Warwick District Employment Land Supply as at April 2009

Employment land supply (i.e. land to be used for B1, B2 or B8 use classes) within Warwick District is currently monitored against the Warwickshire Structure Plan target of providing 132 hectares (ha) of land for the period 1996 to 2011. At April 2009, the total employment land supply within the District was 145.43ha, of which 74.42ha was completed (i.e. built), 71.01ha was available for development with outline or detailed planning permission, and 1 ha was under construction.

However, the employment land target for the District is being rolled forward to the period 2006 to 2026 as part of the Phase Two Review of the West Midlands Regional Spatial Strategy. This review is ongoing and expected to be completed during 2010. The Phase Two Revision – Draft indicated that Warwick District should make provision for a rolling five year supply of 30 hectares and an indicative long term need of 90 hectares to be tested through the Core Strategy process.

Whilst the District is therefore meeting its Structure Plan requirement for the period up to 2011, there is a shortfall against the emerging longer term requirement to 2026.

Table: Employment Land available and completed in Warwick District as at April 2009 (Sites of 0.2ha or over)								
Site Address	Completed	Employment	Available	Available	Available land with no	Total	Total	
	employment	land under	land with	land with	planning permission	available	employment	
	land at April	construction	detailed	outline	i.e. local plan	employment	land supply	
	2009		planning	planning	employment	land	at April 2009	
			permission	permission	allocations or sites			
					subject to a			
					development brief			
Warwick Technology Park, Warwick	7.75	0.00	0.00	0.00	0.00	0.00	7.75	
Poplars Fm, Sherbourne, Warwick	0.95	0.00	0.00	0.00	0.00	0.00	0.95	
Corner Queensway/Tachbrook Rd,								
Leamington	0.60	0.00	0.00	0.00	0.00	0.00	0.6	
Volvo Truck Site, Warwick	1.96	0.00	0.00	0.00	0.00	0.00	1.96	
Former Brewery, Radford Semele	0.46	0.00	0.00	0.00	0.00	0.00	0.46	
Heathcote Industrial Estate, Warwick	0.34	0.00	0.00	0.00	0.00	0.00	0.34	
Shrewley Farm, Shrewley village	0.85	0.00	0.00	0.00	0.00	0.00	0.85	
Squab Hall Farm, Bishops Tachbrook	0.65	0.00	0.00	0.00	0.00	0.00	0.65	
Broxell Close, Warwick	0.19	0.00	0.00	0.00	0.00	0.00	0.19	
Corunna Road, Warwick	0.39	0.00	0.00	0.00	0.00	0.00	0.39	
Farmer Ward Road 1, Kenilworth	0.20	0.00	0.00	0.00	0.00	0.00	0.20	
Farmer Ward Road 2, Kenilworth	0.16	0.00	0.00	0.00	0.00	0.00	0.16	
Manor Farm, Old Milverton	0.26	0.00	0.00	0.00	0.00	0.00	0.26	
Lower Heathcote Farm, Warwick	0.20	0.00	0.00	0.00	0.00	0.00	0.2	
Quarry Park, Old Milverton	1.22	0.00	0.00	0.00	0.00	0.00	1.22	
Pools Peace Poultry Farm	0.90	0.00	0.00	0.00	0.00	0.00	0.9	
Berrington Road, Sydenham Industrial	0.20	0.00	0.00	0.00	0.00	0.00	0.2	

Site Address	Completed	Employment	Available	Available	Available land with no	Total	Total
	employment	land under	land with	land with	planning permission	available	employment
	land at April	construction	detailed	outline	i.e. local plan	employment	land supply
	2009		planning	planning	employment	land	at April 2009
			permission	permission	allocations or sites		
					subject to a development brief		
					development brief		
Estate, Leamington							
The Piggery, Hatton, nr Warwick	0.50	0.00	0.00	0.00	0.00	0.00	0.5
Brandon House, Siskin Drive, Coventry	0.29	0.00	0.00	0.00	0.00	0.00	0.29
Oldhams, Barford	0.40	0.00	0.00	0.00	0.00	0.00	0.4
Tachbrook Park, Leamington	17.56	0.00	1.23	6.45	0.00	7.68	25.24
Queensway Business Park, Leamington	2.85	0.00	0.39	1.49	0.00	1.88	4.73
South Heathcote Lane, Warwick	4.40	0.00	5.10	8.31	0.00	13.41	17.81
Spa Park, Leamington	12.60	0.00	1.15	0.00	0.00	1.15	13.75
South West Warwick Severn Trent	1.84	0.00	2.45	13.50	0.00	15.95	17.79
South West Warwick Capital and Counties	0.00	0.00	0.00	1.54	0.00	1.54	1.54
South Warwick, West A429	0.00	0.00	0.00	2.33	0.00	2.33	2.33
Thwaites, Welsh Rd, Offchurch	0.00	0.00	0.63	0.00	0.00	0.63	0.63
Park Drive, Leamington	0.00	0.00	0.46	0.00	0.00	0.46	0.46
Middlemarch Business Park, Siskin Drive	14.70	0.00	0.11	0.00	0.00	0.11	14.81
Stoneleigh Deer Park, Stoneleigh	0.60	1.00	0.00	0.00	0.00	0.00	1.6
Benfords, Cape Road, Warwick	0.20	0.00	0.25	1.59	0.00	1.84	2.04
Former Council Depot, Saltisford, Warwick	1.20	0.00	0.20	0.00	0.00	0.20	1.4
Common Lane, Kenilworth	0.00	0.00	0.65	0.00	0.00	0.65	0.65
Quarry Farm, Old Milverton	0.00	0.00	0.35	0.00	0.00	0.35	0.35
Police Headquarters, Greys Mallory	0.00	0.00	0.00	0.00	0.00	0.00	0.0
roundabout, Warwick	0.00	0.00	0.30	0.00	0.00	0.30	0.3
Combined Justice Centre, Learnington	0.00	0.00	0.40	0.00	0.00	0.40	0.4
Ivy House Farm, Hockley Heath	0.00	0.00	0.26	0.00	0.00	0.26	0.26
Former Honiley Airfield, Honiley	0.00	0.00	0.00	10.00	0.00	10.00	10
Former Fords Foundry, Leamington North Fosse Farm, Fosse Way,	0.00	0.00	0.00	0.00	3.00	3.00	3
Leamington	0.00	0.00	0.27	0.00	0.00	0.27	0.27
Station Goods Yard, Leamington	0.00	0.00	0.00	0.00	2.10	2.10	2.10
Land at Queensway, Learnington	0.00	0.00	0.00	0.00	3.20	3.20	3.20
Land at Queensway, Learnington	0.00	0.00	0.00	0.00	1.80	1.80	1.80

Table: Employment Land available a Site Address	Completed i Completed employment land at April 2009	n Warwick Dis Employment land under construction		Available land with outline planning permission	es of 0.2ha or over) Available land with no planning permission i.e. local plan employment allocations or sites subject to a development brief	available employment land	Total employment land supply at April 2009
Land at Nelson Lane, Warwick	0.00	0.00	0.00	0.00	0.50	0.50	0.50
Tota	74.42	1.00	14.20	45.21	10.6	70.01	145.43

If you require any further information on any of the above sites, please contact Claire Parlett (claire.parlett@warwickdc.gov.uk or 01926 456331) within the Policy, Projects and Conservation Team at the District Council.

The Warwickshire Investment Partnership (WIP) can also provide further information on employment sites available within the District. They can be contacted on (wips@warwickshire.gov.uk or 01926 412140).

Development Services Warwick District Council August 2009

