320 and 80 hectares for each of these factors respectively. The approach also counts redevelopment sites such as Hams Hall. The gross approach was used by the County as an alternative to the 'net approach'. The net approach was not used because the assumptions it makes about people losing manufacturing/ mining jobs, reskilling and taking up service employment are disputed.
- 3.3 The distribution of the allocations of employment land to the districts is based on past take up rates. Because of developments such as Hams Hall and Birch Coppice the previous distribution of employment land has been highly skewed in favour of North Warwickshire. Consequently the WASP states the North Warwickshire provision of employment land should remain at 279 hectares and as such allocates no additional land for the plan period.

### **4.0 Employment Land Completed and Available**

- 4.1 Table 2 highlights the employment land situation as of April 2002. The table shows the number of hectares developed at each of the sites since 1996, how much was under construction during 2002 and what land was still available.

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- 4.2 As of 2002 a total of 337.36 hectares of employment land had been provided within the Borough. Of this, development had been completed on 120.1 hectares and was under construction on a further 88.3 hectares. This left 128.96 hectares available. 103.5 hectares of the 128.96 hectares (80%) had planning permission, either full or in outline. Overall North Warwickshire is providing 58.36 hectares more than the 279 hectares allocated by the County. The additional land is largely the product of the development at Birch Coppice.

Table 2. Employment Land Completed and Available – April 2002 (in hectares)

Site	Date First Granted Planning Permission	Completed 1996-2002	Under construction	Available				Total Completed/ Under Construction and Available
				With detailed pp	with outline pp	No pp	Total	
Arley Industrial Park (North)	1995	0.50	0.10	0.00	0.85	0.00	0.85	1.45
Grimstock Hill	1999	0.00	0.00	0.30	0.00	0.00	0.30	0.30
Holly Lane 2	1990	2.00	0.00	0.00	0.00	0.00	0.00	2.00
Station Road		0.00	0.00	0.00	0.00	1.40	1.40	1.40
Kingsbury Link	1993	13.93	0.83	0.00	0.00	0.00	0.00	14.76
Holly Lane 3		0.00	0.00	0.00	0.00	6.90	6.90	6.90
Coleshill Hall Hospital	1994	0.00	19.50	0.00	0.00	0.00	0.00	19.50
Baddesley Colliery	1996	0.00	0.00	40.50	0.00	0.00	40.50	40.50
Highway Point	1993	12.47	7.28	0.00	4.25	0.00	4.25	24.00
Hams Hall	1994	68.50	29.60	10.00	17.70	17.20	44.90	143.00
Birch Coppice	2000	18.00	30.60	0.00	19.50	0.00	19.50	68.10
Dosthill	1994	0.00	0.00	0.00	7.50	0.00	7.50	7.50
Adjacent Hurley Hall	1991	0.2	0.00	0.00	0.00	0.00	0.00	0.20
Church Farm Little Packington	1993	0.40	0.00	0.00	0.00	0.00	0.00	0.40
Adj Poplars Farm	1997	0.97	0.00	0.00	0.00	0.00	0.00	0.97
Blythe Farm	1999	0.00	0.00	0.86	0.00	0.00	0.86	0.86
Arley Industrial Estate (South)	2000	0.22	0.35	0.00	0.00	0.00	0.00	0.57
Brackenlands Farm	1997	0.00	0.00	2.00	0.00	0.00	2.00	2.00
Former Ambulance Station	1999	0.70	0.00	0.00	0.00	0.00	0.00	0.70
Station Road/ Roman Way	2000	2.25	0.00	0.00	0.00	0.00	0.00	2.25
<b>Total</b>		<b>120.1</b>	<b>88.3</b>	<b>53.7</b>	<b>49.80</b>	<b>25.5</b>	<b>128.96</b>	<b>337.36</b>

### 5.0 New Local Plan

- 5.1 As the Borough has already more than met the WASP requirements for the provision of employment land the first deposit draft of the new Local Plan does not allocate any new employment land. The only land identified is that in policy ECON2 which is land that was allocated but not developed in the last Local Plan (as highlighted in paragraph 2.2). This land is not therefore new allocations.
- 5.2 The plan protects the existing portfolio of employment sites in the Borough in order to maintain the existing mix of employment opportunities and enable existing owners and businesses to reinvest in their premises (through policy ECON5). Through ECON2 and ECON4 it also facilitates the provision of small units to reflect the WASP requirement to provide sites for small investors.
- 5.3 The policies also stem from the findings of the Chesterton Report 2001 from which the following quotes are taken;

‘Consultations recognised a demand for small, good quality premises in particular space for managed workshops/ offices’.

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‘Demand for smaller premises is very evident, especially for premises less than 5,000sq ft and in particular for premises of less than 1,000 sq ft’.

The report states that the provision of such premises needs to be increased in order to retain local companies, attract inward investors and diversify and strengthen the local economy.