

EMPLOYMENT LAND
2011/12 – 2017/18
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; 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.

Black text – Original figures

Red text – Savill's submission

Blue text – NWBC's updated figures

Completions

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

YEAR	SITE NAME	Original AREA – Ha's	AD52 Savills Submission	NWBC's update
2011/12	Birch Coppice Business Park Subsite 11:10	0.19		0.19
	Birch Coppice Business Park Plot 1, Phase 2, Ocado	49.35	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.	14.25 (Agree 49.35 was the whole phase 2 this was later amended)
2012/13	NO RELEVANT SITES COMPLETED THIS YEAR			
2013/14	Birch Coppice Business Park Plot 4, Phase 2	8.26	8.26 6.53 As per officers report.	PAP/2012/0620 – 8.26
2014/15	Birch Coppice Business Park Plot E2, Phase 2	2.35		2.35
	Volkswagon Group UK Ltd, Plots W5 & W6	0.12		0.12

2015/16	Birch Coppice Business Park Danny Morson Way	0.98	0.98 1.15 Application No PAP/2015/0166	Agree with 1.15
	Birch Coppice Business Park Unit 6:03	1.8	remove	Site completed 15/16 so keep in
	Birch Coppice Business Park Phase 2, Plot 3	6.27	6.27 14.34 Application No PAP/2014/0442	Agree with 14.34
2016/17	Birch Coppice Business Park Plots 5 & 6	2.8	2.8 6.95 The outline permission for these two plots indicates a site area of 13.06ha	Amended to 6.86
2017/18	Birch Coppice Business Park Phase 2, Dau Draexlmaier Automotive	0.18		0.18
	TOTAL	72.30	46.02	49.50 ha

Table 2: Birch Coppice (Phase 3) - Completions

YEAR	SITE NAME	Original AREA – Ha's	AD52 Savills Submission	
2017/18	Birch Coppice Business Park Plot 3 Zone E Phase 3	1.97	1.97 This is the plot developed on Core 42 for Bond International (see below)	Agree – to be removed from this table – see table below
	Birch Coppice Business Park Phase 3, Plot 7, Land north east of the Beanstalk	2.2	2.2	2.2
	TOTAL	4.17	2.2	2.2 ha

Table 2a: Core 42 Business Park – Completions

YEAR	SITE NAME	Original AREA – Ha's	AD52 Savills Submission	NWBC's update
2017/18	Core 2 (Zone E), Core 42 Business Park	0	1.97 Developed for Bond International Ltd in May 2018.	1.97
2018/19	Core 3 (Zone F), Core 42 Business Park	0	2.73 Developed for M&G in Jan 2019.	Not to be counted as in the 2018/19 year

TOTAL		0	4.7	1.97 Ha
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Table 3: Hams Hall - Completions

YEAR	SITE NAME	Original AREA – ha's	AD52 Savills Submission	NWBC's update
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		33.08
	Hams Hall, Plot 6, Unit 8	2.3		2.3
2015/16	Hams Hall	2.9		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).	Not counted as in the 2018/19 year
TOTAL		38.28	7.26	38.28 ha

Table 4: Other Sites - Completions

YEAR	SITE NAME	Original AREA – ha's	AD52 Savills Submission	
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 ha 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.	Not counted as in the 2018/19 year
2018/19			5.26 ha excluding land south west of J10, Baddesley Colliery and Tamworth Logistics Park.	Not counted as in the 2018/19 year
TOTAL		50.05	58.85	50.05 ha

Table 5: Total Completions on all sites from 2011/12 – 2017/18 2018/19 Figures up to 2017/18 only are included

	Original figures	AD52 Savills Submission	NWBC's update
	Total completions 2011/12 – 2017/18	Total Completions 2011/12 - 2018/19	
HAMS HALL	38.28	45.54	38.28
BIRCH COPPICE PHASE 1&2	73.75	46.02	49.50
BIRCH COPPICE PHASE 3	4.17	2.2	2.2
CORE 42 BUSINESS PARK	0	1.97	1.97

OTHER SITES	50.05	58.85	50.05
TOTAL COMPLETIONS	166.25	154.58 ha	142 ha

Allocations

Table 6: Allocations in Draft Local Plan

SITE	USE CLASS	SITE AREA	AD52 Savills Submission	NWBC's update
E1 - Holly Lane, Atherstone	B1/B2/ B8	6.6	Remove the B8 element – 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.	Disagree Current application for Aldi is B8 & it is indicated in the policy that if the site E1 does not develop we would seek B1, B2 and the reasoning for this is due to highways considerations
E2 - West of Birch Coppice	B1/B2/B8	5.1		
E3 - Playing fields south of A5	B1/ B2/B8	3.5	Remove B2, B8 - Policy text specifies "low intensity, small scale, primarily B1, research and development uses".	Agree
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.	Disagree site is restricted as suggested See modification MM116 Area to be increased to 58 hectares.
TOTAL		57.20 ha	57.20	73.2ha

Sites with Planning Permission

Table 7: Outstanding Sites with Planning Permission As At 31 March 2018 as at 31 March 2019

SITE	USE CLASS	ORIGINAL SITE AREA (Ha's)	Stage of development	AD52 Savills Submission	NWBC's update
Coleshill Hall Hospital	B1/2/8	16.38	U/C	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.	The Council refers to MM122 and feels this should remain 16.38
Hockley Park, Dosthill	B1/2/8	6.76	U/C	Outline planning for B1, B2 and B8, formation of new access & associated engineering works.	6.76
Business Park, Hall End Farm, Phase 3. Birch Coppice	Zone A Zone B Zone C Zone D Zone F	0.60 0.36 0.52 5.42 2.73	N/S (Zone E complete)		9.63 (total for the 5 sites) Completion not counted as in the 2018/19 year
Hams Hall Power Station B site	B1/2/8	20.00	U/C	8.9 Partly developed.	20.0 Completion not counted as in the 2018/19 year
South east of Junction 10 M42	B1/2/8	25.00	N/S	8 Partly developed.	25.0 Completion not counted as in

					the 2018/19 year
3 Springhill, Arley	B8	0.05	N/S	0.05* Former Car Park, now accommodates 565.9m industrial unit to store caravans.	0.05
Lanes Yard, Lea Marston	B2	0.02	N/S	0.02* Factory to replace building due to fire damage.	0.02
Units 7A, 8A, 9A Carlyon Road Industrial Estate, Atherstone	B2	0.05	U/C	0.05*	0.05
Little Chef, Meriden	B1/2/8	0.05	U/C	0.05* Redevelopment of site for warehouse and showroom. PAP/2018/0028	0.05
Unit 11 Carlyon Road Industrial Estate, Atherstone	B1/2/8	0.06	U/C	0.06*	0.06
TOTAL		78.00 ha		30.56ha	78 ha

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

Table 8: Total Land Supply

	Original figures To 31/3/18	AD52 Savills Submission Updated to 31 st March 2019	NWBC's update
Total Completions Since 2011/12 – 2017/18 (Table 5)	166.25 Ha	154.58 ha	142.0
Allocations In Draft Local Plan (Table 6)	57.20 Ha	57.20Ha	73.2
Outstanding Sites With Planning Permissions (Table 7)	78.00 Ha	30.56Ha	78.0
Total	301.45 ha	242.34 ha	293.20 ha