

EMPLOYMENT LAND
2011/12 – 2018/19
COMPLETIONS, ALLOCATIONS & SITES WITH PLANNING PERMISSION

Introduction

The tables for completions below are divided into Birch Coppice Phases 1 and 2; Birch Coppice Phase 3; Core 42; Hams Hall and then all other sites. The reason for this is the legacy of the RSS and to show the split between the various sites. Moving forward, however, sites will be brought together into one table.

N.B. Land allocated is reported as gross developable. Once put into production land remaining is reported as actual land available for development (i.e. net developable). There may therefore be a difference in figures between land (originally) available, completions and land remaining available.

Completions

Table 1: Birch Coppice (Phases 1&2) – Completions

YEAR	SITE NAME	AREA – Ha's	Comments
2011/12	Birch Coppice Business Park Subsite 11:10	0.19	
	Birch Coppice Business Park Plot 1, Phase 2, Ocado	49.35 14.4	49.35 ha relates to the whole of phase 2 (outline permission PAP/2010/102. Site area for Plot 1 is 35.5 acres (14.4 ha) – permission PAP/2010/0514.
2012/13	NO RELEVANT SITES COMPLETED THIS YEAR		
2013/14	Birch Coppice Business Park Plot 4, Phase 2	8.26 6.53	As per officers report.
2014/15	Birch Coppice Business Park Plot E2, Phase 2	2.35	Application No PAP/2013/0504
	Volkswagen Group UK Ltd, Plots W5 & W6	0.12	
2015/16	Birch Coppice Business Park Danny Merson Way Plot 1 Phase 1	0.98 1.15	Application No PAP/2015/0166
	Birch Coppice Business Park Unit 6:03	1.8	
	Birch Coppice Business Park	6.27 14.34	Application No PAP/2014/0442

	Phase 2, Plot 3		
2016/17	Birch Coppice Business Park Plots 5 & 6	2.8 6.95	The outline permission for these two plots indicates a site area of 13.06ha
2016/17	Birch Coppice Business Park Plot 7		This is part of Phase 3 (see Table 2)
2017/18	Birch Coppice Business Park Phase 2, Dau Draexlmaier Automotive	0.18	
	TOTAL	73.75 Ha 49.15 Ha	

Table 2: Birch Coppice (Phase 3) – Completions

YEAR	SITE NAME	AREA – Ha's	Comments
2017/18	Birch Coppice Business Park Plot 3 Zone E Phase 3	1.97	This is the plot developed on Core 42 for Bond International (see below)
	Birch Coppice Business Park Phase 3, Plot 7, Land north east of the Beanstalk	2.2	
	TOTAL	4.17 2.2	

Table 2a: Core 42 Business Park - Completions

YEAR	SITE NAME	AREA – Ha's	Comments
2017/18	Core 2 (Zone E), Core 42 Business Park	1.97	Developed for Bond International Ltd in May 2018.
2018/19	Core 3 (Zone F), Core 42 Business Park	2.73	Developed for M&G in Jan 2019.
	TOTAL	4.7	

Table 3: Hams Hall – Completions

YEAR	SITE NAME	AREA – ha's	Comments
2011/12	NO RELEVANT SITES COMPLETED THIS YEAR		
2012/12	NO RELEVANT SITES COMPLETED THIS YEAR		
2013/14	NO RELEVANT SITES COMPLETED THIS YEAR		
2014/15	BMW, Hams Hall	33.08	
	Hams Hall, Plot 6, Unit 8	2.3	
2015/16	Hams Hall	2.9	
2016/17	NO RELEVANT SITES COMPLETED THIS YEAR		
2017/18	NO RELEVANT SITES COMPLETED THIS YEAR		
2018/19	JLR, DC1 Hams Hall	7.26	Total Gross Developable Area is 20.9 ha. The Net Developable Area is 15.74 ha (inclusive of DC1). Net Developable remaining is therefore 8.9 ha (See Table 7).
TOTAL		38.28 ha	
TOTAL INC. 2018/19		45.54 ha (Net)	

Table 4: Other Sites – Completions

YEAR	SITE NAME	AREA – ha's	Comments
2011/12	IAC Group, Highway Point, Coleshill	0.04	
2012/13	NO RELEVANT SITES COMPLETED THIS YEAR		
2013/14	Kingsbury Link	0.25	
	Fourways, Carlyon Road Industrial Estate, Atherstone	0.15	
2014/15	SERTEC Ltd, Station Road Industrial Estate, Coleshill	2.66	
2015/16	Former Baddesley Colliery (JLR)	36.33	
2016/17	Land south west of J10, M42	8.46	
2017/18	Tameview, Kingsbury	1.6	
	Phase 3, Forge Mills Park, Coleshill	0.33	
	Unit 25, Station Road, Coleshill	0.08	
	Unit 7, Carlyon Road, Atherstone	0.006	
	Greenacres, Grendon	0.01	
	Mallard Lodge Site, Water Orton	0.13	
2018/19	St Modwen – Tamworth Logistics Park	8.8	Total Gross Developable Area is 25.4 ha. The Net Developable Area is approximately 16.6 ha. Net Developable remaining is therefore 7.8 ha.
TOTAL		50.05 ha	
TOTAL 2018/19		58.85 ha	5.26 ha excluding land south west of J10, Baddesley Colliery and Tamworth Logistics Park.

Table 5: Total Completions on all sites from 2011/12 – 2018/19

		Total Completions 2011/12 – 2018/19
HAMS HALL	38.28	45.54
BIRCH COPPICE PHASE 1&2	73.75	49.15
BIRCH COPPICE PHASE 3	4.17 2.2	2.2
CORE 42 BUSINESS PARK	1.97	4.7
OTHER SITES	50.05	58.85
TOTAL COMPLETIONS	166.25 ha	160.44 ha

Allocations

Table 6: Allocations in Draft Local Plan

SITE	USE CLASS	SITE AREA	Comments
E1 - Holly Lane, Atherstone	B1/B2/ B8	6.6	Site specifically allocated for the future expansion of Aldi. Not available as part of general employment land supply. Policy text specifies B1 and B2 only.
E2 - West of Birch Coppice	B1/B2/B8	5.1	
E3 - Playing fields south of A5	B1/ B2/B8	3.5	Policy text specifies “low intensity, small scale, primarily B1, research and development uses”.
E4 - MIRA	B1/B2	42	Restricted use to align with MIRA as specialist research and teaching facility primarily for automotive but more generally for transport technologies. Policy text specifies no B8.
TOTAL		57.20 ha	

Sites with Planning Permission

Table 7: Outstanding Sites with Planning Permission As At 31 March 2019

SITE	USE CLASS	SITE AREA (Ha's)	Stage of development	Available land as at 31/03/19 (Ha's)	Comments
Coleshill Hall Hospital	B1/2/8	16.38	U/C	0	The site is affected by HS2. Permission was granted to redevelop the former hospital in 1996 for up to 10,627 sq m of B1 office floorspace and refurbish the hall. Following IM's acquisition of the site in 2002, an HQ office was built, implementing the consent. IM will relocate to Solihull in 2019 as HS2 commences pre-construction which will involve demolishing IM House and providing an alternative access to the hall. All of the consented floorspace is affected by HS2. The remainder of the site lies within the Green Belt and does not benefit from any allocation or permission.
Hockley Park, Dosthill	B1/2/8	6.76	U/C	6.76	Outline planning for B1, B2 and B8, formation of new access & associated engineering works.
Business Park, Hall End Farm, Phase 3, Birch Coppice Core 42 Business Park	Zone A Zone B Zone C Zone D Zone F	0.60 0.36 0.52 5.42 2.73	N/S	6.9	

Hams Hall Power Station B site	B1/2/8	20.00	U/C	8.9	Partly developed.
South east of Junction 10 M42	B1/2/8	25.00	N/S	8	Partly developed.
3 Springhill, Arley	B8	0.05	N/S	0.05*	Former Car Park, now accommodates 565.9m industrial unit to store caravans.
Lanes Yard, Lea Marston	B2	0.02	N/S	0.02*	Factory to replace building due to fire damage.
Units 7A, 8A, 9A Carlyon Road Industrial Estate, Atherstone	B2	0.05	U/C	0.05*	
Little Chef, Meriden	B1/2/8	0.05	U/C	0.05*	Redevelopment of site for warehouse and showroom. PAP/2018/0028
Unit 11 Carlyon Road Industrial Estate, Atherstone	B1/2/8	0.06	U/C	0.06*	
TOTAL		75.27 ha		30.56 ha	

*These sites may, in part, have been taken up – but are de minimis.

Table 8: Total Land Supply

			Updated to 31st March 2019	
<i>Total Completions Since 2011/12 – 2017/18 (Table 5)</i>	166.25 Ha	166.25 ha	160.44 Ha	160.44 ha
<i>Allocations In Draft Local Plan (Table 6)</i>	57.20 Ha	135.20 ha	57.20 Ha	87.76 Ha
<i>Outstanding Sites With Planning Permissions (Table 7)</i>	78.00 Ha		30.56 Ha	
	Total	301.45 hectares		248.20 hectares